



CITY OF BUELLTON

CITY COUNCIL AGENDA

**Regular Meeting of December 10, 2015 at 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California**

Materials related to an item on this agenda, as well as materials submitted to the City Council after distribution of the agenda packet, are available for public inspection in the Office of the City Clerk, located at 107 West Highway 246, during normal business hours.

CALL TO ORDER

Mayor Holly Sierra

PLEDGE OF ALLEGIANCE

ROLL CALL

Council Members Dan Baumann, John Connolly, Leo Elovitz, 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.

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 Any Council Member, the City Attorney, or the City Manager may request that an item be withdrawn from the Consent Agenda to allow for full discussion.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 November 12, 2015 Regular City Council Meeting**
- 2. List of Claims to be Approved and Ratified for Payment to Date for Fiscal Year 2015-16**
- 3. Proposed Calendar for 2016 City Council Meetings**
- 4. Revenue and Expenditure Reports through November 30, 2015**
❖ (Staff Contact: Finance Director Carolyn Galloway-Cooper)

5. **Approval of Final Map 31057 for the Village Condominiums and Acceptance of Public Easements for Emergency Access, Public Access and Trail, Water, and Sewer**
❖ *(Staff Contact: Public Works Director Rose Hess)*

PRESENTATIONS

6. **Energy Watch Partnership – Survey Winners**

PUBLIC HEARINGS

(POSSIBLE ACTION)

7. **Ordinance No. 15-02 – “An Ordinance of the City Council of the City of Buellton, California, Revising Title 19 (Zoning) of the Buellton Municipal Code (15-ZOA-01) by Adding Regulations Regarding a Definition of a Fast Food Restaurant and Locational Restrictions for Fast Food Restaurants” (Introduction and First Reading – Continued from October 22, 2015)**
❖ *(Staff Contact: City Manager Marc Bierdzinski)*
8. **Ordinance No. 15-03 – “An Ordinance of the City Council of the City of Buellton, California, Revising Title 19 (Zoning) of the Buellton Municipal Code (15-ZOA-03) by Adding Regulations Prohibiting Short-Term Lodging in Residential Zoning Districts” (Introduction and First Reading)**
❖ *(Staff Contact: City Manager Marc Bierdzinski)*

COUNCIL MEMBER COMMENTS

COUNCIL ITEMS

(POSSIBLE ACTION)

9. **Council Reorganization**
 - A. **Election of Mayor**
 - B. **Election of Vice Mayor**
 - C. **Presentation to Outgoing Mayor**

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)

10. **Appointments to Boards, Commissions, and Committees**
 - A. **Central Coast Water Authority (CCWA)**
 - B. **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. Public Visioning Steering Committee**
- L. Central Coast Collaborative on Homelessness**
- M. Association of California Water Agencies/Joint Powers Insurance Authority**

11. Award of Contract for Water and Sewer Rate Study

❖ *(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 14, 2016 at 6:00 p.m.

CITY OF BUELLTON

CITY COUNCIL MEETING MINUTES
Regular Meeting of November 12, 2015
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Council Members Dan Baumann, Leo Elovitz, Vice Mayor Ed Andrisek, and Mayor Holly Sierra

Excused Absence: Council Member John Connolly

Staff: City Manager Marc Bierdzinski, City Attorney Steve McEwen, Finance Director Carolyn Galloway-Cooper, Deputy Matt Delgado, Public Works Director Rose Hess, and City Clerk Linda Reid

REORDERING OF AGENDA

None

PUBLIC COMMENTS

Judith Dale, Buellton, announced the Second Annual "Meals on Wheels" Golf Tournament on November 21 at 9:00 a.m. at Zaca Creek Golf Course.

CONSENT CALENDAR

1. **Minutes of October 22, 2015 Regular City Council Meeting**
2. **List of Claims to be Approved/Ratified for Payment to Date for Fiscal Year 2015-16**

MOTION:

Motion by Council Member Baumann, seconded by Council Member Elovitz, approving Consent Calendar Items 1 and 2 as listed.

VOTE:

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

Council Member Baumann – Yes

Council Member Elovitz – Yes

Vice Mayor Andrisek – Yes

Mayor Sierra – Yes

PRESENTATIONS

None

PUBLIC HEARINGS**3. Live Oaks Lanes Appeals – Request for Continuance**

Resolution No. 15-26 – “A Resolution of the City Council of the City of Buellton, California, Denying the Appeals and Approving the Mitigated Negative Declaration (15-MND-01) and Mitigation Monitoring and Reporting Program for the Live Oak Lanes Project Which Includes a Bowling Alley/Entertainment Center and Warehouse Facility on 5.08 Acres Located at 39 and 41 Industrial Way, Assessor’s Parcel Numbers 099-690-045 and 099-690-046”

Resolution No. 15-27 – “A Resolution of the City Council of the City of Buellton, California, Denying the Appeals and Approving the Final Development Plan (13-FDP-03), Lot Line Adjustment (13-LLA-02) and Conditional Use Permit (13-CUP-02) for the Live Oak Lanes Project, Which Includes a Bowling Alley/Entertainment Center and Warehouse Facility on 5.08 Acres Located at 39 and 41 Industrial Way, Assessor’s Parcel Numbers 099-690-045 and 099-690-046”

STAFF REPORT:

City Manager Bierdzinski announced that this item has been continued to the City Council meeting of January 28, 2016.

DOCUMENTS:

Staff Report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

Mayor Sierra opened the Public Hearing at 6:05 p.m.

MOTION:

Motion by Vice Mayor Andrisek, seconded by Council Member Baumann continuing the Public Hearing regarding this item to the Council meeting of January 28, 2016.

VOTE:

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

Council Member Baumann - Yes

Council Member Elovitz - Yes

Vice Mayor Andrisek - Yes

Mayor Sierra - Yes

COUNCIL MEMBER COMMENTS/ITEMS

Mayor Sierra announced the Chamber Mixer will be held next Wednesday, November 18 at Classic Party Rental. Participants are requested to bring a can a food for donation to the Food Bank.

Mayor Sierra requested that when the discussion item regarding MNS Engineers is brought to Council on January 14, that billing information be provided for both public and private projects. She requested that seven years of billing information be provided with detail breakdown for the past two years.

Vice Mayor Andrisek thanked the Santa Barbara County Sheriff's Department for successful resolution of the incident at a local service station.

WRITTEN COMMUNICATIONS

None

COMMITTEE REPORTS

Vice Mayor Andrisek announced that he attended the Chamber of Commerce Economic Development Committee meeting and provided an oral report for the record.

BUSINESS ITEMS

4. Briefing Regarding Storm Preparations for El Nino

Public Works Director Hess provided an update regarding the City's storm preparations in anticipation of El Nino.

The Council discussed the City's storm preparations.

Judith Dale, Buellton, requested that staff look into removing the willows in Zaca Creek. Public Works Director Hess stated there are environmental concerns with trimming the willows.

CITY MANAGER'S REPORT

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

CLOSED SESSION ITEMS

5. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION

Significant exposure to litigation based on existing facts and circumstances pursuant to Government Code section 54956.9(d)(2) – one case.

The City Council met in closed session to discuss anticipated litigation. No reportable action was taken.

ADJOURNMENT

Mayor Sierra adjourned the regular meeting at 7:05 p.m. The next regular meeting of the City Council will be held on Thursday, December 10, 2015 at 6:00 p.m.

Holly Sierra
Mayor

ATTEST:

Linda Reid
City Clerk

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 **December 10, 2015** Council Meeting.

Listed below is a brief summary of the attached claims:

EXHIBIT A *	A/P Packet 00088		\$381,178.96	(4 pages)
	A/P Packet 00054	\$	65,700.66	(2 pages)
	A/P Packet 00060	\$	5,950,670.00	(2 pages)
	A/P Packet 00079	\$	150,818.81	(5 pages)
	A/P Packet 00084	\$	14,219.49	(2 pages)

Total Packets:			<u>\$6,562,587.92</u>	
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EXHIBIT B			<u>\$ 66,236.68</u>	
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Council Payroll	11/25/2015	\$	2,173.13	
Staff Payroll	11/13/2015	\$	38,740.28	

TOTAL AMOUNT OF CL Total Payroll:			<u>40,913.41</u>	
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			<u>\$ 6,669,738.01</u>	
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* The A/P Packets above will be approved on Council Agenda date of 12/10/15.
 Checks to be signed on 12/10/2015 tie to A/P Packet 00088.
 Checks previously signed by staff to avoid late fees tie to A/P Packets 00054; 00060; 00079; 00084.

Payments via Electronic Fund Transfer (EFT):

Bank Fees	11/30/15	97.70
Bank Fees	11/24/15	10.00
Bank Fees	11/23/15	110.00
Payroll Taxes - Staff	11/17/15	5,057.68
Payroll Taxes - Staff	11/16/15	16,948.09
Bank Fees	11/16/15	115.00
DCP - AUL	11/12/15	12,040.00
Bank Fees	11/12/15	15.00
Bank Fees	11/9/15	40.00
AFLAC	11/9/15	520.64
AFLAC	11/9/15	88.39
Cal Pers - PEPRA	11/5/15	1,203.96
Cal Pers - Medical	11/5/15	15,332.84
Cal Pers - Classic	11/5/15	14,180.96
Bank Fees	11/5/15	4.50
The Hartford Life Insurance	11/4/15	418.93
Sales Tax - SBE	11/3/15	41.00
Bank Fees	11/3/15	11.99
Total		\$ 66,236.68



Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 001 - General Fund					
CLASSIC PARTY RENTALS	0001589729	11/16/2015	11/17 - Fin. Dept. Interviews	001-410-60900	68.08
KOSMONT & ASSOCIATES, IN	0004	11/05/2015	10/1-10/31 - Econ. Dev. Serv	001-565-60800	11,014.62
STATEWIDE SAFETY & SIGNS,	03002456	11/24/2015	11/24 - Signs/post strap	001-558-60560	1,005.12
EXCLUSIVE ALARMS	05061	12/01/2015	1/16-3/16 - CH alarm service	001-558-60800	120.00
EXCLUSIVE ALARMS	05062	12/01/2015	1/16-3/16 - Planning Dept. al	001-558-60800	102.00
EXCLUSIVE ALARMS	05063	12/01/2015	1/16-3/16 - Rec. Ctr. alarm s	001-558-60800	102.00
OLIVERA'S REPAIR, INC	101202	10/27/2015	10/23 - Smog check - 2006 F	001-558-60270	21.67
RAVATT, ALBRECHT & ASSOC	1015-533	11/11/2015	Thru 10/31/15 - Ave. of Flags	001-565-60800	10,628.77
SUSAN CAMPBELL dba	113060	10/22/2015	10/22 - Misc. safety supplies	001-558-67600	70.20
SUSAN CAMPBELL dba	113086	11/20/2015	11/16 - Storm drain seals	001-558-61140	3,238.29
A-OK MOWER SHOPS INC. d	129328	10/31/2015	10/17 - Chainsaw part	001-558-60250	8.53
D.L. ELECTRIC, INC.	15-730	11/19/2015	11/19 - Repairs - Library	001-558-60250	3,320.00
D.L. ELECTRIC, INC.	15-746	11/16/2015	11/10 - Relocate photo sens	001-558-60250	466.00
SB CO SHERIFF'S DEPARTME	16-125	11/20/2015	12/15 - Contract Services	001-501-60800	141,252.00
SB CO SHERIFF'S DEPARTME	16-129	11/18/2015	11/15 - Buellton rpt. - O.T. c	001-501-60800	918.08
COAST NETWORKX, INC.	17475	10/08/2015	9/15 & 10/15 - Computer M	001-410-60210	332.50
COAST NETWORKX, INC.	17553	11/02/2015	10/23 & 10/27 - comp. for R	001-410-72300	3,842.64
COAST NETWORKX, INC.	17563	11/06/2015	11/6 - Barracdua - Spam Filte	001-410-60210	699.00
COAST NETWORKX, INC.	17585	11/17/2015	10/15-11/3 - Computer main	001-410-60210	1,900.00
COAST NETWORKX, INC.	17585	11/17/2015	10/15-11/3 - Computer main	001-558-60210	47.50
CLARK PEST CONTROL	17723001	11/06/2015	11/6 - Pest Control - Pol. Dep	001-558-60800	159.00
SILVIO L. MOTTA	1984	11/07/2015	10/15 - Video camera & ann	001-401-60210	4,655.56
ALAN NEEDHAM dba	20806	10/25/2015	10/15 - Landscape maintena	001-552-60800	7,510.00
ALAN NEEDHAM dba	20806	10/25/2015	10/15 - Landscape maintena	001-556-60800	7,510.00
ALAN NEEDHAM dba	20855	10/26/2015	10/24 - Landscape maint. at	001-556-60800	260.00
ALAN NEEDHAM dba	20895	10/31/2015	10/27 & 10/30 - Irrigation re	001-556-60250	672.87
ALAN NEEDHAM dba	20896	10/31/2015	10/28 & 10/29 - Arrange roll	001-556-60800	375.00
O'CONNOR & SONS dba	30130158	11/02/2015	11/2 - Roden Control - Post	001-558-60800	105.00
ACCOUNTEMPS	44320240	11/04/2015	Thru 10/30/15 - K. Miller	001-420-60800	1,163.60
ACCOUNTEMPS	44320241	11/04/2015	Thru 10/30/15 - S. Zamora	001-420-60800	1,221.32
ACCOUNTEMPS	44320242	11/04/2015	Thru 10/30/15 - B. Hernande	001-420-60800	581.80
ACCOUNTEMPS	44374498	11/11/2015	Thru 11/6/15 - K. Miller	001-420-60800	1,163.60
ACCOUNTEMPS	44374499	11/11/2015	Thru 11/6/15 - S. Zamora	001-420-60800	1,285.60
ACCOUNTEMPS	44374500	11/11/2015	Thru 11/6/15 - B. Hernandez	001-420-60800	581.80
NIELSEN BUILDING MATERIA	468061	11/03/2015	11/3 - Restroom update - Oa	001-552-60256	19.62
G E CAPITAL	63822682	11/18/2015	1/1/16-1/31/16- Rec. Ctr. co	001-511-67140	150.12
COASTAL COPY, LP	640963	11/17/2015	10/16-11/15 - Cont. ovrg. - c	001-410-61130	501.32
COASTAL COPY, LP	640964	11/17/2015	10/16/15-11/15/15 - Cont. o	001-410-61130	34.18
HENRY L. HUDSON dba	65934	11/18/2015	11/15 - Name plate - D. Hee	001-565-61130	21.60
SANTA MARIA TIMES dba	67972	10/22/2015	10/22 - vacation rentals not	001-403-60520	123.57
SANTA MARIA TIMES dba	68481	10/29/2015	10/29 - Notice of Public hear	001-565-60520	216.63
PROCARE JANITORIAL SUPPL	88105	10/28/2015	10/27 - Janitorial supplies	001-558-61140	71.17
SATCOM GLOBAL, INC.	A11150109	11/01/2015	10/15 - Satelite Services	001-410-60014	49.89
SB CO - PUBLIC WORKS DEPT	BUE11162015	11/16/2015	10/15- Pollutant Load Model	001-551-67575	633.60
PEOPLE HELPING PEOPLE	CityBuell 15-16	11/02/2015	FY 15/16 - Non-profit suppor	001-410-67200	11,400.00
MOTOR PRODUCTS INC. dba	cust.#02000	10/23/2015	10/15 - Misc. maint./rep. ite	001-558-60250	18.28
MOTOR PRODUCTS INC. dba	cust.#02000	10/23/2015	10/15 - Misc. maint./rep. ite	001-558-61140	3.66
BRIAN DUNSTAN	INV0001067	11/19/2015	11/19 - Mo'ly. Planning Com	001-565-50010	50.00
DAN HEEDY	INV0001068	11/19/2015	11/5 & 11/19 - Mo'ly. Planni	001-565-50010	100.00
ART MERCADO	INV0001069	11/19/2015	11/5 & 11/19 - Mo'ly. Planni	001-565-50010	100.00
JOE PADILLA	INV0001070	11/19/2015	11/5 & 11/19 - Mo'ly. Planni	001-565-50010	100.00
FOSTER D. REIF	INV0001071	11/19/2015	11/5 & 11/19 - Mo'ly. Planni	001-565-50010	100.00
SUE BAKER	INV0001075	11/19/2015	11/19 - refund for cancelled	001-511-67570	39.00

Expense Approval Register

Packet: APPKT00088 - 12/10/15 - CC mtg.

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
LEE CENTRAL COAST NEWSP	INV0001108	11/01/2015	9/28-11/1 - Rec. Ctr. ads.	001-511-60510	752.20
ARAMARK UNIFORM SERVIC	INV0001128	10/31/2015	10/15 - Matt/Towel Svc.	001-558-60800	291.49
ASSOC OF CA WATER AGENC	INV0001132	11/02/2015	2016 Agency Dues	001-410-60650	5,645.00
ED ANDRISEK	INV0001141	11/19/2015	11/13-11/15 - LOCC Div. Mtg	001-401-60710	113.28
ED ANDRISEK	INV0001142	11/19/2015	11/19 - SBCAG Nov.Bd. mtg.-	001-401-60710	35.65
VERIZON CALIFORNIA	INV0001149	11/19/2015	10/20-11/19 - Summary billi	001-410-67705	341.32
VERIZON CALIFORNIA	INV0001149	11/19/2015	10/20-11/19 - Summary billi	001-565-67705	432.68
CITY OF BUELLTON	INV0001151	11/21/2015	10/25-11/24 - Oak Valley Ele	001-552-61211	1,061.67
COMCAST CABLE	INV0001152	11/20/2015	11/25-12/24 - Phone/int. - R	001-511-61290	169.34
ECHO COMMUNICATIONS	INV0001159	12/01/2015	12/1-msg. srvc. & 11/23-msg	001-558-60800	27.13
SB CO FIRE DEPARTMENT	M16-022	11/04/2015	10/15 - 12/15 - Firefighter/p	001-501-60810	46,744.00
LANDS END, INC	SIN3305057	11/11/2015	11/15 - Shirts for Planning st	001-565-60900	148.01
SWRCB	SW-0104357	11/17/2015	7/1/15-6/30/16 - Storm Wat	001-551-67575	4,579.00
QUINN COMPANY	WO030035746	11/13/2015	11/13 - Repl. fuel system	001-558-60270	375.11
Fund 001 - General Fund Total:					280,850.67

Fund: 005 - Sewer Fund

OLIVERA'S REPAIR, INC	101202	10/27/2015	10/23 - Smog check - 2006 F	005-701-60270	21.67
SUSAN CAMPBELL dba	113060	10/22/2015	10/22 - Misc. safety supplies	005-701-67600	70.20
SUSAN CAMPBELL dba	113060	10/22/2015	10/22 - Misc. safety supplies	005-701-67600	141.10
HANLY GENERAL ENGINEERI	1305	11/04/2015	9/3-9/4 - COB manhole repai	005-701-60250	4,060.29
PRAXAIR DISTRIBUTION, INC.	54289631	11/20/2015	11/20 - Acetylene & Tanks	005-701-61111	141.93
ENGEL & GRAY, INC.	76324	10/31/2015	10/1-10/31 - Bio Solids Colle	005-701-60800	5,521.46
USA BLUEBOOK	780980	10/20/2015	10/20 - WWTP supplies	005-701-61140	476.59
USA BLUEBOOK	797883	11/09/2015	11/9 - WWTP supplies	005-701-61140	207.10
ARAMARK UNIFORM SERVIC	INV0001128	10/31/2015	10/15 - Matt/Towel Svc.	005-701-60800	72.87
VERIZON CALIFORNIA	INV0001149	11/19/2015	10/20-11/19 - Summary billi	005-701-67705	611.22
POSTMASTER	INV0001150	11/30/2015	12/15 - Postage for water/se	005-701-61131	295.00
ECHO COMMUNICATIONS	INV0001159	12/01/2015	12/1-msg. srvc. & 11/23-msg	005-701-60800	27.14
QUINN COMPANY	WO030035746	11/13/2015	11/13 - Repl. fuel system	005-701-60270	375.11
Fund 005 - Sewer Fund Total:					12,021.68

Fund: 020 - Water Fund

AQUA-METRIC SALES, CO.	0058798-IN	11/24/2015	11/24 - Water meters	020-601-61240	8,481.01
OLIVERA'S REPAIR, INC	101202	10/27/2015	10/23 - Smog check - 2006 F	020-601-60270	21.66
SUSAN CAMPBELL dba	113060	10/22/2015	10/22 - Misc. safety supplies	020-601-67600	70.20
DONALD T. DOUDNA dba	15492	11/12/2015	11/15 - tempered glass for m	020-601-61140	204.44
JCI JONES CHEMICALS, INC.	674617	11/23/2015	11/23 - Chlorine	020-601-61111	3,028.13
JCI JONES CHEMICALS, INC.	674662	11/24/2015	11/24 - Cylinder Return - cre	020-601-61111	-900.00
JOSEPH GRAUER	INV0001092	11/17/2015	11/17 - Mean reimbursemen	020-601-60710	10.80
DANA D'ANDREA	INV0001110	11/17/2015	11/17 - Waterwise rebate la	020-601-74100	750.00
MEGGAN JOHNSON	INV0001134	11/18/2015	11/18 - Waterwise landscap	020-601-74100	750.00
VERIZON CALIFORNIA	INV0001149	11/19/2015	10/20-11/19 - Summary billi	020-601-67705	511.96
POSTMASTER	INV0001150	11/30/2015	12/15 - Postage for water/se	020-601-61131	295.00
ECHO COMMUNICATIONS	INV0001159	12/01/2015	12/1-msg. srvc. & 11/23-msg	020-601-60800	27.13
SWRCB ACCOUNTING OFFIC	LW-1002145	10/15/2015	7/1/14-6/30/15 - Large wate	020-601-67575	1,655.94
QUINN COMPANY	WO030035746	11/13/2015	11/13 - Repl. fuel system	020-601-60270	375.11
Fund 020 - Water Fund Total:					15,281.38

Fund: 027 - Local Transportation Fund

CITY OF LOMPOC	93121	11/20/2015	12/15 - Transit Services	027-559-67115	1,666.66
Fund 027 - Local Transportation Fund Total:					1,666.66

Fund: 092 - Capital Improvement Proj Fund

TYLER TECHNOLOGIES, INC.	025-139324	10/31/2015	10/31 - CIS/CRM - Conversio	092-203-74100	11,500.00
TYLER TECHNOLOGIES, INC.	025-139325	10/31/2015	10/26 & 10/28 - Utility/Cashi	092-203-74100	2,218.75
MARBORG INDUSTRIES	3620878	10/31/2015	10/22-10/29 - Roll-off & Rec	092-706-74100	1,298.61
MICHAEL MacEACHERM	4951	10/26/2015	10/15 - WW collection cleani	092-702-74100	35,595.02
BEN T. JOHNSON, dba	938	11/05/2015	8/15 - WWTP work - Reg. Co	092-706-74100	11,886.75
CALIFORNIA CONSERVATION	R39707	11/17/2015	10/26-10/30 - Storm drainag	092-101-74100	8,859.44
Fund 092 - Capital Improvement Proj Fund Total:					71,358.57

Grand Total: 381,178.96

Report Summary

Fund Summary

Fund	Expense Amount
001 - General Fund	280,850.67
005 - Sewer Fund	12,021.68
020 - Water Fund	15,281.38
027 - Local Transportation Fund	1,666.66
092 - Capital Improvement Proj Fund	71,358.57
Grand Total:	381,178.96

Account Summary

Account Number	Account Name	Expense Amount
001-401-60210	Computer Maintenance	4,655.56
001-401-60710	Travel & Training	148.93
001-403-60520	Advertising - Legal	123.57
001-410-60014	Emergency Operations	49.89
001-410-60210	Computer Maintenance	2,931.50
001-410-60650	Membership & Publicati	5,645.00
001-410-60900	Miscellaneous	68.08
001-410-61130	Office Supplies	535.50
001-410-67200	Community Organizatio	11,400.00
001-410-67705	Telephone	341.32
001-410-72300	Computer Equipment	3,842.64
001-420-60800	Contract Services	5,997.72
001-501-60800	Contract Services	142,170.08
001-501-60810	Contract Services - Fire	46,744.00
001-511-60510	Advertising	752.20
001-511-61290	Telephone/Internet	169.34
001-511-67140	Buelltton Recreation Pro	150.12
001-511-67570	Recreation Program 50/	39.00
001-551-67575	Regulatory Compliance	5,212.60
001-552-60256	Maintenance/Repair-Oa	19.62
001-552-60800	Contract Services	7,510.00
001-552-61211	Utilities - Water	1,061.67
001-556-60250	Maintenance/Repair	672.87
001-556-60800	Contract Services	8,145.00
001-558-60210	Computer Maintenance	47.50
001-558-60250	Maintenance / Repair	3,812.81
001-558-60270	Maintenance - Vehicles	396.78
001-558-60560	Signs	1,005.12
001-558-60800	Contract Services	906.62
001-558-61140	Operational Supplies	3,313.12
001-558-67600	Safety Equipment	70.20
001-565-50010	Planning Commission Sal	450.00
001-565-60520	Advertising - Legal	216.63
001-565-60800	Contract Services	21,643.39
001-565-60900	Miscellaneous	148.01
001-565-61130	Office Supplies	21.60
001-565-67705	Telephone	432.68
005-701-60250	Maintenance / Repair	4,060.29
005-701-60270	Maintenance - Vehicles	396.78
005-701-60800	Contract Services	5,621.47
005-701-61111	Chemicals / Analysis	141.93
005-701-61131	Postage	295.00
005-701-61140	Operational Supplies	683.69
005-701-67600	Safety Equipment	211.30
005-701-67705	Telephone	611.22
020-601-60270	Maintenance - Vehicles	396.77
020-601-60710	Travel & Training	10.80
020-601-60800	Contract Services	27.13

Account Summary

Account Number	Account Name	Expense Amount
020-601-61111	Chemicals / Analysis	2,128.13
020-601-61131	Postage	295.00
020-601-61140	Operational Supplies	204.44
020-601-61240	Meter Expense	8,481.01
020-601-67575	Regulatory Compliance	1,655.94
020-601-67600	Safety Equipment	70.20
020-601-67705	Telephone	511.96
020-601-74100	Improvements	1,500.00
027-559-67115	Breeze Extension Pilot	1,666.66
092-101-74100	Improvements	8,859.44
092-203-74100	Improvements	13,718.75
092-702-74100	Improvements	35,595.02
092-706-74100	Improvements	13,185.36
	Grand Total:	381,178.96

Project Account Summary

Project Account Key	Expense Amount
None	381,178.96
Grand Total:	381,178.96



City of Buellton, CA

Expense Approval Register

Packet: APPKT00054 - 11/9/15 - special run

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 001 - General Fund					
COAST NETWORKX, INC.	17501	10/28/2015	10/12 & 10/13 - Service/part	001-558-60210	361.72
US BANK EQUIPMENT FINAN	290548122	10/27/2015	10/20-11/20 - Planning copie	001-565-60310	480.47
US BANK EQUIPMENT FINAN	290548122	10/27/2015	10/20-11/20 - Planning copie	001-565-61130	302.93
VISITSYV	INV0000831	11/06/2015	9/15 - September SYVTBID fe	001-22160	25,918.55
COC/BBA/VISITORS INFORM	INV0000832	11/06/2015	9/15 - September Transient	001-410-67790	34,122.87
COMCAST CABLE	INV0000833	10/20/2015	10/25-11/24 - Phone/Int. - R	001-511-61290	169.34
POSTMASTER	INV0000834	11/06/2015	12/15 - 12/16 - PO Box renta	001-410-61131	103.33
COMCAST CABLE	INV0000840	10/22/2015	10/26-11/25 - CH internet se	001-410-61292	236.35
CITY OF BUELLTON	INV0000841	10/25/2015	9/25-10/25 - Oak Valley Ele	001-552-61211	895.29
VERIZON CALIFORNIA	INV0000843	10/19/2015	9/20-10/19 - Summary billin	001-410-67705	353.61
VERIZON CALIFORNIA	INV0000843	10/19/2015	9/20-10/19 - Summary billin	001-565-67705	442.69
Fund 001 - General Fund Total:					63,387.15
Fund: 005 - Sewer Fund					
COAST NETWORKX, INC.	17501	10/28/2015	10/12 & 10/13 - Service/part	005-701-60210	361.72
POSTMASTER	INV0000834	11/06/2015	12/15 - 12/16 - PO Box renta	005-701-61131	103.33
POSTMASTER	INV0000842	10/30/2015	11/2015 - postage for water/	005-701-61131	292.50
VERIZON CALIFORNIA	INV0000843	10/19/2015	9/20-10/19 - Summary billin	005-701-67705	629.72
Fund 005 - Sewer Fund Total:					1,387.27
Fund: 020 - Water Fund					
POSTMASTER	INV0000834	11/06/2015	12/15 - 12/16 - PO Box renta	020-601-61131	103.34
POSTMASTER	INV0000842	10/30/2015	11/2015 - postage for water/	020-601-61131	292.50
VERIZON CALIFORNIA	INV0000843	10/19/2015	9/20-10/19 - Summary billin	020-601-67705	530.40
Fund 020 - Water Fund Total:					926.24
Grand Total:					65,700.66

Report Summary

Fund Summary

Fund	Expense Amount
001 - General Fund	63,387.15
005 - Sewer Fund	1,387.27
020 - Water Fund	926.24
Grand Total:	65,700.66

Account Summary

Account Number	Account Name	Expense Amount
001-22160	SYVTBID Payable	25,918.55
001-410-61131	Postage	103.33
001-410-61292	Internet Access/ Websit	236.35
001-410-67705	Telephone	353.61
001-410-67790	Visitors Bureau	34,122.87
001-511-61290	Telephone/Internet	169.34
001-552-61211	Utilities - Water	895.29
001-558-60210	Computer Maintenance	361.72
001-565-60310	Equipment Rental	480.47
001-565-61130	Office Supplies	302.93
001-565-67705	Telephone	442.69
005-701-60210	Computer Maintenance	361.72
005-701-61131	Postage	395.83
005-701-67705	Telephone	629.72
020-601-61131	Postage	395.84
020-601-67705	Telephone	530.40
Grand Total:	65,700.66	

Project Account Summary

Project Account Key	Expense Amount
None	65,700.66
Grand Total:	65,700.66



City of Buellton, CA

Expense Approval Register

Packet: APPKT00060 - 11/13/15 - SB Co. Audit. & Metroventures

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 001 - General Fund					
METRO VENTURES LTD	2015-1109-buel	11/10/2015	10/1-10/23 - Professional Serv...	001-565-60800	6,880.00
Fund 001 - General Fund Total:					6,880.00
Fund: 051 - Successor Agency Proj Fund					
SB COUNTY AUDITOR-CONTRO...	INV0000895	11/12/2015	11/12/15 - "Other Funds" Due...	051-566-67226	5,943,790.00
Fund 051 - Successor Agency Proj Fund Total:					5,943,790.00
Grand Total:					5,950,670.00

Report Summary

Fund Summary

Fund	Expense Amount
001 - General Fund	6,880.00
051 - Successor Agency Proj Fund	5,943,790.00
Grand Total:	5,950,670.00

Account Summary

Account Number	Account Name	Expense Amount
001-565-60800	Contract Services	6,880.00
051-566-67226	"Other Funds" DDR Dete...	5,943,790.00
	Grand Total:	5,950,670.00

Project Account Summary

Project Account Key	Expense Amount
None	5,950,670.00
Grand Total:	5,950,670.00



Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 001 - General Fund					
CalPERS LONG-TERM CARE P	INV0000855	11/16/2015	Long Term Care	001-22166	84.25
HDL COREN & CONE	0022044-IN	10/29/2015	10/1/15-3/31/16 - Property	001-420-60800	1,750.00
READY REFRESH BY NESTLE	05J0029022365	10/28/2015	9/27-10/26 - Drinking Water	001-558-60800	15.06
READY REFRESH BY NESTLE	05J0029022381	10/28/2015	9/27-10/26 - Drinking Water	001-558-60800	30.01
READY REFRESH BY NESTLE	05J0029154614	10/28/2015	9/27-10/26 - Drinking Water	001-558-60800	13.06
WAGE WORKS	125AI0429670	11/12/2015	10/15 - FSA Fees	001-401-50400	14.00
WAGE WORKS	125AI0429670	11/12/2015	10/15 - FSA Fees	001-403-50400	7.00
WAGE WORKS	125AI0429670	11/12/2015	10/15 - FSA Fees	001-420-50400	7.00
WAGE WORKS	125AI0429670	11/12/2015	10/15 - FSA Fees	001-511-50400	7.00
WAGE WORKS	125AI0429670	11/12/2015	10/15 - FSA Fees	001-558-50400	11.20
WAGE WORKS	125AI0429670	11/12/2015	10/15 - FSA Fees	001-565-50400	21.00
JOHN F. RICKENBACH	127	10/31/2015	10/3-10/31 - Avenue of Flags	001-565-60800	4,050.00
SPRINT SPECTRUM, L.P. dba	131378819-095	10/29/2015	9/26-10/25 - Abello cell pho	001-511-61290	35.26
SB CO SHERIFF'S DEPARTME	16-108	11/02/2015	10/14, 18, 20 - Buellton rpt.	001-501-60800	482.10
ACWA/JPIA	379623	11/04/2015	12/15 - Dental/Vision Premi	001-401-50400	457.15
ACWA/JPIA	379623	11/04/2015	12/15 - Dental/Vision Premi	001-402-50400	92.72
ACWA/JPIA	379623	11/04/2015	12/15 - Dental/Vision Premi	001-403-50400	55.63
ACWA/JPIA	379623	11/04/2015	12/15 - Dental/Vision Premi	001-420-50400	162.42
ACWA/JPIA	379623	11/04/2015	12/15 - Dental/Vision Premi	001-511-50400	258.60
ACWA/JPIA	379623	11/04/2015	12/15 - Dental/Vision Premi	001-558-50400	349.32
ACWA/JPIA	379623	11/04/2015	12/15 - Dental/Vision Premi	001-565-50400	96.99
WEX BANK	42814161	10/31/2015	10/15 - Fuel Charges	001-511-61280	178.22
WEX BANK	42814161	10/31/2015	10/15 - Fuel Charges	001-558-61280	405.34
ACCOMTEMPS	44212987	10/21/2015	Thru 10/16 - K. Miller	001-420-60800	1,163.60
ACCOMTEMPS	44212988	10/21/2015	Thru 10/16 - S. Zamora	001-420-60800	1,132.94
ACCOMTEMPS	44212989	10/21/2015	Thru 10/16 - B. Hernandez	001-420-60800	581.80
ACCOMTEMPS	44266151	10/28/2015	Thru 10/23 - B. Hernandez	001-420-60800	581.80
ACCOMTEMPS	44266152	10/28/2015	Thru 10/23 - S. Zamora	001-420-60800	1,285.60
ACCOMTEMPS	44266153	10/28/2015	Thru 10/23 - K. Miller	001-420-60800	1,134.51
JJACPA, INC.	539	11/09/2015	FYE 15/16 - Year-end audit	001-420-60021	2,350.00
SP MAINTENANCE SERVICES,	54355	11/01/2015	10/15 - Street sweeping svcs	001-558-60800	2,821.00
COASTAL COPY, LP	63722413	11/08/2015	11/15 - CH copy machine lea	001-410-60310	484.92
COASTAL COPY, LP	638158	11/03/2015	10/1-10/31 - Cont. overage -	001-511-61130	67.62
GARY BROWN dba	6735	10/22/2015	10/22 - Prev. maint./filters -	001-558-60800	360.00
STAPLES CONTRACT & COM	7002032339	11/04/2015	11/4 - Supplies #700203233	001-410-61130	65.30
STAPLES CONTRACT & COM	7002032339	11/04/2015	11/4 - Supplies #700203233	001-511-61130	23.75
STAPLES CONTRACT & COM	7002032340	11/04/2015	11/4 - supplies #7002032340	001-420-61130	137.57
JOSE RAFAEL RUIZ dba	745	11/15/2015	11/15 - CH Monthly Janitoria	001-552-60800	1,650.00
CAL-COAST IRRIGATION, INC.	764949	11/02/2015	10/27 - Rep./repl. fountain R	001-558-60250	14.92
ECHO COMMUNICATIONS	INV0000906	11/01/2015	11/1-msg. srvc. & 10/23-msg	001-558-60800	26.60
HENRY L. HUDSON dba	INV0000907	10/26/2015	9/16 - Personnel Rules	001-401-60900	336.06
FARM SUPPLY COMPANY	INV0000918	10/31/2015	10/15 - Misc. supplies	001-558-60131	14.38
JACQUELINE WRIGHT	INV0000920	11/02/2015	11/2 - Gymnastics class canc	001-511-67140	72.00
CYNTHIA CASTANEDA	INV0000921	11/16/2015	11/16 - Cancelled Getty Villa	001-511-67140	39.00
THE GAS COMPANY	INV0000923	10/28/2015	9/28-10/26 -CH gas charges	001-510-61230	19.49
GENUINE PARTS COMPANY	INV0000924	10/31/2015	10/2015 - Misc. maint./rep. i	001-558-61140	53.77
SB CO ANIMAL SVCS, HEALT	INV0000926	10/26/2015	FY 15/16-1st. Qtr. - 7/1-9/3	001-410-60015	8,773.25
EDUCATION & TRAINING SER	INV0000931	10/20/2015	2/22/16 - training Joe Meeh	001-558-60710	166.33
ASCE/ AMERICAN SOC. OF CI	INV0000932	11/03/2015	2016 Membership renewal	001-558-60650	280.00
SANTA YNEZ VALLEY HARDW	INV0000933	10/30/2015	10/15 - Misc. maint./rep. ite	001-511-60250	55.57
SANTA YNEZ VALLEY HARDW	INV0000933	10/30/2015	10/15 - Misc. maint./rep. ite	001-552-61125	46.70
SANTA YNEZ VALLEY HARDW	INV0000933	10/30/2015	10/15 - Misc. maint./rep. ite	001-552-61140	32.35
SANTA YNEZ VALLEY HARDW	INV0000933	10/30/2015	10/15 - Misc. maint./rep. ite	001-558-60250	170.42

Expense Approval Register

Packet: APPKT00079 - 11/20/15 - A

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
SANTA YNEZ VALLEY HARDW	INV0000933	10/30/2015	10/15 - Misc. maint./rep. ite	001-558-61127	44.25
SANTA YNEZ VALLEY HARDW	INV0000933	10/30/2015	10/15 - Misc. maint./rep. ite	001-558-61140	116.19
DANIEL FITZGERALD dba	INV0000942	11/02/2015	10/15 - Ch/Plng./Lib. Mo'ly. j	001-558-60800	1,200.00
TODD PIPE & SUPPLY	INV0000943	10/31/2015	10/1-10/29 - Misc. maint./re	001-552-60258	372.76
TODD PIPE & SUPPLY	INV0000943	10/31/2015	10/1-10/29 - Misc. maint./re	001-558-60250	20.32
TODD PIPE & SUPPLY	INV0000943	10/31/2015	10/1-10/29 - Misc. maint./re	001-558-67600	8.93
INTERCALL, INC.	INV0000946	09/30/2015	9/10 & 9/24 - City Council M	001-401-60900	172.45
CYNDI KAISER	INV0000947	11/12/2015	11/12 - RVP reservation dep.	001-22510	100.00
P G & E	INV0000979	11/05/2015	10/6 - 11/3 - Summary Billin	001-410-61241	877.86
P G & E	INV0000979	11/05/2015	10/6 - 11/3 - Summary Billin	001-501-61241	440.84
P G & E	INV0000979	11/05/2015	10/6 - 11/3 - Summary Billin	001-510-61241	413.07
P G & E	INV0000979	11/05/2015	10/6 - 11/3 - Summary Billin	001-550-61241	6,252.57
P G & E	INV0000979	11/05/2015	10/6 - 11/3 - Summary Billin	001-552-61241	69.74
P G & E	INV0000979	11/05/2015	10/6 - 11/3 - Summary Billin	001-556-61241	808.35
P G & E	INV0000979	11/05/2015	10/6 - 11/3 - Summary Billin	001-565-61241	202.52
ABM ELECTRICAL POWER SE	JB_NA-001304	10/30/2015	11/15 - charge station - Cent	001-410-60900	2,240.00
IRON MOUNTAIN	LZS4024	10/31/2015	9/23-10/27 - Shred services	001-410-60900	42.50
MAILFINANCE, INC.	N5603284	10/26/2015	11/27/15-2/26/16 - Postage	001-410-60310	977.03
Fund 001 - General Fund Total:					46,883.96

Fund: 005 - Sewer Fund

READY REFRESH BY NESTLE	05J0029022365	10/28/2015	9/27-10/26 - Drinking Water	005-701-60800	15.05
POLYDYNE INC.	1003829	10/23/2015	10/23 - Clarifloc/chemicals	005-701-61111	1,146.96
UNDERGROUND SERVICE AL	1020150069	11/01/2015	9/1 - New Ticket charges	005-701-60800	33.00
WAGE WORKS	125AI0429670	11/12/2015	10/15 - FSA Fees	005-701-50400	8.40
COURIER SYSTEMS	1302374	11/01/2015	11/15 - WWTP/Wtr. sample	005-701-60800	67.50
ABALONE COAST ANALYTICA	2637	11/02/2015	10/15 - Chemicals/analysis	005-701-61111	1,184.70
ACWA/JPIA	379623	11/04/2015	12/15 - Dental/Vision Premi	005-701-50400	247.27
WALLACE GROUP	40317	11/06/2015	Thru 10/15 - Regulatory Com	005-701-60800	7,845.89
WEX BANK	42814161	10/31/2015	10/15 - Fuel Charges	005-701-61280	405.34
JJACPA, INC.	539	11/09/2015	FYE 15/16 - Year-end audit	005-701-60021	2,300.00
AUTOSYS, INC.	837	11/01/2015	9/21 & 28; 10/13 & 21 - SCA	005-701-60800	970.00
ECHO COMMUNICATIONS	INV0000906	11/01/2015	11/1-msg. svcs. & 10/23-msg	005-701-60800	26.60
NIELSEN BUILDING MATERIA	INV0000914	11/02/2015	10/16 - WWTP/belpress	005-701-61140	48.76
FARM SUPPLY COMPANY	INV0000918	10/31/2015	10/15 - Misc. supplies	005-701-60131	14.38
FARM SUPPLY COMPANY	INV0000918	10/31/2015	10/15 - Misc. supplies	005-701-61111	245.06
EDUCATION & TRAINING SER	INV0000931	10/20/2015	2/22/16 - training Joe Meeh	005-701-60710	166.33
SANTA YNEZ VALLEY HARDW	INV0000933	10/30/2015	10/15 - Misc. maint./rep. ite	005-701-61127	157.08
SANTA YNEZ VALLEY HARDW	INV0000933	10/30/2015	10/15 - Misc. maint./rep. ite	005-701-61140	79.78
TODD PIPE & SUPPLY	INV0000943	10/31/2015	10/1-10/29 - Misc. maint./re	005-701-60250	144.60
TODD PIPE & SUPPLY	INV0000943	10/31/2015	10/1-10/29 - Misc. maint./re	005-701-67600	85.83
P G & E	INV0000979	11/05/2015	10/6 - 11/3 - Summary Billin	005-701-61241	9,887.56
SWRCB	WD-0111114	11/02/2015	FY 15/16 - WWTP Annual Per	005-701-67575	14,929.00
SWRCB	WD-0111330	11/02/2015	FY 15/16 - Sewer Collection	005-701-67575	2,088.00
Fund 005 - Sewer Fund Total:					42,097.09

Fund: 020 - Water Fund

SWRCB	0002 2630 016	11/03/2015	FY 15/16 - Water Rights Per	020-601-67575	236.63
READY REFRESH BY NESTLE	05J0029022365	10/28/2015	9/27-10/26 - Drinking Water	020-601-60800	15.06
UNDERGROUND SERVICE AL	1020150069	11/01/2015	9/1 - New Ticket charges	020-601-60800	33.00
WAGE WORKS	125AI0429670	11/12/2015	10/15 - FSA Fees	020-601-50400	8.40
COURIER SYSTEMS	1302374	11/01/2015	11/15 - WWTP/Wtr. sample	020-601-60800	67.50
ABALONE COAST ANALYTICA	2637	11/02/2015	10/15 - Chemicals/analysis	020-601-61111	1,405.00
ACWA/JPIA	379623	11/04/2015	12/15 - Dental/Vision Premi	020-601-50400	437.18
JOHN EBRAHIMI dba	3865	10/12/2015	10/12 - Signs/sulpher Dioxid	020-601-67600	168.48
FISHER PUMP & WELL SERVI	4150	10/26/2015	10/21 - Rep./repl. cntrl. swit	020-601-60250	235.00
PARADISE WELDING	4157	09/23/2015	10/23 - Repl. pipe spools/ins	020-601-60250	4,470.00
FISHER PUMP & WELL SERVI	4158	10/26/2015	10/15 - Well #7 Repl. valves	020-601-60250	6,064.00
WEX BANK	42814161	10/31/2015	10/15 - Fuel Charges	020-601-61280	405.34
JJACPA, INC.	539	11/09/2015	FYE 15/16 - Year-end audit	020-601-60021	2,300.00
FERGUSON ENTERPRISES, IN	724535	10/31/2015	8/15-10/31 - Maint./repair it	020-601-60250	1,518.43
AUTOSYS, INC.	837	11/01/2015	9/21 & 28; 10/13 & 21 - SCA	020-601-60800	970.00

Expense Approval Register

Packet: APPKT00079 - 11/20/15 - A

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
AUTOSYS, INC.	843	11/01/2015	8/6 - supplies	020-601-60250	309.74
ECHO COMMUNICATIONS	INV0000906	11/01/2015	11/1-msg. srvc. & 10/23-msg	020-601-60800	26.60
FARM SUPPLY COMPANY	INV0000918	10/31/2015	10/15 - Misc. supplies	020-601-60131	14.39
GENUINE PARTS COMPANY	INV0000924	10/31/2015	10/2015 - Misc. maint./rep. i	020-601-60250	14.02
CVS PHARMACY	INV0000928	10/28/2015	10/26 - Batteries	020-601-61140	32.39
EDUCATION & TRAINING SER	INV0000931	10/20/2015	2/22/16 - training Joe Meeh	020-601-60710	166.34
SANTA YNEZ VALLEY HARDW	INV0000933	10/30/2015	10/15 - Misc. maint./rep. ite	020-601-60250	38.79
TODD PIPE & SUPPLY	INV0000943	10/31/2015	10/1-10/29 - Misc. maint./re	020-601-60250	108.41
TODD PIPE & SUPPLY	INV0000943	10/31/2015	10/1-10/29 - Misc. maint./re	020-601-61127	35.66
TODD PIPE & SUPPLY	INV0000943	10/31/2015	10/1-10/29 - Misc. maint./re	020-601-67600	8.93
TODD PIPE & SUPPLY	INV0000943	10/31/2015	10/1-10/29 - Misc. maint./re	020-601-67600	110.11
JOE MEEHAN	INV0000973	11/05/2015	11/5 - Reim. for WWTP cert.	020-601-60650	230.00
JOE MEEHAN	INV0000974	11/05/2015	11/5 - Lunch Reimbursement	020-601-60710	9.35
P G & E	INV0000979	11/05/2015	10/6 - 11/3 - Summary Billin	020-601-61241	15,469.93
SWRCB	WD-0109643	11/02/2015	7/15-6/16 - Well #9 Annual P	020-601-67575	2,037.00
				Fund 020 - Water Fund Total:	36,945.68
Fund: 051 - Successor Agency Proj Fund					
JJACPA, INC.	539	11/09/2015	FYE 15/16 - Year-end audit	051-566-60021	1,200.00
P G & E	INV0000979	11/05/2015	10/6 - 11/3 - Summary Billin	051-566-61241	122.08
				Fund 051 - Successor Agency Proj Fund Total:	1,322.08
Fund: 092 - Capital Improvement Proj Fund					
BEN T. JOHNSON, dba	932	10/29/2015	8/27 & 8/28-WWTP reg. com	092-706-74100	23,570.00
				Fund 092 - Capital Improvement Proj Fund Total:	23,570.00
Grand Total:					150,818.81

Report Summary

Fund Summary

Fund	Expense Amount
001 - General Fund	46,883.96
005 - Sewer Fund	42,097.09
020 - Water Fund	36,945.68
051 - Successor Agency Proj Fund	1,322.08
092 - Capital Improvement Proj Fund	23,570.00
Grand Total:	150,818.81

Account Summary

Account Number	Account Name	Expense Amount
001-22166	Long-Term Care Deducti	84.25
001-22510	Park/Damage Charge	100.00
001-401-50400	Medical Benefit	471.15
001-401-60900	Miscellaneous	508.51
001-402-50400	Medical Benefit	92.72
001-403-50400	Medical Benefit	62.63
001-410-60015	Animal Control	8,773.25
001-410-60310	Equipment Rental	1,461.95
001-410-60900	Miscellaneous	2,282.50
001-410-61130	Office Supplies	65.30
001-410-61241	Utilities - Electric	877.86
001-420-50400	Medical Benefit	169.42
001-420-60021	Audit	2,350.00
001-420-60800	Contract Services	7,630.25
001-420-61130	Office Supplies	137.57
001-501-60800	Contract Services	482.10
001-501-61241	Utilities - Electric	440.84
001-510-61230	Utilities - Gas	19.49
001-510-61241	Utilities - Electric	413.07
001-511-50400	Medical Benefit	265.60
001-511-60250	Maintenance/Repair	55.57
001-511-61130	Office Supplies	91.37
001-511-61280	Fuel-Vehicles	178.22
001-511-61290	Telephone/Internet	35.26
001-511-67140	Buelltton Recreation Pro	111.00
001-550-61241	Utilities - Electric	6,252.57
001-552-60258	Maintenance/Repair-Riv	372.76
001-552-60800	Contract Services	1,650.00
001-552-61125	Small Equipment	46.70
001-552-61140	Operational Supplies	32.35
001-552-61241	Utilities - Electric	69.74
001-556-61241	Utilities - Electric	808.35
001-558-50400	Medical Benefit	360.52
001-558-60131	Laundry / Uniforms	14.38
001-558-60250	Maintenance / Repair	205.66
001-558-60650	Membership & Publicati	280.00
001-558-60710	Travel & Training	166.33
001-558-60800	Contract Services	4,465.73
001-558-61127	Tools	44.25
001-558-61140	Operational Supplies	169.96
001-558-61280	Fuel - Vehicles	405.34
001-558-67600	Safety Equipment	8.93
001-565-50400	Medical Benefit	117.99
001-565-60800	Contract Services	4,050.00
001-565-61241	Utilities - Electric	202.52
005-701-50400	Medical Benefit	255.67
005-701-60021	Audit	2,300.00
005-701-60131	Laundry / Uniforms	14.38

Account Summary

Account Number	Account Name	Expense Amount
005-701-60250	Maintenance / Repair	144.60
005-701-60710	Travel & Training	166.33
005-701-60800	Contract Services	8,958.04
005-701-61111	Chemicals / Analysis	2,576.72
005-701-61127	Tools	157.08
005-701-61140	Operational Supplies	128.54
005-701-61241	Utilities - Electric	9,887.56
005-701-61280	Fuel - Vehicles	405.34
005-701-67575	Regulatory Compliance	17,017.00
005-701-67600	Safety Equipment	85.83
020-601-50400	Medical Benefit	445.58
020-601-60021	Audit	2,300.00
020-601-60131	Laundry / Uniforms	14.39
020-601-60250	Maintenance / Repair	12,758.39
020-601-60650	Membership & Publicati	230.00
020-601-60710	Travel & Training	175.69
020-601-60800	Contract Services	1,112.16
020-601-61111	Chemicals / Analysis	1,405.00
020-601-61127	Tools	35.66
020-601-61140	Operational Supplies	32.39
020-601-61241	Utilities - Electric	15,469.93
020-601-61280	Fuel - Vehicles	405.34
020-601-67575	Regulatory Compliance	2,273.63
020-601-67600	Safety Equipment	287.52
051-566-60021	Audit	1,200.00
051-566-61241	Utilities - Electric	122.08
092-706-74100	Improvements	23,570.00
	Grand Total:	150,818.81

Project Account Summary

Project Account Key	Expense Amount
None	150,818.81
Grand Total:	150,818.81



Expense Approval Register

Packet: APPKT00084 - 11/30/2015 - Rec. Inst. & CC

Vendor Name	Payable Number	Post Date	Description (Item)	Account Number	Amount
Fund: 001 - General Fund					
VERIZON WIRELESS	975214207	11/08/2015	10/9-11/8 - PW/CM - Cell ph	001-558-67705	193.78
SUE EISAGUIRRE	INV0001049	11/18/2015	11/15 - 11/18 - Nature Track	001-511-67140	130.00
GARY GENE JOHNSON dba	INV0001050	11/18/2015	10/27 - 11/18 - Gymnastics	001-511-67140	21.00
KAREN PALMER	INV0001051	11/18/2015	10/15 - 11/18 -Kundalini Yog	001-511-67140	315.00
LAURA GARCIA dba	INV0001052	11/18/2015	10/15 - 11/18 - Flamenco Da	001-511-67140	231.00
MARIANNE MADSEN	INV0001053	11/20/2015	10/17 - 11/20 - Yoga Class	001-511-67140	342.00
STEPHEN F. DUNLAP	INV0001054	11/18/2015	10/15 - 11/18 - Tai Chi Relax	001-511-67140	336.00
MANONEET ERCOLINI-BHATI	INV0001055	11/18/2015	10/14 - 11/18 - Intro to Crick	001-511-67140	56.00
KAY D. DOMINGUEZ	INV0001056	11/18/2015	10/15 - 11/18 - Band	001-511-67140	367.50
HERMILA SANCHEZ	INV0001057	10/14/2015	9/17 - 10/14 - Zumba & Kick	001-511-67140	150.50
SANTA YNEZ BOTANIC GARD	INV0001058	11/18/2015	10/15 - 11/18 - Wreath Maki	001-511-67140	115.00
LAURA COGAN	INV0001059	11/20/2015	10/17 - 11/20 - Cycle Trainin	001-511-67140	75.00
DONELLE MARTIN	INV0001060	11/20/2015	10/17 - 11/20 - Pilates & Zu	001-511-67140	475.00
FIRST NATIONAL BANK OF O	INV0001061	11/18/2015	Thru 11/18/15 - K. Abello - x-	001-511-60250	49.97
FIRST NATIONAL BANK OF O	INV0001061	11/18/2015	Thru 11/18/15 - K. Abello - x-	001-511-67135	4,612.69
FIRST NATIONAL BANK OF O	INV0001062	11/18/2015	Thru 11/18/15 - E. Andrisek -	001-401-60710	165.22
FIRST NATIONAL BANK OF O	INV0001063	11/18/2015	Thru 11/18/15 - M. Bierdzins	001-402-60710	37.65
FIRST NATIONAL BANK OF O	INV0001063	11/18/2015	Thru 11/18/15 - M. Bierdzins	001-410-60210	100.00
FIRST NATIONAL BANK OF O	INV0001063	11/18/2015	Thru 11/18/15 - M. Bierdzins	001-410-60710	69.45
FIRST NATIONAL BANK OF O	INV0001063	11/18/2015	Thru 11/18/15 - M. Bierdzins	001-565-60900	90.98
FIRST NATIONAL BANK OF O	INV0001063	11/18/2015	Thru 11/18/15 - M. Bierdzins	001-565-61130	189.76
FIRST NATIONAL BANK OF O	INV0001064	11/18/2015	Thru 11/18/15 - R. Hess - x-7	001-558-61127	156.67
FIRST NATIONAL BANK OF O	INV0001065	11/18/2015	Thru 11/18/15 - L. Reid - x-8	001-401-60900	57.39
FIRST NATIONAL BANK OF O	INV0001065	11/18/2015	Thru 11/18/15 - L. Reid - x-8	001-402-60710	1,163.96
FIRST NATIONAL BANK OF O	INV0001065	11/18/2015	Thru 11/18/15 - L. Reid - x-8	001-403-60900	68.46
FIRST NATIONAL BANK OF O	INV0001065	11/18/2015	Thru 11/18/15 - L. Reid - x-8	001-403-61130	24.66
FIRST NATIONAL BANK OF O	INV0001065	11/18/2015	Thru 11/18/15 - L. Reid - x-8	001-410-61130	106.24
FIRST NATIONAL BANK OF O	INV0001066	11/18/2015	Thru 11/18/15 - B. Knecht - x	001-511-60800	60.00
FIRST NATIONAL BANK OF O	INV0001066	11/18/2015	Thru 11/18/15 - B. Knecht - x	001-511-61130	38.86
FIRST NATIONAL BANK OF O	INV0001066	11/18/2015	Thru 11/18/15 - B. Knecht - x	001-511-67135	3,597.20
FIRST NATIONAL BANK OF O	INV0001066	11/18/2015	Thru 11/18/15 - B. Knecht - x	001-511-67140	112.75
Fund 001 - General Fund Total:					13,509.69
Fund: 005 - Sewer Fund					
VERIZON WIRELESS	975214207	11/08/2015	10/9-11/8 - PW/CM - Cell ph	005-701-67705	193.78
FIRST NATIONAL BANK OF O	INV0001064	11/18/2015	Thru 11/18/15 - R. Hess - x-7	005-701-60250	276.95
FIRST NATIONAL BANK OF O	INV0001064	11/18/2015	Thru 11/18/15 - R. Hess - x-7	005-701-61140	45.29
Fund 005 - Sewer Fund Total:					516.02
Fund: 020 - Water Fund					
VERIZON WIRELESS	975214207	11/08/2015	10/9-11/8 - PW/CM - Cell ph	020-601-67705	193.78
Fund 020 - Water Fund Total:					193.78
Grand Total:					14,219.49

Report Summary

Fund Summary

Fund	Expense Amount
001 - General Fund	13,509.69
005 - Sewer Fund	516.02
020 - Water Fund	193.78
Grand Total:	14,219.49

Account Summary

Account Number	Account Name	Expense Amount
001-401-60710	Travel & Training	165.22
001-401-60900	Miscellaneous	57.39
001-402-60710	Travel & Training	37.65
001-403-60710	Travel & Training	1,163.96
001-403-60900	Miscellaneous	68.46
001-403-61130	Office Supplies	24.66
001-410-60210	Computer Maintenance	100.00
001-410-60710	Travel & Training	69.45
001-410-61130	Office Supplies	106.24
001-511-60250	Maintenance/Repair	49.97
001-511-60800	Contract Services	60.00
001-511-61130	Office Supplies	38.86
001-511-67135	Buellton Rec Program Tr	8,209.89
001-511-67140	Buellton Recreation Pro	2,726.75
001-558-61127	Tools	156.67
001-558-67705	Telephone	193.78
001-565-60900	Miscellaneous	90.98
001-565-61130	Office Supplies	189.76
005-701-60250	Maintenance / Repair	276.95
005-701-61140	Operational Supplies	45.29
005-701-67705	Telephone	193.78
020-601-67705	Telephone	193.78
Grand Total:	14,219.49	

Project Account Summary

Project Account Key	Expense Amount
None	14,219.49
Grand Total:	14,219.49



City of Buellton

January 1, 2016

PUBLIC NOTICE OF 2016 SCHEDULE OF CITY COUNCIL MEETINGS

Regular City Council Meetings are held on the second and fourth Thursdays of each month at 6:00 p.m. in the Council Chambers located at 140 West Highway 246.

- | | |
|-------------|--------------------------|
| January 14 | July 14 |
| January 28 | July 28 |
| February 11 | August 11 |
| February 25 | August 25 |
| March 10 | September 8 |
| March 24 | September 22 |
| April 14 | October 13 |
| April 28 | October 27 |
| May 12 | November 10 |
| May 26 | November 24 (Cancelled)* |
| June 9 | December 8 |
| June 23 | December 22 (Cancelled)* |

Dates listed with * indicate a Special Meeting date or cancellation of a meeting to accommodate holidays, conferences, or other regular meeting dates where a majority of Council/Agency Members may be unable to attend.


Linda Reid
City Clerk

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: Carolyn Galloway-Cooper, Finance Director

Meeting Date: December 10, 2015

Subject: Revenue and Expenditure Reports through November 30, 2015

BACKGROUND

The attached reports compare month-to-month data covering the period July1, 2015 through November 30, 2015. The reports are prepared monthly and submitted to Council on the second meeting of each month. Monthly reports are posted to the City's website. Upon monthly review, adjustments may be necessary and staff will update on the website.

FISCAL IMPACT

The Revenue and Expenditure reports provide the community with an understanding of the financial activity of the City's funds on a monthly basis.

RECOMMENDATION

That the City Council receives and files these report for information purposes.

ATTACHMENT

Attachment 1 - Revenue and Expenditure Reports through November 30, 2015

ATTACHMENT 1

City of Buellton
 General Fund - Monthly Revenue (unaudited)
 FY: 2015-16

cgc: 12 1 15

42%

2015

2016

Account Number	Description	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	FY: 2015-16
001-301-4001-000	Property Tax - Secured				44,323	174,095								218,418
001-302-4002-000	Property Tax - Unsecured													-
001-309-4007-000	Homeowners Exemptions													-
001-310-4101-000	Franchise Fees	5,668	11,322	5,781		22,543								45,314
001-311-4102-000	Sales Tax	149,216	108,000	144,100										401,316
001-311-4115-000	Sales Tax Compensation													-
001-312-4103-000	Transient Occupancy Tax (TOT)	234,804	207,697	163,761	161,385									767,647
001-320-5801-000	Buellton Recreation Program	29,010	9,321	10,945	7,512	7,930								64,718
001-320-5801-001	Recreation Program (50/50)				706	5,593								6,299
001-320-5802-000	Buellton Rec Pgm Trips	3,550	924	6,057	1,239	2,283								14,053
001-321-4106-000	Property Transfer Tax		3,020	358	1,767									5,145
001-322-4107-000	Motor Vehicle in Lieu Tax													-
001-322-4116-000	MV License Fee													-
001-325-5814-000	Park Reservation Fees	640	480	180	400	40								1,740
001-331-4203-000	Miscellaneous Permits				100									100
001-333-4506-000	CA Indian Gaming Grant													-
001-333-4508-000	COPS Grant													-
001-340-4401-000	Criminal Fines and Penalties	262	114		56	81								513
001-342-4402-000	Fines and Fees	2,655			2,352	3,072								8,079
001-345-4904-000	Interest	501			501	518								1,520
001-346-4905-000	Rent	5,739	5,739	5,944	5,739	5,739								28,900
001-347-4801-000	Law Enforcement Cost Recovery													-
001-348-4403-000	Event Applic Fee/Temp Use				100									100
001-357-4802-000	Zoning Clearance	270	45	45	45	90								495
001-357-4803-000	Document Sales													-
001-357-4806-000	Time Extension Fees													-
001-357-4808-000	Code Enforcement Fines													-
001-376-4908-000	CA Prop 1B Revenue													-
001-378-4205-000	Small Permits	1,000	1,385	2,405	1,155	250								6,195
001-390-4917-000	Miscellaneous	211	1,070	1,053	5,114	176								7,624
001-390-4918-000	Cost Reimbursement				12,697	9,747								22,444
001-390-4924-000	Mandated Cost				12,697									12,697
001-395-4931-000	Transfer In - Successor Agency													-
001-398-4923-000	Surplus Property Sales													-
TOTAL REVENUE (ACTUAL THROUGH NOVEMBER):		433,526	349,117	366,023	242,241	222,410	-	-	-	-	-	-	-	1,613,317

Percentage Received:	24%
Original Budget	6,665,000
Amendments:	-
Budget:	6,665,000

City of Buellton
 General Fund Monthly Expenditures (Unaudited)
 FY: 2015-16

cg: 12 1 15

42%

2015

2016

Department No.	Description	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	FY: 2014-15
001-401	City Council	8,776	8,774	15,080	13,444	8,745								54,819
001-402	City Manager	17,198	16,886	17,315	18,280	17,473								87,152
001-403	City Clerk	7,722	8,994	7,457	10,073	8,755								43,001
001-404	City Attorney	-	24,169	8,851	9,728	-								42,748
001-410	Non-Departmental	139,297	91,717	5,093	65,294	35,930								337,331
001-420	Finance	16,852	30,261	23,681	28,017	14,757								113,568
001-501	Police and Fire	147,061	142,593	143,835	144,207	923								578,619
001-510	Library	315	499	508	594	413								2,329
001-511	Recreation	55,369	51,406	35,706	29,587	34,670								206,738
001-550	Street Lights	4,492	4,514	4,603	3,201	6,253								23,063
001-551	Storm Water	463	-	15,415	20,885	-								36,763
001-552	Public Works - Parks	14,513	18,291	20,258	3,074	1,720								57,856
001-556	Public Works - Landscape	3,476	4,452	7,930	1,105	808								17,771
001-557	Public Works - Engineering	5,000	-	5,120	6,282	-								16,402
001-558	Public Works - General	32,130	45,302	65,952	39,771	32,101								215,256
001-565	Planning/Community Dev	28,897	26,505	22,144	34,474	18,466								130,486
	Transfer to CIP fund 92 (updated in June)													-
	TOTAL EXPENDITURES (ACTUAL THROUGH NOVEMBER):	481,561	474,363	398,948	428,016	181,014	-	-	-	-	-	-	-	1,963,902

Percentage spent:	30%
Budget	6,653,082
Amendments	-
Amended Budget	<u>6,653,082</u>

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: Rose Hess, Public Works Director/City Engineer

Meeting Date: December 10, 2015

Subject: Approval of Final Map 31057 for the Village Condominiums and Acceptance of Public Easements for Emergency Access, Public Access and Trail, Water, and Sewer

BACKGROUND

At their regular meeting on November 13, 2014, the City Council approved Resolution No. 14-21, approving the Final Development Plan and Tentative Tract Map 31057 for the Village Townhomes, which has 155 units on 9.3 acres. The property is situated on the northeast corner of Highway 246 and McMurray Road (behind the existing gas station) and is the northern-most project of the Village Specific Plan.

The required subdivision improvement plans have been completed and approved and the appropriate securities have been calculated. The Final Map has been reviewed for technical merit and its substantial compliance with the previously approved tentative map. All conditions related to the Final Map approval have been met. All fees and bond amounts are approved. All supporting documents for Grant of Easements has also been reviewed and approved.

FISCAL IMPACT

The listing of this item in itself will not have any fiscal impact on the City.

RECOMMENDATION

That the Council A) accept the accept the grant of easements for emergency access, public access and trail, public water and public sewer, and B) authorize the recordation of Tract Map 31057 upon receipt of all fees and bonds, and C) authorize execution of the Subdivision Improvements Agreement.

ATTACHMENT

Attachment 1 – Tract Map 31057

OWNER'S STATEMENT

I THE UNDERSIGNED HEREBY STATE THAT I AM THE OWNER OF OR HAVE RECORD TITLE INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP ENTITLED SUBDIVISION NUMBER "TRACT 31,057" CONSISTING OF 9 (NINE) SHEETS, AND THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND. I CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDERLINES.

I HEREBY DEDICATE THE PRIVATE EASEMENTS HEREON FOR THE PURPOSES SET FORTH. I HEREBY OFFER TO DEDICATE THE PUBLIC EASEMENT FOR EMERGENCY ACCESS AS SHOWN HEREON TO THE CITY OF BUELLTON. I HEREBY OFFER TO DEDICATE THE PUBLIC ACCESS AND TRAIL EASEMENT AS SHOWN HEREON TO THE CITY OF BUELLTON. I HEREBY OFFER TO DEDICATE THE PUBLIC WATER AND SANITARY SEWER EASEMENTS AS SHOWN HEREON TO THE CITY OF BUELLTON.

RREF II-CPD BUELLTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: RREF II-CPD BUELLTON MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS: MEMBER

BY: RIALTO REAL ESTATE FUND II, LP, A DELAWARE LIMITED PARTNERSHIP ITS: SOLE MEMBER

BY: RIALTO PARTNERS GP II, LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS: GENERAL PARTNER

BY (SIGNATURE): [Signature] NAME (PRINTED): Anthony Seijas TITLE: Vice President DATE: 11/16/15

NOTARY

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

Florida STATE OF: Florida COUNTY OF: Miami-Dade

ON November 14, 2015 BEFORE ME, Michelle Shaffer, PERSONALLY APPEARED, Anthony Seijas, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF Florida THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: [Signature] PRINTED: Michelle Shaffer MY COMMISSION EXPIRES: July 5, 2019 PRINCIPAL OFFICE LOCATED IN COUNTY OF: Miami-Dade COMMISSION NO.: FF200714

SOILS ENGINEERING REPORT

A SOILS ENGINEERING REPORT ORIGINALLY DATED OCTOBER 23, 2002, WAS PREPARED BY PACIFIC MATERIAL LABORATORY AS FILE NO. 02-1576-6 AND SIGNED BY RONALD J. PIKE, GE 2291, AND UPDATED ON APRIL 16, 2008 AND OCTOBER 27, 2011, AS FILE NO. 08-1576-6 AND 11-1576-6, AND HAS BEEN FILED WITH THE CITY OF BUELLTON.

TRACT 31,057

(AIRSPACE CONDOMINIUMS)

IN THE CITY OF BUELLTON, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, BEING A NINE LOT, AIRSPACE SUBDIVISION OF PARCEL TWO OF THAT CERTAIN LOT LINE ADJUSTMENT NO. 13-LLA-03, RECORDED SEPTEMBER 23, 2014 AS INSTRUMENT NO. 2014-0043409 OF OFFICIAL RECORDS OF SAID COUNTY FOR CONDOMINIUM PURPOSES NOVEMBER, 2015

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF BUELLTON, BY MINUTE ACTION ON THE DAY OF 2015, APPROVED THIS MAP AND ACCEPTED: THE PUBLIC EASEMENT FOR EMERGENCY ACCESS AS SHOWN HEREON. THE PUBLIC ACCESS AND TRAIL EASEMENT AS SHOWN HEREON. THE PUBLIC WATER AND SANITARY SEWER EASEMENTS AS SHOWN HEREON, AND PURSUANT TO SECTION 66434(g) OF GOVERNMENT CODE (STATE SUBDIVISION MAP ACT) APPROVED THE ABANDONMENT OF THE EMERGENCY FIRE ACCESS EASEMENT AS SHOWN ON TRACT 31,052, RECORDED OCTOBER 11, 2013 IN BOOK 205, PAGES 69 & 70 OF MAPS.

CITY CLERK: DATE:

SIGNATURE OMISSIONS

THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED PURSUANT TO SECTION 66436(a)(3)(A)(I) OF THE GOVERNMENT CODE (STATE SUBDIVISION MAP ACT):

EASEMENTS

BUELLTON COMMUNITY SERVICES DISTRICT - AN EASEMENT FOR WATER LINE PURPOSES RECORDED APRIL 18, 1978 AS INSTRUMENT NO 78-17245 OF OFFICIAL RECORDS. (THE INTEREST OF THE BUELLTON COMMUNITY SERVICES DISTRICT, A BODY POLITIC AND CORPORATE WAS QUITCLAIMED TO THE CITY OF BUELLTON IN "QUITCLAIM DEEDS - EASEMENT" RECORDED OCTOBER 26, 1995 AS INSTRUMENT NOS. 95-60072 AND 95-060101 OF OFFICIAL RECORDS OF SAID COUNTY.)

CITY OF BUELLTON - 25 FOOT WIDE EMERGENCY FIRE ACCESS EASEMENT PER TRACT 31,052, RECORDED OCTOBER 11, 2013 IN BOOK 205 PAGES 69-70 OF MAPS. (ABANDONED PER THIS MAP)

PACIFIC GAS AND ELECTRIC COMPANY - BLANKET UTILITY EASEMENT PER TRACT 31,052, RECORDED OCTOBER 11, 2013 IN BOOK 205 PAGES 69-70 OF MAPS.

THE SIGNATURES OF THE FOLLOWING MINERAL RIGHTS HOLDERS HAVE BEEN OMITTED PURSUANT TO SECTION 66436 (A)(3)(C) OF THE GOVERNMENT CODE (STATE SUBDIVISION MAP ACT).

MINERAL - MERCHANTS TRUST COMPANY, A CORPORATION - PER THE DOCUMENT RECORDED SEPTEMBER 5, 1912, IN BOOK 137, PAGE 165 AND THE DOCUMENT RECORDED SEPTEMBER 24, 1913, IN BOOK 141, PAGE 519, BOTH OF DEEDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOTE

THIS MAP IS SUBJECT TO CERTAIN CONDITIONS AND INFORMATION INCLUDED IN A "NOTICE" AND RECORDED CONCURRENTLY AS INSTRUMENT NO. O.R.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RREF II - CPD BUELLTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON AUGUST 2014. I HEREBY STATE THAT THIS TRACT MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. I ALSO STATE THAT ALL MONUMENTS SHOWN ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

[Signature] 11/12/2015 ERIC J. ACKERMAN No. 8226 P.L.S. NO. 8226



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

[Signature] 11/23/2015 MARK E. REINHARDT DATE CITY SURVEYOR, CITY OF BUELLTON PLS 6392



PLANNING DIRECTOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE DETERMINED THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AS APPROVED BY THE CITY COUNCIL OF THE CITY OF BUELLTON ON NOVEMBER 13, 2014, BY RESOLUTION NO. 14-21, AND TO THE CONDITIONS IMPOSED THEREON.

MARC C. BIERZINSKI, PLANNING DIRECTOR DATE

CLERK OF THE BOARD'S STATEMENT

I, MONA MIYASATO, CLERK OF THE BOARD OF SUPERVISORS OF SANTA BARBARA COUNTY, DO HEREBY STATE THAT PURSUANT TO GOVERNMENT CODE SECTION 66464 (STATE SUBDIVISION MAP ACT), THAT THE CERTIFICATES AND DEPOSITS REQUIRED UNDER GOVERNMENT CODE SECTION 66492 AND SECTION 66493 (STATE SUBDIVISION MAP ACT) ON THE PROPERTY WITHIN THIS SUBDIVISION HAVE BEEN FILED AND MADE.

MONA MIYASATO, CLERK OF THE BOARD OF SUPERVISORS SANTA BARBARA COUNTY. [Signature] DEPUTY DATE 11-23-2015

RECORDER'S STATEMENT

I HEREBY STATE THAT THIS MAP, TRACT MAP NO. _____, CONSISTING OF _____ SHEETS, WAS ACCEPTED AND RECORDED ON _____ OF _____ 20 _____ OF TRACT MAPS AT PAGES _____ TO _____ AT THE REQUEST OF GROMATICI LAND SURVEYING, INC.

FEE = \$ _____ JOSEPH E. HOLLAND COUNTY CLERK - RECORDER - ASSESSOR BY: _____ DEPUTY

SHEET INDEX

- 1. TITLE SHEET
2. SIGNATURE SHEET
3. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
4. MAP SHEET - SUBDIVISION, EXISTING EASEMENTS
5-7. MAP SHEETS - EASEMENTS
8-9. LINE AND CURVE TABLE - EASEMENTS



TRACT 31,057

(AIRSPACE CONDOMINIUMS)

IN THE CITY OF BUELLTON, COUNTY OF SANTA BARBARA,
STATE OF CALIFORNIA,
BEING A NINE LOT, AIRSPACE SUBDIVISION OF PARCEL TWO OF
THAT CERTAIN LOT LINE ADJUSTMENT NO. 13-LA-03, RECORDED
SEPTEMBER 23, 2014 AS INSTRUMENT NO. 2014-0043409 OF
OFFICIAL RECORDS OF SAID COUNTY
FOR CONDOMINIUM PURPOSES
NOVEMBER, 2015

BENEFICIARY

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION - BENEFICIARY,
PER DEED OF TRUST RECORDED AUGUST 19, 2015 AS INSTRUMENT NO. 2015-0044320 OF OFFICIAL
RECORDS.

By: [Signature]
NAME PRINTED: STEVEN D. STREHLAW
TITLE: VICE PRESIDENT

By: [Signature]
NAME PRINTED: JAMES M. BALL
TITLE: ASSISTANT VICE PRESIDENT

NOTARY

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS
CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE
INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS
CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS,
ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF Arizona
COUNTY OF Maricopa

ON November 18, 2015 BEFORE ME, Carolyn J. McCormick,
PERSONALLY APPEARED Steven D. Strehlaw
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)
IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED
THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE
INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE
INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE
FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: Carolyn J. McCormick
PRINTED: Carolyn J. McCormick
MY COMMISSION EXPIRES: 1-4-17
PRINCIPAL OFFICE LOCATED IN COUNTY OF: Phoenix, AZ - Maricopa Co.
COMMISSION NO.: 246239



NOTARY

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS
CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE
INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS
CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS,
ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF Arizona
COUNTY OF Maricopa

ON November 18, 2015 BEFORE ME, Carolyn J. McCormick,
PERSONALLY APPEARED James M. Ball
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)
IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED
THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE
INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE
INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE
FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: Carolyn J. McCormick
PRINTED: Carolyn J. McCormick
MY COMMISSION EXPIRES: 1-4-17
PRINCIPAL OFFICE LOCATED IN COUNTY OF: Phoenix, AZ - Maricopa Co.
COMMISSION NO.: 246239



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- 1. TITLE SHEET
- 2. SIGNATURE SHEET
- 3. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
- 4. MAP SHEET - SUBDIVISION, EXISTING EASEMENTS
- 5-7. MAP SHEETS - EASEMENTS
- 8-9. LINE AND CURVE TABLE - EASEMENTS

BOUNDARY NOTE

THIS SURVEYOR HAS BEEN RETAINED TO SET THE MONUMENTS FOR R1. AT THE TIME OF THE RECORDING OF THIS MAP, ONLY THE EXTERIOR POINTS OF R1 AND R1 LOT 3 HAVE BEEN MONUMENTED.

TRACT 31,057

(AIRSPACE CONDOMINIUMS)

IN THE CITY OF BUELLTON, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, BEING A NINE LOT, AIRSPACE SUBDIVISION OF PARCEL TWO OF THAT CERTAIN LOT LINE ADJUSTMENT NO. 13-LLA-03, RECORDED SEPTEMBER 23, 2014 AS INSTRUMENT NO. 2014-0043409 OF OFFICIAL RECORDS OF SAID COUNTY FOR CONDOMINIUM PURPOSES
NOVEMBER, 2015

EXISTING EASEMENTS

- E1 AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES, RECORDED APRIL 18, 1978 AS INSTRUMENT NO. 78-17245 OF OFFICIAL RECORDS, IN FAVOR OF: BUELLTON COMMUNITY SERVICES DISTRICT

THE INTEREST OF THE BUELLTON COMMUNITY SERVICES DISTRICT, A BODY POLITIC AND CORPORATE WAS QUITCLAIMED TO THE CITY OF BUELLTON IN "QUITCLAIM DEEDS - EASEMENT" RECORDED OCTOBER 26, 1995 AS INSTRUMENT NOS. 95-60072 AND 95-060101 OF OFFICIAL RECORDS OF SAID COUNTY.
- E2 10 FOOT EASEMENT FOR PUBLIC UTILITY PURPOSES PER TRACT 31,052, RECORDED OCTOBER 11, 2013 IN BOOK 205 PAGES 69-70 OF MAPS.
- E3 CITY OF BUELLTON - 25 FOOT WIDE EMERGENCY FIRE ACCESS EASEMENT PER TRACT 31,052, RECORDED OCTOBER 11, 2013 IN BOOK 205 PAGES 69-70 OF MAPS. (ABANDONED PER THIS MAP)

PACIFIC GAS AND ELECTRIC COMPANY - BLANKET UTILITY EASEMENT PER TRACT 31,052, RECORDED OCTOBER 11, 2013 IN BOOK 205 PAGES 69-70 OF MAPS.

LEGEND

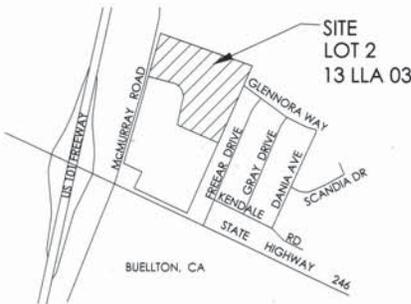
- FOUND MONUMENT AS NOTED HEREON, PER R1
- SEARCHED FOR; NOTHING FOUND/ NOTHING SET
- △ FOUND 1" I.D. PIPE WITH 1 1/2" ALUMINUM CAP MARKED "BOUNDARY MARKER PLS 8226" OR 1" COPPER PLUG MARKED "SURVEY PLS 8226" IN CONCRETE OR 1" DOMED SPIKE WITH 2" BRASS WASHER MARKED "PLS 8226 GROMATICI INC. SURVEY MARKER" IN ASPHALT OR TAG WITH ESCUTCHEON PIN MARKED "PLS 8226" IN TOP OF WALL PER R1
- ◇ SET 18" LONG, 1" I.D. PIPE WITH 1 1/2" ALUMINUM CAP MARKED "BOUNDARY MARKER PLS 8226" OR 1" COPPER PLUG MARKED "SURVEY PLS 8226" IN CONCRETE OR 1" DOMED SPIKE WITH 2" BRASS WASHER MARKED "PLS 8226 GROMATICI INC. SURVEY MARKER" IN ASPHALT

- EASEMENT
- ADJACENT BOUNDARY LINES
- MEASURED BOUNDARY LINES, SUBJECT PARCEL, DISTINCTIVE BORDER

- CL CENTERLINE
- CF CALCULATED FROM
- FD FOUND
- F.T.C. FROM TRUE CORNER
- I.D. INSIDE DIAMETER
- I.P. IRON PIPE (OUTSIDE MEASUREMENT)
- M MEASURED DATA INDICATED
- MON MONUMENT
- O.D. OUTSIDE DIAMETER
- O.R. OFFICIAL RECORDS
- R RECORD DATA INDICATED

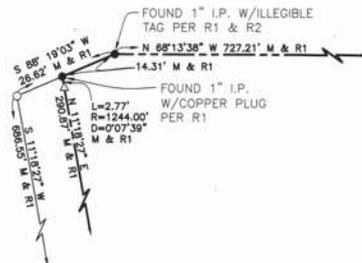
RECORD REFERENCES

- R1 = RECORD DATA PER TRACT 31,052 RECORDED IN BOOK 205 PAGE 69 ET SEQ. OF MAPS AS CORRECTED BY CERTIFICATE OF CORRECTION, RECORDED SEPTEMBER 9, 2015 AS INSTRUMENT NO. 2015-0048288 O.R.
- R2 = RECORD DATA PER PARCEL MAP 12,092, FILED IN BOOK 15, PAGE 98 ET SEQ. OF PARCEL MAPS
- R3 = LOT LINE ADJUSTMENT NO. 13-LLA-03, RECORDED SEPTEMBER 23, 2014 AS INSTRUMENT NO. 2014-0043409 O.R.



VICINITY MAP

NO SCALE

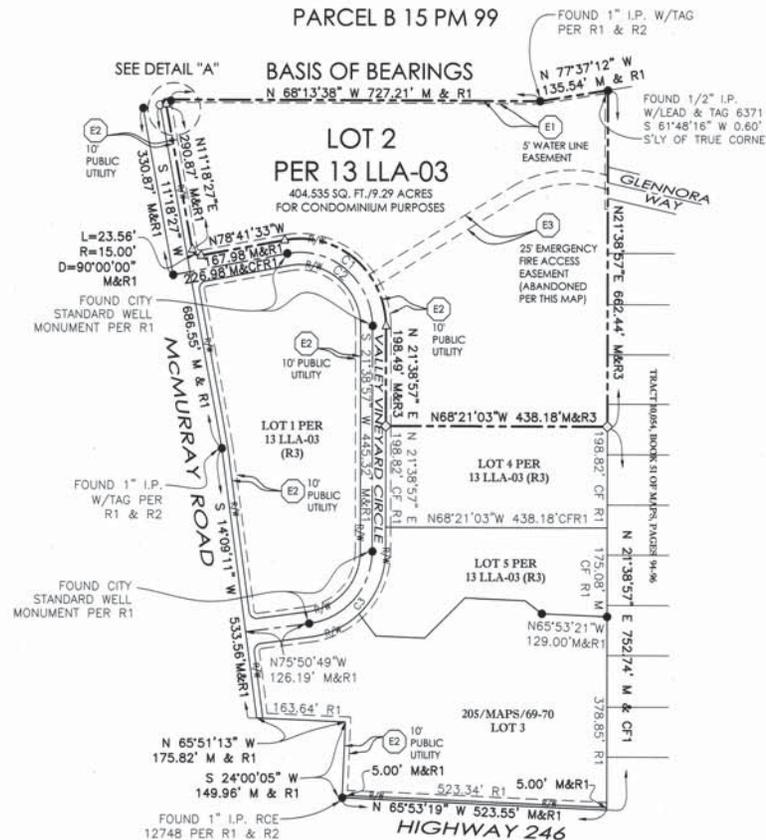


DETAIL "A"

NO SCALE

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	
C1	170.00'	297.72'	100°20'30"	M & R1
C2	145.00'	253.94'	100°29'30"	M & R1
C3	145.00'	208.79'	82°30'14"	M & R1



EXTERIOR BOUNDARY DETAIL

SCALE: 1"=150'



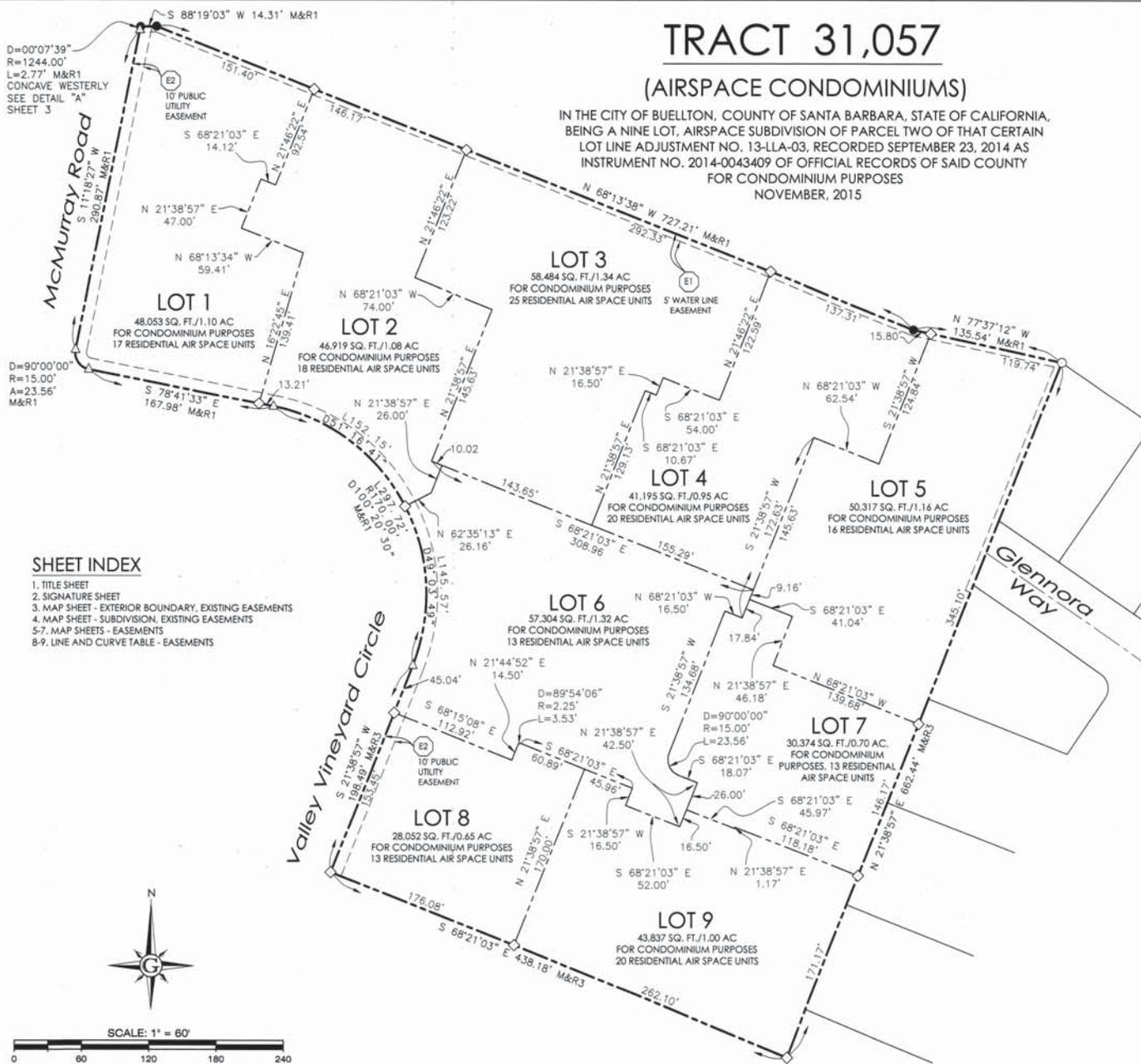
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SHEET 3 OF 9 SHEETS

TRACT 31,057

(AIRSPACE CONDOMINIUMS)

IN THE CITY OF BUELLTON, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, BEING A NINE LOT, AIRSPACE SUBDIVISION OF PARCEL TWO OF THAT CERTAIN LOT LINE ADJUSTMENT NO. 13-LLA-03, RECORDED SEPTEMBER 23, 2014 AS INSTRUMENT NO. 2014-0043409 OF OFFICIAL RECORDS OF SAID COUNTY FOR CONDOMINIUM PURPOSES NOVEMBER, 2015



EXISTING EASEMENTS

- E1** AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES, RECORDED APRIL 18, 1978 AS INSTRUMENT NO. 78-17245 OF OFFICIAL RECORDS, IN FAVOR OF: BUELLTON COMMUNITY SERVICES DISTRICT
- THE INTEREST OF THE BUELLTON COMMUNITY SERVICES DISTRICT, A BODY POLITIC AND CORPORATE WAS QUITCLAIMED TO THE CITY OF BUELLTON IN "QUITCLAIM DEEDS - EASEMENT" RECORDED OCTOBER 26, 1995 AS INSTRUMENT NOS. 95-60072 AND 95-060101 OF OFFICIAL RECORDS OF SAID COUNTY.
- E2** 10 FOOT EASEMENT FOR PUBLIC UTILITY PURPOSES PER TRACT 31,052, RECORDED OCTOBER 11, 2013 IN BOOK 205 PAGES 69-70 OF MAPS.
- PACIFIC GAS AND ELECTRIC COMPANY - BLANKET UTILITY EASEMENT PER TRACT 31,052, RECORDED OCTOBER 11, 2013 IN BOOK 205 PAGES 69-70 OF MAPS.

LEGEND

- FOUND MONUMENT AS NOTED HEREON, PER R1
- SEARCHED FOR; NOTHING FOUND/ NOTHING SET
- △ FOUND 1" I.D. PIPE WITH 1 1/2" ALUMINUM CAP MARKED "BOUNDARY MARKER PLS 8226" OR 1" COPPER PLUG MARKED "SURVEY PLS 8226" IN CONCRETE PER R1
- ◇ SET 18" LONG, 1" I.D. PIPE WITH 1 1/2" ALUMINUM CAP MARKED "BOUNDARY MARKER PLS 8226" OR 1" COPPER PLUG MARKED "SURVEY PLS 8226" IN CONCRETE OR 1" DOMED SPIKE WITH 2" BRASS WASHER MARKED "PLS 8226 GROMATICI INC. SURVEY MARKER" IN ASPHALT
- NOTE: INTERIOR LOT LINES ARE MONUMENTED AS NOTED ABOVE. ◇ SYMBOL WAS NOT SHOWN FOR LINEWORK CLARITY.
- EASEMENT
- ADJACENT BOUNDARY LINES
- LOT LINES
- MEASURED BOUNDARY LINES, SUBJECT PARCEL, DISTINCTIVE BORDER

- CL CENTERLINE
- CF CALCULATED FROM
- FD FOUND
- F.T.C. FROM TRUE CORNER
- I.D. INSIDE DIAMETER
- I.P. IRON PIPE (OUTSIDE MEASUREMENT)
- M. MEASURED DATA INDICATED
- MON MONUMENT
- O.D. OUTSIDE DIAMETER
- O.R. OFFICIAL RECORDS
- R RECORD DATA INDICATED

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- R1 = RECORD DATA PER TRACT 31,052 RECORDED IN BOOK 205 PAGE 69 ET SEQ. OF MAPS AS CORRECTED BY CERTIFICATE OF CORRECTION, RECORDED SEPTEMBER 9, 2015 AS INSTRUMENT NO. 2015-0048288 O.R.
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- R3 = LOT LINE ADJUSTMENT NO. 13-LLA-03, RECORDED SEPTEMBER 23, 2014 AS INSTRUMENT NO. 2014-0043409 O.R.



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SHEET 4 OF 9 SHEETS

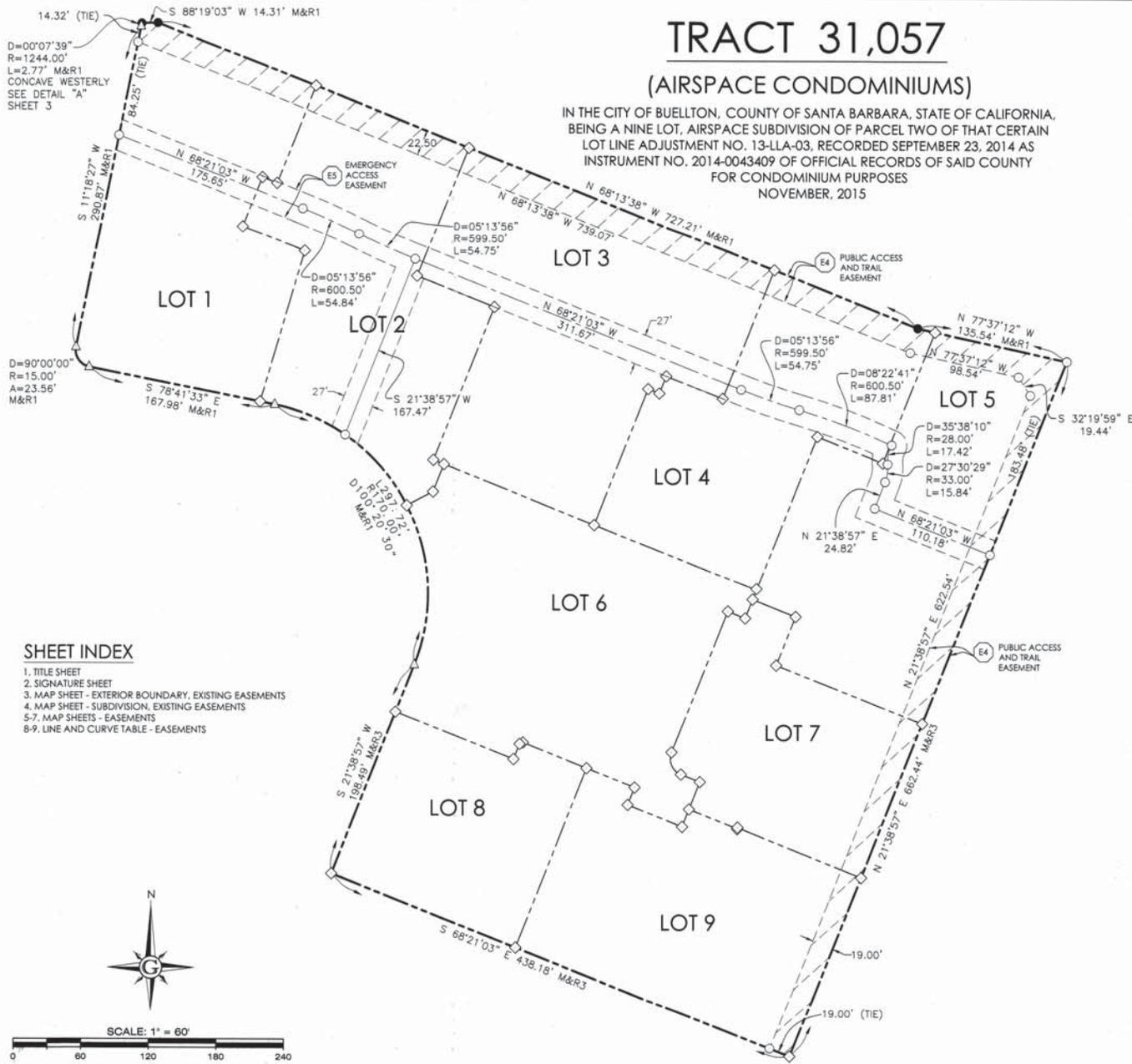
SHEET INDEX

1. TITLE SHEET
2. SIGNATURE SHEET
3. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
4. MAP SHEET - SUBDIVISION, EXISTING EASEMENTS
- 5-7. MAP SHEETS - EASEMENTS
- 8-9. LINE AND CURVE TABLE - EASEMENTS

TRACT 31,057

(AIRSPACE CONDOMINIUMS)

IN THE CITY OF BUELLTON, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA,
BEING A NINE LOT, AIRSPACE SUBDIVISION OF PARCEL TWO OF THAT CERTAIN
LOT LINE ADJUSTMENT NO. 13-LLA-03, RECORDED SEPTEMBER 23, 2014 AS
INSTRUMENT NO. 2014-0043409 OF OFFICIAL RECORDS OF SAID COUNTY
FOR CONDOMINIUM PURPOSES
NOVEMBER, 2015



SHEET INDEX

1. TITLE SHEET
2. SIGNATURE SHEET
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4. MAP SHEET - SUBDIVISION, EXISTING EASEMENTS
- 5-7. MAP SHEETS - EASEMENTS
- 8-9. LINE AND CURVE TABLE - EASEMENTS

EASEMENTS

- E4 PUBLIC EASEMENT TO THE CITY OF BUELLTON FOR PUBLIC ACCESS AND TRAIL PURPOSES PER THIS MAP.
- E5 27.00' WIDE PUBLIC EMERGENCY ACCESS EASEMENT TO THE CITY OF BUELLTON PER THIS MAP.

LEGEND

- FOUND MONUMENT AS NOTED HEREON, PER R1
- CALCULATED POINT, NOTHING SET
- △ FOUND 1" I.D. PIPE WITH 1 1/2" ALUMINUM CAP MARKED "BOUNDARY MARKER PLS 8226" OR 1" COPPER PLUG MARKED "SURVEY PLS 8226" IN CONCRETE PER R1
- ◇ SET 18" LONG, 1" I.D. PIPE WITH 1 1/2" ALUMINUM CAP MARKED "BOUNDARY MARKER PLS 8226" OR 1" COPPER PLUG MARKED "SURVEY PLS 8226" IN CONCRETE OR 1" DOMED SPIKE WITH 2" BRASS WASHER MARKED "PLS 8226 GROMATICI INC. SURVEY MARKER" IN ASPHALT
- EASEMENT
- - - EASEMENT TIE
- - - LOT LINES
- MEASURED BOUNDARY LINES, SUBJECT PARCEL, DISTINCTIVE BORDER
- CL CENTERLINE
- CF CALCULATED FROM
- FD FOUND
- F.T.C. FROM TRUE CORNER
- I.D. INSIDE DIAMETER
- I.P. IRON PIPE (OUTSIDE MEASUREMENT)
- M. MEASURED DATA INDICATED
- MON MONUMENT
- O.D. OUTSIDE DIAMETER
- O.R. OFFICIAL RECORDS
- R RECORD DATA INDICATED

RECORD REFERENCES

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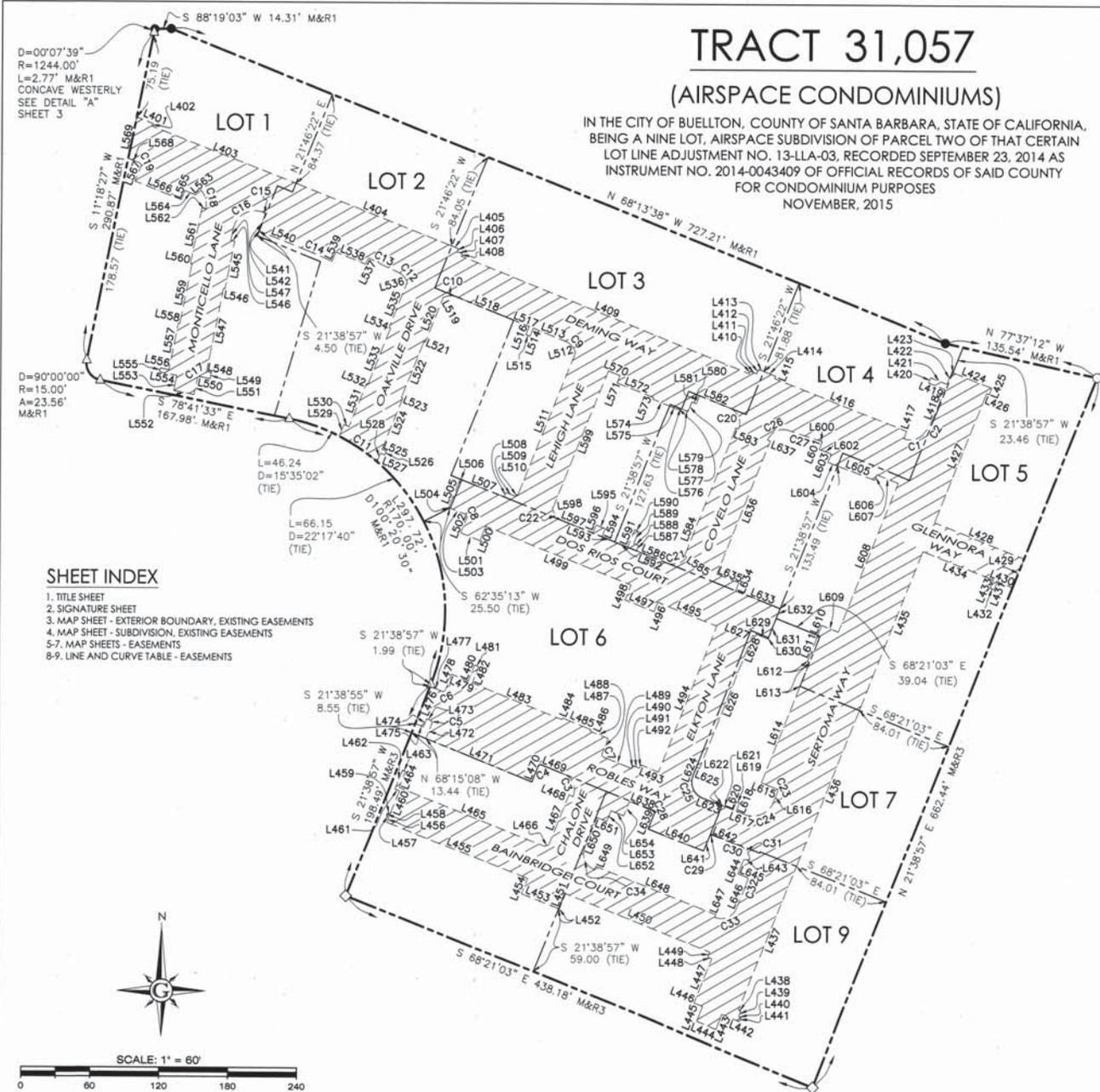


000236FM01B-ACC.dwg SHEET 5 OF 9 SHEETS

TRACT 31,057

(AIRSPACE CONDOMINIUMS)

IN THE CITY OF BUELLTON, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA,
BEING A NINE LOT, AIRSPACE SUBDIVISION OF PARCEL TWO OF THAT CERTAIN
LOT LINE ADJUSTMENT NO. 13-LLA-03, RECORDED SEPTEMBER 23, 2014 AS
INSTRUMENT NO. 2014-0043409 OF OFFICIAL RECORDS OF SAID COUNTY
FOR CONDOMINIUM PURPOSES
NOVEMBER, 2015



EASEMENTS

NOTE: FOR ADDITIONAL EASEMENTS PER THIS MAP, SEE SHEET 7.

- PUBLIC WATER AND SANITARY SEWER EASEMENT TO THE CITY OF BUELLTON PER THIS MAP.
- PRIVATE RECIPROCAL INGRESS/EGRESS AND DRAINAGE EASEMENT TO BENEFIT LOTS 1-9 PER THIS MAP. SEE LINE AND CURVE TABLE ON SECOND TO LAST SHEET.
- EASEMENT EXCLUDES BUILDING FOOTPRINTS AND BUILDING PILLARS.

LEGEND

- FOUND MONUMENT AS NOTED HEREON, PER R1
- CALCULATED POINT, NOTHING SET
- △ FOUND 1" I.D. PIPE WITH 1 1/2" ALUMINUM CAP MARKED 'BOUNDARY MARKER PLS 8226' OR 1" COPPER PLUG MARKED 'SURVEY PLS 8226' IN CONCRETE PER R1
- ◇ SET 18" LONG 1" I.D. PIPE WITH 1 1/2" ALUMINUM CAP MARKED 'BOUNDARY MARKER PLS 8226' OR 1" COPPER PLUG MARKED 'SURVEY PLS 8226' IN CONCRETE OR 1" DOMED SPIKE WITH 2" BRASS WASHER MARKED 'PLS 8226 GROMATICI INC. SURVEY MARKER' IN ASPHALT

- EASEMENT
- LOT LINES
- MEASURED BOUNDARY LINES, SUBJECT PARCEL DISTINCTIVE BORDER

- CL CENTERLINE
- CF CALCULATED FROM
- FD FOUND
- F.T.C. FROM TRUE CORNER
- I.D. INSIDE DIAMETER
- I.P. IRON PIPE (OUTSIDE MEASUREMENT)
- M MEASURED DATA INDICATED
- MON MONUMENT
- O.D. OUTSIDE DIAMETER
- O.R. OFFICIAL RECORDS
- R RECORD DATA INDICATED

RECORD REFERENCES

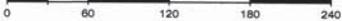
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3. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
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- 5-7. MAP SHEETS - EASEMENTS
- 8-9. LINE AND CURVE TABLE - EASEMENTS



SCALE: 1" = 60'



Gromatici
Land Surveying, Inc.
Quality Surveying and Reliable Service
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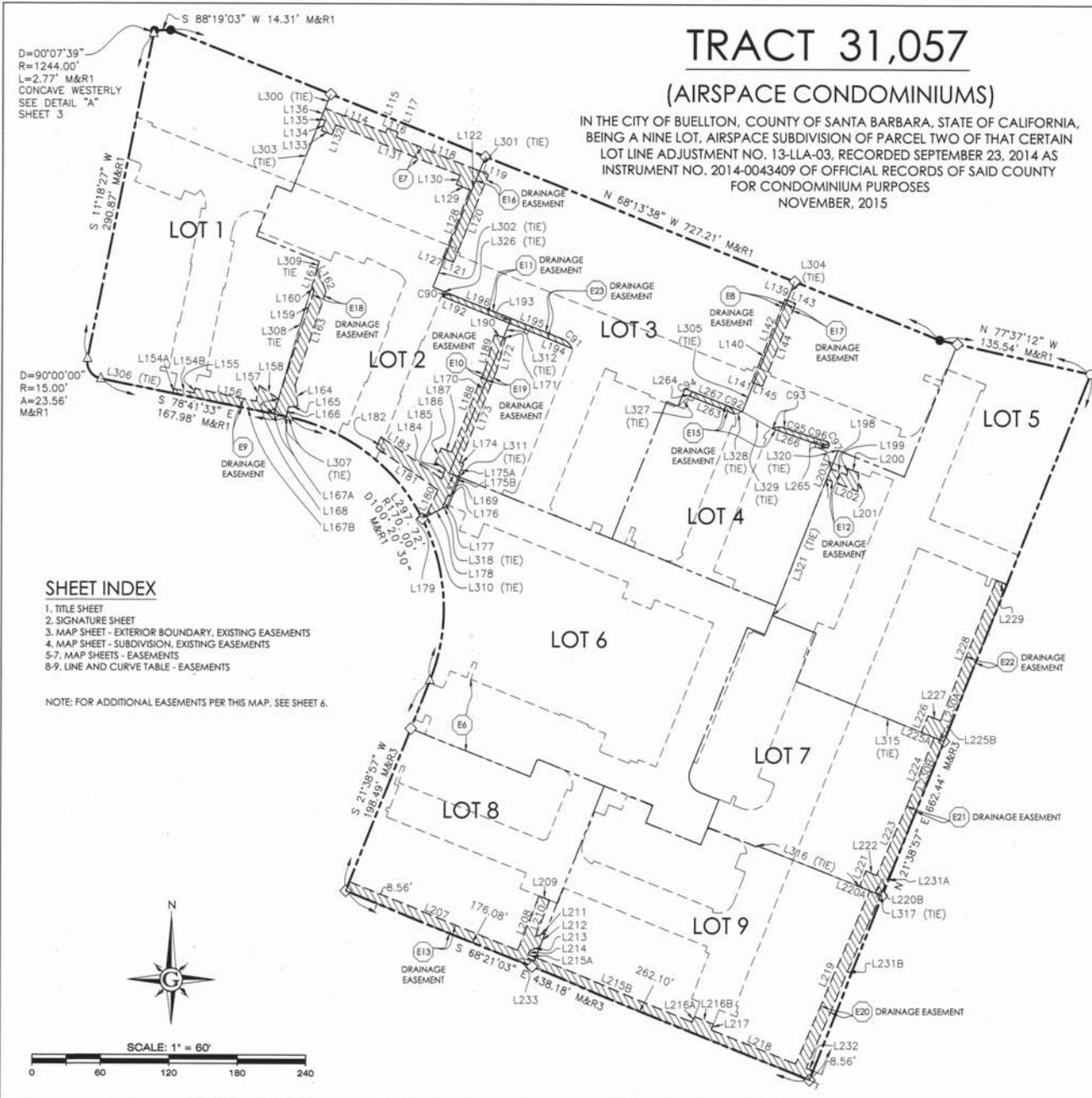
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SHEET 6 OF 9 SHEETS

TRACT 31,057

(AIRSPACE CONDOMINIUMS)

IN THE CITY OF BUELLTON, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA,
BEING A NINE LOT, AIRSPACE SUBDIVISION OF PARCEL TWO OF THAT CERTAIN
LOT LINE ADJUSTMENT NO. 13-LLA-03, RECORDED SEPTEMBER 23, 2014 AS
INSTRUMENT NO. 2014-0043409 OF OFFICIAL RECORDS OF SAID COUNTY
FOR CONDOMINIUM PURPOSES
NOVEMBER, 2015



D=00°07'39"
R=1244.00'
L=2.77' M&R1
CONCAVE WESTERLY
SEE DETAIL "A"
SHEET 3

D=90°00'00"
R=15.00'
A=23.56'
M&R1

SHEET INDEX

1. TITLE SHEET
2. SIGNATURE SHEET
3. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
4. MAP SHEET - SUBDIVISION, EXISTING EASEMENTS
- 5-7. MAP SHEETS - EASEMENTS
- 8-9. LINE AND CURVE TABLE - EASEMENTS

NOTE: FOR ADDITIONAL EASEMENTS PER THIS MAP, SEE SHEET 6.

EASEMENTS

- E6 PUBLIC WATER AND SANITARY SEWER EASEMENT TO THE CITY OF BUELLTON PER THIS MAP.
PRIVATE RECIPROCAL INGRESS/EGRESS AND DRAINAGE EASEMENT TO BENEFIT LOTS 1-9 PER THIS MAP. SEE PREVIOUS SHEET AND LINE AND CURVE TABLE ON NEXT SHEET.
EASEMENT EXCLUDES BUILDING FOOTPRINTS AND BUILDING PILLARS.
- E7 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOTS 1 & 3. SEE LINE TABLE ON LAST SHEET.
- E8 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOT 4. SEE LINE TABLE ON LAST SHEET.
- E9 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOT 2. SEE LINE TABLE ON LAST SHEET.
- E10 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOTS 3-7. SEE LINE TABLE ON LAST SHEET.
- E11 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOTS 3, 4 & 5. SEE LINE AND CURVE TABLE ON LAST SHEET.
- E12 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOT 4. SEE LINE TABLE ON LAST SHEET.
- E13 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOTS 4, 5, 7 & 9. SEE LINE TABLE ON LAST SHEET.
- E15 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOTS 3 & 5. SEE LINE AND CURVE TABLE ON LAST SHEET.
- E16 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOTS 1 & 2. SEE LINE TABLE ON LAST SHEET.
- E17 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOT 3. SEE LINE TABLE ON LAST SHEET.
- E18 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOT 1. SEE LINE TABLE ON LAST SHEET.
- E19 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOT 2. SEE LINE TABLE ON LAST SHEET.
- E20 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOTS 4, 5 & 7. SEE LINE TABLE ON LAST SHEET.
- E21 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOTS 4 & 5. SEE LINE TABLE ON LAST SHEET.
- E22 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOT 4. SEE LINE TABLE ON LAST SHEET.
- E23 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOTS 4 & 5. SEE LINE AND CURVE TABLE ON LAST SHEET.

NOTE: E14 INTENTIONALLY OMITTED (COMBINED WITH E6).

LEGEND

- FOUND MONUMENT AS NOTED HEREON, PER R1
- NOTHING SET
- △ FOUND 1" I.D. PIPE WITH 1 1/2" ALUMINUM CAP MARKED "BOUNDARY MARKER PLS 8226" OR 1" COPPER PLUG MARKED "SURVEY PLS 8226" IN CONCRETE PER R1
- ◇ SET 18" LONG 1" I.D. PIPE WITH 1 1/2" ALUMINUM CAP MARKED "BOUNDARY MARKER PLS 8226" OR 1" COPPER PLUG MARKED "SURVEY PLS 8226" IN CONCRETE OR 1" DOMED SPIKE WITH 2" BRASS WASHER MARKED "PLS 8226 GROMATICI INC. SURVEY MARKER" IN ASPHALT
- EASEMENT
- - - EASEMENT TIE
- LOT LINES
- MEASURED BOUNDARY LINES, SUBJECT PARCEL, DISTINCTIVE BORDER

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SHEET 7 OF 9 SHEETS

TRACT 31,057

(AIRSPACE CONDOMINIUMS)

IN THE CITY OF BUELLTON, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA,
BEING A NINE LOT, AIRSPACE SUBDIVISION OF PARCEL TWO OF THAT CERTAIN
LOT LINE ADJUSTMENT NO. 13-LLA-03, RECORDED SEPTEMBER 23, 2014 AS
INSTRUMENT NO. 2014-0043409 OF OFFICIAL RECORDS OF SAID COUNTY
FOR CONDOMINIUM PURPOSES
NOVEMBER, 2015

E6	CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
	C1	16.13	16.93	60°07'39"
	C2	49.21	18.10	21°04'32"
	C3	14.99	23.56	90°02'37"
	C4	2.25	3.53	89°54'06"
	C5	2.50	3.93	90°00'00"
	C6	2.50	3.93	90°00'00"
	C7	2.50	3.93	90°00'00"
	C8	2.50	3.93	90°00'00"
	C9	14.50	13.45	53°09'25"
	C10	14.50	12.83	50°42'38"
	C11	170.00	39.76	13°23'59"
	C12	14.50	12.69	50°08'53"
	C13	613.00	28.62	2°40'29"
	C14	570.50	25.95	2°36'21"
	C15	2.50	4.00	91°42'48"
	C16	19.50	33.57	98°37'42"
	C17	1.50	2.36	90°00'00"
	C18	19.50	17.25	50°41'42"
	C19	2.50	3.93	90°00'00"
E6-EXCLUSION				
	C20	14.50	22.78	90°00'00"
	C21	14.50	19.51	77°05'40"
	C22	14.50	15.24	60°13'00"
E6-EXCLUSION				
	C23	2.50	3.93	90°00'00"
	C24	19.50	30.63	90°00'00"
	C25	15.00	23.56	90°00'00"
	C26	14.50	22.13	87°26'33"
	C27	613.00	28.62	2°40'29"
E6-EXCLUSION				
	C28	2.50	3.93	90°00'00"
	C29	2.50	3.93	90°00'00"
	C30	45.50	4.26	5°22'03"
	C31	14.50	17.61	69°34'03"
	C32	53.50	7.66	8°12'13"
	C33	14.50	22.78	90°00'00"
	C34	15.00	23.56	90°00'00"

E6	LINE	BEARING	DISTANCE
	L401	S 68°21'03" E	15.25
	L402	S 21°38'57" W	2.33
	L403	S 68°21'03" E	135.11
	L404	S 68°21'03" E	146.17
	L405	S 68°21'03" E	6.05
	L406	S 21°38'57" W	2.67
	L407	S 68°21'03" E	5.00
	L408	S 21°38'57" W	2.33
	L409	S 68°21'03" E	270.33
	L410	N 21°38'57" E	2.33
	L411	S 68°21'03" E	6.00
	L412	N 21°38'57" E	4.21
	L413	S 68°25'36" E	4.95
	L414	S 68°19'00" E	11.05
	L415	S 21°38'57" W	2.33
	L416	S 68°21'03" E	123.92
	L417	S 19°32'48" W	6.72
	L418	N 21°40'13" E	27.07
	L419	N 68°19'47" W	15.21
	L420	N 21°38'57" E	5.00
	L421	S 68°19'47" E	15.19
	L422	N 21°40'13" E	11.33
	L423	S 68°21'02" E	1.00
	L424	S 68°21'03" E	36.50
	L425	S 21°38'57" W	6.00
	L426	N 68°21'03" W	2.33
	L427	S 21°38'57" W	121.23
	L428	S 68°21'03" E	84.01
	L429	S 21°38'58" W	27.00
	L430	N 68°21'03" W	14.18
	L431	S 21°38'57" W	7.50
	L432	N 68°21'03" W	3.83
	L433	N 21°38'57" E	7.50
	L434	N 68°21'03" W	66.00
	L435	S 21°38'57" W	148.12
	L436	S 21°38'57" W	146.17
	L437	S 21°38'57" W	135.17
	L438	S 68°21'03" E	2.33
	L439	S 21°38'57" W	5.00
	L440	S 68°21'03" E	2.00
	L441	S 21°38'57" W	3.71
	L442	N 68°21'03" W	16.50
	L443	S 21°38'57" W	13.50
	L444	N 68°21'03" W	18.00
	L445	N 21°38'57" E	13.50
	L446	N 68°21'03" W	7.98
	L447	N 21°38'57" E	41.37
	L448	N 68°20'29" W	3.79
	L449	N 21°38'57" E	4.82
	L450	N 68°20'40" W	135.50
	L451	S 21°37'25" W	14.50
	L452	N 68°21'03" W	0.65

E6-(CON'T)	LINE	BEARING	DISTANCE
	L453	N 68°21'03" W	34.92
	L454	N 21°38'50" E	14.50
	L455	N 68°21'03" W	132.27
	L456	N 21°38'57" E	5.00
	L457	N 68°21'03" W	2.50
	L458	N 21°38'57" E	3.00
	L459	S 68°21'03" E	2.50
	L460	N 21°38'57" E	21.50
	L461	N 68°21'03" W	4.17
	L462	N 21°38'57" E	17.50
	L463	S 68°21'03" E	2.83
	L464	S 21°38'57" W	15.00
	L465	S 68°20'56" E	136.65
	L466	N 70°00'03" E	3.80
	L467	N 21°38'58" E	46.98
	L468	S 68°21'03" E	4.03
	L469	N 68°21'03" W	20.89
	L470	S 21°44'52" W	14.50
	L471	N 68°15'08" W	99.48
	L472	N 21°38'57" E	13.57
	L473	N 68°21'03" W	3.33
	L474	S 21°38'57" W	7.50
	L475	N 68°21'03" W	7.61
	L476	N 21°38'57" E	34.50
	L477	S 68°21'03" E	10.97
	L478	N 21°38'57" E	14.00
	L479	S 68°21'03" E	15.61
	L480	N 21°38'57" E	15.00
	L481	S 68°21'03" E	3.83
	L482	S 21°38'57" W	15.00
	L483	S 68°21'03" E	84.06
	L484	N 21°38'57" E	1.50
	L485	S 68°21'03" E	26.50
	L486	S 21°38'57" W	1.50
	L487	S 68°21'03" E	17.00
	L488	S 21°38'57" W	14.00
	L489	S 68°21'03" E	26.00
	L490	N 21°38'57" E	2.84
	L491	S 68°20'59" E	6.50
	L492	N 21°39'01" E	3.16
	L493	S 68°21'03" E	16.50
	L494	N 21°38'53" E	135.50
	L495	N 68°20'40" W	55.33
	L496	S 21°38'57" W	8.83
	L497	N 68°21'03" W	27.25
	L498	N 21°38'58" E	14.00
	L499	N 68°21'03" W	136.35
	L500	S 21°38'57" W	13.50
	L501	N 68°21'03" W	18.00
	L502	N 21°38'57" E	14.00
	L503	N 68°21'03" W	14.43
	L504	N 68°21'03" W	1.07

E6-(CON'T)	LINE	BEARING	DISTANCE
	L505	N 21°38'57" E	26.50
	L506	S 68°21'08" E	1.50
	L507	S 68°21'03" E	39.84
	L508	N 21°38'57" E	4.25
	L509	S 68°21'03" E	8.14
	L510	N 66°37'26" E	3.30
	L511	N 21°39'01" E	133.17
	L512	N 74°48'22" E	0.13
	L513	N 68°21'03" W	30.44
	L514	S 21°38'57" W	7.50
	L515	N 68°21'03" W	3.83
	L516	N 21°48'12" E	7.50
	L517	N 68°21'03" W	14.58
	L518	N 68°21'03" W	53.17
	L519	S 29°34'11" E	0.29
	L520	S 21°38'57" W	40.83
	L521	N 68°21'02" W	1.33
	L522	S 21°38'57" W	52.50
	L523	S 68°21'03" E	1.33
	L524	S 21°38'57" W	48.23
	L525	S 68°21'03" E	4.00
	L526	S 21°38'57" W	3.83
	L527	N 68°21'03" W	4.00
	L528	S 21°38'57" W	7.84
	L529	N 21°38'57" E	10.86
	L530	S 68°21'03" E	4.80
	L531	N 21°38'57" E	40.83
	L532	S 68°21'03" W	1.33
	L533	N 21°38'57" E	52.50
	L534	N 68°21'03" W	1.33
	L535	N 21°38'57" E	40.83
	L536	N 74°21'20" E	0.68
	L537	S 26°52'53" W	5.91
	L538	N 68°21'03" W	27.78
	L539	S 24°05'39" W	8.72
	L540	N 68°20'57" W	42.53
	L541	N 68°20'57" W	0.50
	L542	N 21°38'57" W	13.99
	L543	S 11°18'27" W	10.47
	L544	S 78°41'33" E	3.50
	L545	S 11°18'27" W	41.83
	L546	N 78°41'33" W	1.33
	L547	S 11°18'27" W	73.27
	L548	S 78°41'33" E	4.33
	L549	S 11°18'27" W	5.50
	L550	N 78°41'33" W	9.50
	L551	S 11°18'27" W	18.00
	L552	N 78°41'33" W	13.49
	L553	N 11°18'27" E	13.49
	L554	N 78°41'33" W	15.33
	L555	N 11°18'27" E	3.50
	L556	S 78°41'33" E	7.50

E6-(CON'T)	LINE	BEARING	DISTANCE
	L557	N 11°18'27" E	40.83
	L558	S 78°41'33" E	1.33
	L559	N 11°18'27" E	52.50
	L560	N 78°41'33" W	1.33
	L561	N 11°18'27" E	49.29
	L562	S 78°41'33" E	3.33
	L563	S 50°36'46" W	6.37
	L564	N 68°21'03" W	9.90
	L565	S 21°38'57" W	8.49
	L566	N 68°21'03" W	43.50
	L567	N 21°38'57" W	14.00
	L568	N 68°21'03" W	10.43
	L569	N 11°18'27" E	37.10
E6-EXCLUSION			
	L570	S 68°28'40" E	10.98
	L571	S 21°31'20" W	6.99
	L572	S 68°28'40" E	34.00
	L573	S 21°38'57" W	1.50
	L574	S 68°21'03" E	15.83
	L575	S 68°21'03" E	8.17
	L576	N 21°38'57" E	1.50
	L577	S 68°21'03" E	2.50
	L578	N 68°21'03" E	6.00
	L579	N 21°38'57" E	9.00
	L580	N 68°21'03" E	4.20
	L581	N 21°38'57" E	7.50
	L582	S 68°21'03" E	27.96
	L583	N 68°21'03" W	2.50
	L584	S 21°38'54" W	119.38
	L585	S 55°26'42" E	2.19
	L586	N 68°21'15" W	28.42
	L587	N 21°38'57" E	5.00
	L588	N 68°20'39" W	4.53
	L589	N 21°39'01" E	11.08
	L590	N 68°16'21" W	3.83
	L591	S 21°38'59" W	16.09
	L592	N 68°21'03" W	12.05
	L593	N 68°21'03" W	12.03
	L594	N 21°38'57" E	7.50
	L595	N 68°24'16" W	8.38
	L596	S 21°35'46" W	7.51
	L597	N 68°18'38" W	28.43
	L598	N 81°51'57" E	0.67
	L599	N 21°38'57" E	128.39
E6-EXCLUSION			
	L600	S 70°54'30" E	2.31
	L601	S 21°38'57" W	7.21
	L602	S 68°21'03" E	11.25
	L603	S 21°38'57" W	7.81
	L604	S 69°45'45" E	9.00
	L605	S 69°45'45" E	34.51
	L606	N 21°38'57" E	5.08

E6-EXCLUSION-(CON'T)	LINE	BEARING	DISTANCE
	L607	S 68°30'20" E	20.04
	L608	S 21°38'57" W	139.46
	L609	N 68°22'13" W	15.50
	L610	S 21°37'47" W	9.17
	L611	N 21°38'57" W	24.02
	L612	S 68°21'03" E	2.00
	L613	S 21°38'57" W	22.17
	L614	S 21°38'57" W	89.83
	L615	S 68°21'03" E	13.50
	L616	S 21°38'57" W	9.00
	L617	N 68°21'03" W	7.62
	L618	N 21°38'57" E	7.52
	L619	N 68°21'03" W	3.00
	L620	S 21°38'57" W	7.52
	L621	N 68°21'03" W	10.35
	L622	S 21°38'57" W	0.50
	L623	N 68°21'03" W	18.07
	L624	N 21°38'57" E	7.77
	L625	S 68°21'03" E	2.99
	L626	N 21°39'20" E	123.42
	L627	S 68°20'44" E	2.32
	L628	N 21°38'53" E	2.33
	L629	S 68°21'11" E	11.17
	L630	N 21°38'57" E	1.17
	L631	N 21°38'5	

TRACT 31,057

(AIRSPACE CONDOMINIUMS)

IN THE CITY OF BUELLTON, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA,
BEING A NINE LOT, AIRSPACE SUBDIVISION OF PARCEL TWO OF THAT CERTAIN
LOT LINE ADJUSTMENT NO. 13-LLA-03, RECORDED SEPTEMBER 23, 2014 AS
INSTRUMENT NO. 2014-0043409 OF OFFICIAL RECORDS OF SAID COUNTY
FOR CONDOMINIUM PURPOSES
NOVEMBER, 2015

E11			
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C90	14.50'	11.63'	45°57'42"
E15			
C92	14.50'	11.74'	46°23'32"
C93	14.50'	10.96'	43°17'40"
C94	2.50	3.89	89°08'58"
C95	613.00	28.62	2°40'29"
C96	587.00	10.91	1°03'55"
C97	2.50	4.11	94°10'01"
E23			
C91	14.50'	11.61'	45°51'37"

E7/E16		
LINE	BEARING	DISTANCE
L114	N 68°06'42" W	57.15'
L115	S 22°23'30" W	4.40'
L116	N 67°36'30" W	10.00'
L117	N 22°23'30" E	4.31'
L118	S 68°06'42" E	79.02'
L119	S 68°06'42" E	8.40'
L120	S 21°38'42" W	82.55'
L121	N 68°21'03" W	8.58'
L122	S 21°46'22" W	82.59'
L127	N 68°21'03" W	1.42'
L128	N 21°38'42" E	63.80'
L129	N 68°06'42" W	12.83'
L130	N 21°53'18" E	8.79'
L131	N 68°06'42" W	117.50'
L132	S 21°53'18" W	9.33'
L133	N 68°06'42" W	10.00'
L134	N 21°53'18" E	9.33'
L135	N 68°06'42" W	4.30'
L136	N 21°46'22" E	10.00'

E8/E17		
LINE	BEARING	DISTANCE
L139	S 68°21'03" E	2.09'
L140	S 21°46'22" W	78.33'
L141	N 68°21'03" W	1.92'
L142	N 21°38'57" E	78.33'
L143	S 68°21'03" E	7.91'
L144	S 21°38'57" W	78.33'
L145	N 68°21'03" W	8.08'

E9/E18		
LINE	BEARING	DISTANCE
L154A	N 11°18'27" E	4.01'
L154B	S 78°41'33" E	18.00'
L155	N 11°18'27" E	3.95'
L156	S 78°33'54" E	54.83'
L157	S 11°18'27" W	14.09'
L158	S 54°27'28" E	20.44'
L159	N 18°05'08" E	99.19'
L160	N 22°11'36" W	4.74'
L161	S 16°22'45" W	16.04'
L162	S 22°11'36" E	20.93'
L163	S 17°58'30" W	86.35'
L164	N 07°18'42" W	18.74'
L165	N 82°41'18" E	8.43'

E9/E18-(CONT.)		
LINE	BEARING	DISTANCE
L166	N 11°18'27" E	8.28'
L167A	N 78°41'33" W	11.23'
L167B	N 78°41'33" W	90.27'
L168	S 16°22'45" W	13.59'

E10/E19		
LINE	BEARING	DISTANCE
L169	N 68°21'03" W	8.52'
L170	N 21°38'57" E	127.65'
L171	N 74°31'10" W	1.88'
L172	S 15°28'50" W	30.72'
L173	S 21°45'35" W	85.05'
L174	S 75°09'37" E	3.54'
L175A	N 21°38'57" E	12.69'
L175B	N 21°38'57" E	18.53'
L176	N 68°32'38" W	2.35'
L177	S 24°32'57" W	12.65'
L178	S 62°35'13" W	10.70'
L179	N 65°27'03" W	3.41'
L180	N 24°32'57" E	21.61'
L181	N 55°32'07" W	65.51'
L182	N 21°38'57" E	10.26'
L183	S 55°32'07" E	65.24'
L184	N 17°35'56" E	9.33'
L185	N 56°46'39" W	10.33'
L186	N 21°38'57" E	13.57'
L187	S 68°24'37" E	9.85'
L188	N 21°45'35" E	79.01'
L189	N 15°28'50" E	30.17'
L190	S 74°31'10" E	8.12'

E11/E23		
LINE	BEARING	DISTANCE
L192	N 68°21'34" W	63.59'
L193	N 21°38'57" E	4.41'
L194	N 68°21'34" W	59.24'
L195	S 68°21'03" E	48.83'
L196	S 68°21'03" E	53.17'

E12		
LINE	BEARING	DISTANCE
L198	S 68°44'53" E	15.38'
L199	N 02°39'56" E	5.83'
L200	S 69°45'45" E	10.49'
L201	S 02°39'56" W	16.57'
L202	N 68°44'53" W	29.36'
L203	N 21°38'57" E	10.00'

E13/E20/E21/E22		
LINE	BEARING	DISTANCE
L207	S 68°21'03" E	159.08'
L208	N 21°38'57" E	50.44'
L209	S 68°21'03" E	10.00'
L210	S 21°38'57" W	33.48'
L211	N 69°57'22" E	9.37'
L212	S 21°38'57" W	13.39'
L213	S 69°57'22" W	9.37'
L214	S 21°38'57" W	3.57'
L215A	S 68°21'03" E	7.00'
L215B	S 68°21'03" E	147.93'
L216A	N 21°38'57" E	5.23'
L216B	S 68°21'03" E	18.00'
L217	S 21°38'57" W	5.23'
L218	S 68°21'03" E	79.77'
L219	N 23°21'36" E	162.68'
L220A	N 68°21'03" W	9.79'
L220B	S 68°21'03" E	10.00'
L221	N 21°40'24" E	14.94'
L222	S 66°38'24" E	10.22'
L223	N 23°21'36" E	68.04'
L224	N 21°24'55" E	63.52'
L225A	N 68°21'03" W	12.03'
L225B	N 68°21'00" W	9.34'
L226	N 21°52'42" E	15.55'
L227	S 68°35'05" E	11.91'
L228	N 21°24'55" E	132.52'
L229	S 68°21'03" E	9.95'
L230A	S 21°38'57" W	148.12'
L230B	S 21°38'57" W	94.37'
L231A	S 23°21'36" W	51.82'
L231B	S 23°21'36" W	162.67'
L232	S 68°21'03" E	6.40'
L233	N 21°38'57" E	8.56'

E15		
LINE	BEARING	DISTANCE
L263	S 68°21'03" E	42.67'
L264	S 21°38'57" W	2.00'
L265	S 21°38'57" W	2.39'
L266	N 70°56'11" W	51.92'
L267	S 68°21'03" E	29.70'

TIES		
LINE	BEARING	DISTANCE
L300	S 21°46'22" W	13.34'
L301	S 21°46'22" W	13.63'
L302	S 21°46'22" W	27.00'
L303	S 21°46'22" W	69.20'
L304	S 21°46'22" W	17.26'
L305	S 21°46'22" W	27.00'
L306	S 78°41'33" E	64.50'
L307	S 78°41'33" E	1.98'
L308	S 16°22'45" W	102.85'
L309	S 16°22'45" W	6.94'
L310	S 62°35'13" W	8.61'
L311	S 68°21'03" E	1.50'
L312	S 21°38'57" W	13.57'
L315	S 68°21'03" E	63.61'
L316	S 68°21'03" E	96.84'
L317	S 68°21'03" E	1.55'
L318	N 62°35'13" E	6.86'
L320	N 21°38'57" E	17.43'
L321	S 21°38'57" W	127.36'
L326	S 68°21'03" E	20.84'
L327	S 48°12'45" W	13.42'
L328	N 71°29'54" E	6.98'
L329	S 60°57'20" E	29.94'



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SHEET 9 OF 9 SHEETS

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: Planning Commission
By: Marc Bierdzinski, City Manager

Meeting Date: December 10, 2015

Subject: Ordinance No. 15-02 – “An Ordinance of the City Council of the City of Buellton, California, Revising Title 19 (Zoning) of the Buellton Municipal Code (15-ZOA-01) by Adding Regulations Regarding a Definition of a Fast Food Restaurant and Locational Restrictions for Fast Food Restaurants” (Introduction and First Reading - Continued from October 22, 2015)

BACKGROUND

The City Council directed staff and the Planning Commission to develop zoning restrictions for fast food restaurants in order to avoid and/or ameliorate certain negative impacts on community aesthetics resulting from an over-abundance of such establishments. The Planning Commission reviewed this item at two public meetings and ultimately agreed on a definition of “fast food restaurant” and locational restrictions for fast food restaurants. On August 6, 2015, the Planning Commission voted 4-0 vote to adopt Planning Commission Resolution No. 15-10 (Attachment 1), which recommended that the City Council adopt the proposed Zoning amendments included therein. The following was the Planning Commission’s proposed definition of “fast food restaurant”:

Fast food restaurant definition. A fast food restaurant is any establishment which dispenses food for consumption on or off the premises, and which may have two or more of the following characteristics: a limited menu, items prepared in advance or prepared or heated quickly, no table orders, and food served in disposable wrapping, containers, or bags.

Attachment 2 lists a variety of fast food restaurant definitions from other cities that the Planning Commission considered in its deliberations.

On September 10, 2015, the City Council requested that staff investigate and provide additional wording for the fast food restaurant definition. Staff, in turn, requested that City Council members provide the City Manager directly with any language that they wished to be considered at the next public meeting on this issue. Based on the September 10th City Council discussion, staff’s additional research, and the input received by the City Manager

from three Council Members, staff proposes the following definition of “fast food restaurant”:

Fast food restaurants are establishments that have all of the following characteristics: a menu consisting of items cooked or prepared in advance or prepared or heated quickly, no table orders, food served in disposable wrapping or containers, and a drive-through lane.

Any determination under, or interpretation of, this proposed zoning provision would be subject to the existing appeal procedures set forth in Municipal Code section 19.10.130, which governs the appeals of decisions by the planning director, zoning administrator, and Planning Commission. There is no need, therefore, for any additional provisions establishing Planning Commission review of proposed fast food restaurants.

Therefore, staff recommends revising the wording of sub-section C from:

C. Planning Commission determination. If the planning director or his or her designee determines that a restaurant or proposed restaurant located outside of the boundary described in subsection A is a fast food restaurant and is therefore prohibited, the operator of such restaurant may request the Planning Commission make an interpretation of whether the restaurant falls within the definition set forth in subsection B.

to:

C. Any determination or decision under, or interpretation of, this Section is subject to the appeal provisions set forth in Section 19.10.130.

The locational restriction area was developed based on the current location of fast food in the City, and the proximity of this area to Highway 101 and Highway 246 for ease of access for visitors and those passing through the City. The area was delineated after several public meetings with the Planning Commission and City Council. However, the City Council may still adjust the boundary as part of their recommended action.

The adoption of this ordinance is within the City’s constitutional police power authority. Article XI, section 7, of the California Constitution authorizes cities to enact and enforce regulations in order to protect the public’s health, safety, and welfare. Article XI, section 7, states: “A county or city may make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws.” This broad constitutional police power includes the authority to regulate land uses.

Here, the regulation of fast food restaurants is intended to protect the public’s health, safety, and welfare in at least two ways. First, many counties and cities have learned that fast-food restaurants, with their standardized architecture, color schemes, décor, and signage, can diminish a community’s visual quality and distinctive character. This ordinance ensures fast food restaurants will not proliferate throughout the City and diminish the aesthetics of the City in areas where fast food is not currently present. The City has a legitimate interest in maintaining the small-town ambiance of Buellton, and limiting fast food restaurants to an

area near the intersection of Highways 101 and 246 furthers this interest by limiting these uses to the highest traffic area of the City and prohibiting their proliferation into other areas. Cities across the county have adopted restrictions on fast food or “formula” restaurants, including complete bans, to preserve the aesthetics of their communities. Second, fast food restaurants in the City cater primarily to visitors to the area, and there is a need to provide better commercial retail options for residents of the City. This ordinance will ensure that fast food restaurants are located in an area that is appropriate in size and location to serve the needs of visitors, while preserving the remainder of the commercially zoned land in the City for uses that will primarily serve the needs of City residents. Furthermore, the ordinance is consistent with the General Plan policies LU-24 and LU-25 promoting the maintenance of existing visitor-serving commercial, and focusing new commercial development on uses that will primarily serve the needs of residents of the City. The proposed ordinance, therefore, falls within the City’s constitutional police power authority.

The October 20, 2015, comment letter from Susan Petrovich is included as Attachment 3.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. This ordinance continues in place the requirement that a fast food restaurant obtain a conditional use permit prior to opening in the Commercial Retail zone. This ordinance clarifies what uses qualify as “fast food” and limits the geographical area within the General Commercial zone where fast food may be located. Since further discretionary review will be required for new fast food restaurants, and since this ordinance makes only minor changes to the existing zoning regulations relating to fast food, there is no possibility that this ordinance may have a significant effect on the environment.

FISCAL IMPACT

No fiscal impacts are anticipated as a result of the proposed Zoning Ordinance Amendment.

RECOMMENDATION

Staff recommends that the City Council consider the introduction and first reading of Ordinance No. 15-02 – “An Ordinance of the City Council of the City of Buellton, California, Revising Title 19 (Zoning) of the Buellton Municipal Code (15-ZOA-01) by Adding Regulations Regarding a Definition of a Fast Food Restaurant and Locational Restrictions for Fast Food Restaurants” by title only and waive further reading.

ATTACHMENTS

Ordinance No. 15-02

Attachment 1 – Planning Commission Resolution No. 15-10

Attachment 2 – Definitions from Other Cities

Attachment 3 – October 20, 2015, Comment Letter from Ms. Susan Petrovich

ORDINANCE NO. 15-02

An Ordinance of the City Council of the City of Buellton, California, Revising Title 19 (Zoning) of the Buellton Municipal Code (15-ZOA-01) by Adding Regulations Regarding a Definition of a Fast Food Restaurant and Locational Restrictions for Fast Food Restaurants

THE CITY COUNCIL OF THE CITY OF BUELLTON DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Pursuant to City Council direction, and with consultation and recommendation from the Planning Commission, staff has developed a definition of a fast food restaurant and developed locational restrictions for fast food restaurants.

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

- A. Record.** Prior to rendering a decision on any aspect of the proposed zoning ordinance amendments, the City Council considered the following:
1. All public testimony, both written and oral, received in conjunction with the public hearings conducted by the Planning Commission on August 6, 2015 (“Planning Commission Public Hearing”).
 2. All oral, written and visual materials presented by City staff in conjunction with the Planning Commission Public Hearing.
 3. All public testimony, both written and oral, received in conjunction with those certain public hearings conducted by the City Council on September 10, 2015, and October 22, 2015 (“City Council Public Hearings”).
 4. All oral, written and visual materials presented by City staff in conjunction with the City Council Public Hearings.
 5. The following informational documents which, by this reference, are incorporated herein.
 - a. Those certain written reports submitted by City staff to the City Council dated September 10, 2015, and October 22, 2015 (the “Staff Reports”).

- b. The report and recommendation of the Planning Commission approved on August 6, 2015, and set forth in Planning Commission Resolution No. 15-10.

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

1. A notice was published in a legal section of a newspaper on August 27, 2015 (the “Public Notice”), a minimum of ten (10) days in advance of the City Council Public Hearing conducted on September 10, 2015.
2. The Public Notice was posted in three public locations on August 27, 2015, a minimum of 10 days in advance of the September 10, 2015, City Council Public Hearing.
3. The September 10, 2015, City Council Public hearing was left open and continued to October 22, 2015.

C. Environmental Clearance. This project is exempt from the California Environmental Quality Act (“CEQA”) under CEQA Guideline 15061(b)(3) because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. This ordinance continues in place the requirement that a fast food restaurant obtain a conditional use permit prior to opening in the Commercial Retail zone. This ordinance clarifies what uses qualify as “fast food” and limits the geographical area within the General Commercial zone where fast food may be located. Since further discretionary review will be required for new fast food restaurants, and since this ordinance makes only minor changes to the existing zoning regulations relating to fast food, there is no possibility that this ordinance may have a significant effect on the environment.

D. Consistency Declarations. Based on (i) the evidence presented in the Staff Reports (incorporated herein by reference), (ii) consultations with affected City Departments, and (iii) testimony and comments received in connection with the public hearing, the City Council does hereby declare as follows:

1. Zoning Ordinance Amendments.

a. **Findings:**

- i. The Amendment is in the interests of the general community welfare as it: (1) provides a definition of “fast food” restaurants, which have been identified as a concern by the Buellton community and City

Council, so that it is clear what restaurants are “fast food” and subject to the CUP requirement; (2) preserves the community aesthetic and visual quality, which can be compromised by an over-abundance of fast food restaurants and their standardized architecture, color schemes, décor, and signage; and (3) limits fast food restaurants, which are primarily visitor-serving uses, to an area of the City that is appropriate in size and location to maintain this sector of the City’s economy, while promoting the development of the remainder of the commercially-zoned land for uses that will primarily serve the residents of the City.

- ii. The Amendment is consistent with the General Plan, the requirements of state planning and zoning laws, and Title 19 of the Zoning Ordinance as it: (1) furthers General Plan policies LU-24, which encourages a wider range of new commercial retail options for the community, and LU-25, which aims to maintain the visitor-serving commercial in the City; (2) regulates the commercial use of land as authorized by Government Code section 65850 and all procedures for the adoption or amendment of zoning ordinances in Government Code sections 65853 - 65857 have been followed; and (3) furthers the intent of the General Commercial zone stated in Section 19.02.200(B) of the Buellton Municipal Code of providing a range of commercial retail shopping opportunities to the residents of Buellton.
- iii. The Amendment is consistent with good zoning and planning practices.

SECTION 3: Section 19.02.210 of the Buellton Municipal Code is hereby amended and Section 19.02.230 is hereby added to the Buellton Municipal Code, to be read, in words and figures, as follows (deletions in strikeout, additions in underline):

“Section 19.02.210 Commercial and industrial zone allowable land use and permit requirements

Land Use Type	CN	CR	CS	M	See Section
Restaurants, fast food	MUP	CUP	CUP		<u>19.02.230</u>

Section 19.02.230 Fast food restaurant locational restrictions

A. Locational Restrictions. Fast food restaurants, as defined in subsection B below, shall only be located in the City within the boundaries bolded in black below:



Fast food restaurants, as defined in subsection B, are prohibited outside this area.

B. Fast food restaurant definition. Fast food restaurants are establishments that have all of the following characteristics: a menu consisting of items cooked or prepared in advance or prepared or heated quickly, no table orders, food served in disposable wrapping or containers, and a drive-through lane.

C. Any determination or decision under, or interpretation of, this Section is subject to the appeal provisions set forth in Section 19.10.130.”

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

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

PASSED, APPROVED, AND ADOPTED this _____ day of January 2016.

Mayor

ATTEST:

Linda Reid
City Clerk

Planning Commission Resolution No. 15-10

A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Revise Title 19 (Zoning) of the Buellton Municipal Code (15-ZOA-01) By Adding Regulations Regarding a Definition of a Fast Food Restaurant and Locational Restrictions for Fast Food Restaurants, and Making Findings in Support Thereof

THE PLANNING COMMISSION OF THE CITY OF BUELLTON DOES HEREBY RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1: Pursuant to City Council direction, and with consultation with the Planning Commission, staff has developed a definition of a fast food restaurant and developed locational restrictions for fast food restaurants. Attached Exhibit A is the proposed wording of these regulations.

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

- A. Record.** Prior to rendering a decision on any aspect of the proposed zoning ordinance amendments, the Planning Commission considered the following:
1. All public testimony, both written and oral, received in conjunction with that certain public hearing conducted by the Planning Commission on August 6, 2015 (“Public Hearing”).
 2. All oral, written and visual materials presented by City staff in conjunction with the Public Hearing.
 3. The following informational documents which, by this reference, are incorporated herein.
 - a. That staff report submitted by the Planning Department dated August 6, 2015 (the “Staff Report”).
- B. Public Review.** On the basis of evidence hereinafter listed, all administrative procedures and public participation requirements prescribed in the Buellton Zoning Ordinance have been lawfully satisfied:
1. A notice was published in a newspaper on July 23, 2015 (the “Public Notice”), a minimum of ten (10) days in advance of the August 6, 2015, Public Hearing.

2. The Public Notice and Agenda for the Public Hearing was posted in three conspicuous public places on July 23, 2015, a minimum of 10 days before the August 6, 2015, Public Hearing.

C. **Environmental Clearance.** This project is exempt from the California Environmental Quality Act because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

D. **Consistency Declarations.** Based on (i) the evidence presented in the Staff Report (incorporated herein by reference), (ii) consultations with affected City Departments, and (iii) testimony and comments received in connection with the public hearing, the Planning Commission does hereby declare as follows:

1. **Zoning Ordinance Amendments.**

a. **Findings:**

- i. The Amendment is in the interests of the general community welfare as it promotes a closer planning review of fast food restaurants that have been identified as a concern by the Buellton community and City Council.
- ii. The Amendment is consistent with the General Plan, the requirements of state planning and zoning laws, and Title 19 of the Zoning Ordinance.
- iii. The Amendment is consistent with good zoning and planning practices.

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

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

PASSED, APPROVED, AND ADOPTED this 6th day of August 2015.

Lisa Figueroa, Chair

EXHIBIT A

Section 19.02.210 Commercial and industrial zone allowable land use and permit requirements

Land Use Type	CN	CR	CS	M	See Section
Restaurants, fast food	MUP	CUP	CUP		<u>19.02.230</u>

Section 19.02.230 Fast food restaurant locational restrictions

A. Locational Restrictions. Fast food restaurants, as defined in subsection B below, shall only be located in the following area of the City:



Fast food restaurants, as defined in subsection B, are prohibited outside this area. If necessary, an operator of a restaurant or proposed restaurant located outside this area may request the Planning Commission, pursuant to subsection C, to determine that such restaurant does not fall within the definition set forth in subsection B.

B. Fast food restaurant definition. A fast food restaurant is any establishment which dispenses food for consumption on or off the premises, and which may have two or more of the following characteristics: a limited menu, items prepared in advance or prepared or heated quickly, no table orders, and food served in disposable wrapping, containers, or bags.

C. Planning Commission determination. If the planning director or his or her designee determines that a restaurant or proposed restaurant located outside of the boundary described in subsection A is a fast food restaurant and is therefore prohibited, the operator of such restaurant may request the Planning Commission make an interpretation of whether the restaurant falls within the definition set forth in subsection B.

FAST FOOD RESTAURANT DEFINITIONS FROM OTHER CITIES

Santa Maria

Restaurant, fast-food. "Fast-food restaurant" means a place that is primarily designed and used for the sale of prepared foods to be consumed off the premises.

Cotati

Formula-Based Fast Food Restaurant. A national, regional, or local formula food service establishment that uses a Trademark, Logo, Service Mark or other mutually identifying name or symbol that is shared by 150 or more similar establishments within the United State, and which maintains a standardized array of merchandise, or standard service, décor, color scheme, business methods, architecture, layout, uniform apparel, signage or similar standardized feature; and is dedicated to food service where food is consumed on or off site and exhibits three or more of the following characteristics:

1. *Food is pre-made and wrapped before customers place orders;*
2. *Food is served with disposable tableware for on-site food consumption;*
3. *Food is ordered from a wall menu at a service counter;*
4. *Food is consumed on the premises is ordered while customers are standing;*
5. *Payment is made by customers before food is consumed; and*
6. *The service counter is closer to an entry/exit than is the seating/dining area.*

Seaside

Definition of "Restaurant, Fast Food"

A retail business that sells ready-to-consume food products for on or off-premise consumption and whose design or operation includes three or more of the following characteristics:

1. *Foods are usually served in paper, plastic or disposable containers;*
2. *Foods can be served directly to the consumer in a motor vehicle either by a carhop or by other means which eliminate the need for a customer to exit the motor vehicle;*
3. *The consumption of food within a motor vehicle parked upon the premises or at other facilities on the premises outside the restaurant building is allowed or encouraged;*
4. *The facilities for on-premises consumption of food are insufficient for the volume of food sold in the restaurant;*
5. *Table service is not provided; and/or*

6. *A restaurant that has as its principal business the sale of prepared and/or ready-to-eat food or beverage for consumption on or off the premises, and that is affiliated with three or more other restaurants with a similar name, trademark, trade name, trade style or type of food service, by commonality of ownership, control or contract arrangement, or which is advertised to give the appearance of affiliation.*

Los Angeles

Fast Food Restaurant. Any establishment which dispenses food for consumption on or off the premises, and which has the following characteristics: a limited menu, items prepared in advance or prepared or heated quickly, no table orders, and food served in disposable wrapping or containers.

Solvang

Restaurant, Formula: A restaurant devoted to the preparation and offering for sale of food and beverages for consumption either on or off the premises, which is required by contractual or other arrangements to offer any of the following: standardized menus, ingredients, food preparation, decor, uniforms or similar standardized features, and where there are five (5) or more similar locations nationwide. Notwithstanding the foregoing, a full service restaurant, where there are less than twenty five (25) locations nationwide does not meet the definition of a formula restaurant and "uniforms" do not include Northern European ethnic garb.

The Latest Illustrated Book of Development Definitions (2004)

An establishment where food and/or beverages are sold in a form ready for consumption, where all or significant part of the consumption takes place outside the confines of the restaurant, and where ordering and pickup of food may take place from an automobile.

Santa Barbara

Fast Food Restaurant. Any establishment whose principal business is the sale of foods, frozen desserts or beverages to the customer in a ready-to-consume state for consumption either within the restaurant building or for carry-out with consumption off the premises, and whose design or principal method of operation includes foods, frozen desserts, or beverages that are usually served in edible containers or in paper, plastic, or other disposable containers.

City of Arroyo Grande

An establishment whose principal business is one that offers quick food service primarily for take-out, which is accomplished through a limited menu of items already prepared and held for service, and that is characterized by high automobile accessibility, self-service, short stays by customers and having late or long hours of operation (e.g., open six a.m. to eleven p.m. or outside of those hours).

City of Alameda

Businesses that offer quick food service which is accomplished through a limited menu of items already prepared and held for service, or prepared, fried or griddled quickly. Orders are not generally taken at the customer's table, and food is generally served in disposable wrapping or containers.

City of Glendale

An establishment which is engaged primarily in the business of preparing food and purveying it on a self-serve or semi-self-serve basis, and with more than eight (8) seats. Customer orders and/or service may be by means of a walk-up counter or window designed to accommodate automobile traffic. Consumption may be either on or off the premises.

City of Irvine

An establishment whose principal business is the sale of prepared, "take-out" or rapidly pre-prepared food served in disposable packaging directly to the customer, for consumption either within the restaurant or off the premises.

City of Pacifica

An eating establishment whose primary use is the quick selling of food in ready-to-consume individual servings. Such food is typically served over-the-counter in pre-packaged disposable containers. Fast food restaurants have more than one seat per one hundred fifty (150') square feet gross leasable floor area.

October 20, 2015

Susan F. Petrovich
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VIA EMAIL TO CITY MANAGER@CITYOFBUELLTON.COM

Mayor Holly Sierra
Buellton City Council
City of Buellton
107 West Highway 246
Buellton, CA 93427

RE: Proposed Ordinance No.15-02 Revising Title 19 by Adding Regulations
Regarding Fast Food Restaurants – October 22, 2015 City Council Hearing

Dear Mayor Sierra and Honorable Council Members:

Brownstein Hyatt Farber Schreck represents Dr. Jim Buell, owner of two parcels of undeveloped real property on McMurray Road, commonly known as APN 137-170-059, - 060. On Dr. Buell’s behalf, we urge the City not to adopt this ordinance for the reasons stated below.

Dr. Buell, a direct descendant of the family who founded Buellton, is a long-time local property owner. He also is the owner of two (2) of the three (3) remaining vacant, commercially zoned parcels that front on both Highway 101 and McMurray Road and are impacted by the proposed ordinance.

Introduction

As proposed, the ordinance would impose an inclusionary overlay within the CR (General Commercial) zone. The result of the overlay is an exclusionary area, within which an otherwise permitted use – certain types of food service businesses – would be prohibited. These restaurants would be allowed within the overlay area. Nonsensically, the resulting exclusionary area includes the three (3) remaining vacant commercially zoned parcels lying along the Highway 101 frontage. The food service businesses being prohibited along this frontage are the types of business that best serve the traveling public because they offer quick food service that allows travelers to purchase a hot meal and get back on the road quickly to avoid unnecessarily prolonging their journey.

The breadth of the ordinance sweeps up a wide variety of food service businesses that already exist in Buellton and that afford generous tax revenue. The breadth of the ordinance is a major flaw in the ordinance that we discuss in more detail below.

The ordinance has other flaws as well. In its application, excluding from the overlay three vacant parcels that appropriately should be ***included*** in the overlay (two of the three parcels being owned by Dr. Buell) constitutes illegal spot zoning and discriminatory zoning. Two grounds for the ordinance have been stated, but one of those grounds – protection of the public health – has no evidentiary basis. The other ground – architectural concerns – could be served with Citywide architectural guidelines that would not be applied in a discriminatory manner. Applying unspecified and unadopted architectural standards to three parcels out of the entire commercial zone is discrimination.

The Ordinance Is Overly Broad and Allows for Discriminatory Treatment of Applicants for Restaurant Permits

The ordinance as proposed by the Planning Commission prohibits what it calls “fast food restaurants” outside the overlay area, defining “fast food restaurant” as “any establishment which dispenses food for consumption on or off the premises, and which may have two or more of the following characteristics: a limited menu, items prepared in advance or prepared or heated quickly, no table orders, and food served in disposable wrapping, containers or bags.”

This overly broad wording encompasses all manner of food service businesses. Based upon statements made on the record during the September 10, 2015 Council discussion of the ordinance, the ordinance objective is to curtail the sale of high calorie, high fat, and high salt foods. The resulting broad wording would apply to most restaurants of modest size because, right of the bat, they hit one of the criteria – the limited menu. That criterion alone would apply to most restaurants in Buellton. The remaining criterion, given that only one is needed to qualify the establishment as a “fast food restaurant,” would include hamburger and hot dog restaurants, Mexican restaurants, bakeries, pastry and cake shops, pizza restaurants, ice cream shops, candy shops, pancake houses, and coffee shops, just to name a few.

Staff now proposes that the definition be changed to read “establishments that have all of the following characteristics: a menu consisting of items prepared in advance or prepared or heated quickly, no table orders, food served in disposable wrapping or containers, and a drive-through lane. Food service establishments that meet this definition within hospitality or entertainment businesses, including hotels, movie theaters, and bowling alleys are not subject to this ordinance.”

The wording change narrows the scope of the ordinance but, in so doing, it makes it easier for a business to evade the application of the ordinance. By adding some table service or not having a drive-through – and not changing the type of food served -- the restaurant is no longer subject to the ordinance.

In an effort to avoid sweeping up “desirable” businesses, both versions of the ordinance allow the Planning Commission to “interpret” the ordinance in a manner that excludes a business from the prohibition. The ordinance provides no standards for such an exclusion and opens the door to abuse and discrimination. A wealthy or politically-connected applicant gets the exemption and applicant with no political muscle does not.

The Premise upon Which the Ordinance Rests – that Limiting Certain New Restaurants Will Improve Public Health -- Is Wrong

The latest staff report includes an Attachment 3 entitled, “The Use of Zoning To Restrict Fast Food Outlets: A Potential Strategy To Combat Obesity.” If this article was intended to provide a scientific basis for this ordinance, it is a complete embarrassment. It is written by a group of attorneys, not scientists. It includes absolutely no data upon which one could base a conclusion that there is any relationship between “fast food outlets” (the article defines “fast food” as “inexpensive food that is prepared and served quickly, often by drive-through service, and tends to be high in fat and low in nutritional value” – a definition that applies to a wide range of foods, including many that we have listed above) and obesity, and no data supporting the concept that zoning impacts over-eating and obesity. The article likens eating food to drinking alcohol and obesity to drunk driving, concluding that “zoning laws have provided a useful tool for reducing alcohol-related health problems” without providing any scientific basis for that outlandish statement.

The article provides no link between its proposed solution – regulation of behavior through zoning – and the problem of obesity, relying on terminology such as: “suggest that,” “more likely to,” “it is estimated that,” and “may contribute” and admits (see P.9) that “there are insufficient data to state definitively the cause of the recent obesity epidemic.” Yet, the article proposes to re-engineer cities and to deprive property owners of equal opportunity under zoning based upon conjecture.

The legal analysis is equally poor. We urge you and the Council not to be lured into adopting this ordinance under the guise of public health. We ask you to reject the unsupported premise that zoning can be used to force people into making “desirable” food decisions, particularly people traveling along Highway 101 who want to reach their chosen destinations more quickly.

The attached article, entitled, “Diet and Obesity in Los Angeles County 2007-2012: Is there a Measurable Effect of the 2008 ‘Fast-Food Ban?’” IS the result of a scientific study and has been published in *Social Science & Medicine*. It concludes that the 2007 City of

Los Angeles ordinance, banning the permitting of new “fast food” restaurants was a complete failure and that obesity continued to rise in the affected community regardless of the ban.

One portion of the article is particularly useful to Buellton’s discussion of a potential new ordinance. On Page 6, the report states, “While that absence of substantial differential changes in South LA stands in sharp contrast to the heated policy debate surrounding the [ordinance], it should not come as a surprise. First, the target of the regulation (stand-alone fast-food restaurants) was unlikely to be an effective way to address disparities in the food environment or diets: Prior to the regulation, South Los Angeles had more small retail food stores, but not more (if anything fewer) large fast-food restaurants than wealthier areas of Los Angeles per capita. Consistent with the business structure, residents in South LA also had a higher consumption of discretionary calories from candy, cookies, and soda. This pattern has simply continued in new food retail permits since the regulation. . . . There is another reason why targeting free-standing fast food restaurants may not lead to changes in the diets of residents. Free-standing fast food restaurants tend to be located on major roads, primarily catering to customers who drive, or, as for drive-through windows, exclusively cater to drivers. In that case, neighborhood food environments may not be as strongly associated with dietary intake or obesity.”

The article concludes that: “[W]e find no evidence that [the ban on new fast food restaurants] resulted in improving the diet of residents or reduce [sic] obesity rates.”

The Other Stated Objective – Aesthetics – Isn’t Met by the Ordinance and Is Better Met through Architectural Guidelines

The proposed ordinance findings include a statement that the ordinance “preserves the community aesthetic and visual quality which can be compromised by an over-abundance of fast food restaurants and their standardized architecture, color schemes, décor, and signage.” The ordinance makes no effort to set architectural standards. Many communities have adopted such standards and have required even the most powerful food chains to comply. An ordinance that specifically addresses architectural style, color schemes, and signage could provide standards to ensure that the architecture in the City complies with the qualities that the City seeks to enforce. To prohibit a certain type of business on the assumption that it will violate unstated architectural norms is arbitrary and capricious. In this case, it is also hypocritical and discriminatory. Restaurants that fit either of the two propose definitions of “fast food restaurants” already exist within the City, many within shouting distance of Dr. Buell’s two parcels. The City has approved fast food restaurants for the brand new shopping center under construction a block from the Buell parcels.

If the City is protecting its residents' health and safety with this ordinance, why is it allowing any fast food restaurants at all? If the City doesn't believe it can impose architectural standards upon this type of restaurant, why has it approved this type of restaurants in its brand new shopping center?

Where, as here, there are fast food restaurants on neighboring similarly situated parcels, this ordinance affects the Buell parcels unequally and, as such, the ordinance constitutes a denial of equal protection.

There Is No Rational Relationship between the Proposed Ordinance and a Legitimate City Interest

As demonstrated for the Los Angeles ordinance banning fast food restaurants, the stated objective of protecting public health will not be realized for the City of Buellton. First, there is no evidence that zoning impacts eating habits. Second, the primary patrons of a fast food restaurant along a major highway corridor such as Highway 101 are travelers, not City residents. Even if there were a positive link between zoning and eating habits, it will be diluted in this instance by the traveling public.

More to the point, the City isn't banning all fast food restaurants. Rather, it is allowing fast food restaurants, just not on Dr. Buell's property. In short, it is eliminating the competition from two of three remaining vacant parcels that are most suited and best located to serve potential patrons of a restaurant that provides quick service and "to go" food. Eliminating competition and treating similarly situated properties in a manner that disadvantages one to the advantage of another is inappropriate use of the zoning power. As such, it is an abuse of discretion.

Conclusion

The proposed ordinance is subject to successful legal challenge and, for Dr. Buell, the challenge is worthwhile. His two valuable freeway-frontage properties are being singled out as two of the three vacant frontage parcels being denied the opportunity to be developed with a business that will provide highway travelers with a useful service. At the same time, the City is setting up an overlay area where these same businesses will be allowed.

The ordinance does not carry out a legitimate City objective. It also is discriminatory and spot zoning as applied to the Buell parcels.

Mayor Holly Sierra
Buellton City Council
October 20, 2015
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Dr. Buell will be compelled to bring a legal challenge to protect his investment and to right this potential wrong. We strongly urge you and the Council NOT to adopt this ordinance.

Sincerely,



Susan F. Petrovich

Enclosure: Social Science & Medicine report on fast food ban and obesity



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Diet and obesity in Los Angeles County 2007–2012: Is there a measurable effect of the 2008 “Fast-Food Ban”?

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ABSTRACT

We evaluate the impact of the “Los Angeles Fast-Food Ban”, a zoning regulation that has restricted opening/remodeling of standalone fast-food restaurants in South Los Angeles since 2008. Food retail permits issued after the ban are more often for small food/convenience stores and less often for larger restaurants not part of a chain in South Los Angeles compared to other areas; there are no significant differences in the share of new fast-food chain outlets, other chain restaurants, or large food markets. About 10% of food outlets are new since the regulation, but there is little evidence that the composition has changed differentially across areas. Data from the California Health Interview Survey show that fast-food consumption and overweight/obesity rates have increased from 2007 to 2011/2012 in all areas. The increase in the combined prevalence of overweight and obesity since the ban has been significantly larger in South Los Angeles than elsewhere. A positive development has been a drop in soft drink consumption since 2007, but that drop is of similar magnitude in all areas.

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1. Introduction

The obesity epidemic has spawned many attempts to change diets and increased the profile of non-medical approaches to prevention in health policy debates. In the U.S., policy initiatives to change food environments and availability of nutritionally less desirable foods have rarely succeeded politically or legally, the exception being policies limited to public schools. New York City’s regulation to limit the serving size of caloric soft drinks to no more than 16 ounces was struck down the day before it became effective. None of many proposals to levy new taxes on soft drinks or other types of junk food has been adopted in the U.S. However, such taxes have been implemented in other countries with health goals. The most recent country is Mexico, which added a 1 peso per liter tax on sugared beverages and an 8 percent tax on calorie dense snack foods starting January 2014, corresponding to 10% price increase for a 2 L drink.

The “Los Angeles Fast-Food Ban” is a rare exception in the U.S. and received international attention when passed in 2008. It is a unique policy that deserves an evaluation now that several years

have passed. The Los Angeles Fast-Food Ban was introduced as a draft ordinance in the Los Angeles City Council in 2007 and after an extended debate was passed unanimously in July 2008 ([Office of the City Clerk, City of Los Angeles, 2008](#)). It became effective on September 14, 2008, initially as a temporary ordinance, but the City Council made it a permanent amendment to the city’s General Plan in December 2010 ([Office of the City Clerk, City of Los Angeles, 2010](#)). Despite its nickname, the policy is a zoning regulation that restricts opening or expanding a “stand-alone fast-food restaurant” in Baldwin Hills, Leimert Park, and portions of South Los Angeles and Southeast Los Angeles; the paper refers to this area as South Los Angeles. Fast-food restaurants are defined as “any establishment which dispenses food for consumption on or off the premises, and which has the following characteristics: a limited menu, items prepared in advance or prepared or heated quickly, no table orders, and food served in disposable wrapping or containers” ([Office of the City Clerk, City of Los Angeles, 2010](#), pF-1). The regulation prevents new drive-through windows, new stand-alone fast food restaurants, or expanding floor space. It does not affect interior remodeling or exterior changes that do not increase the floor space. For example, a fast food restaurant that shares a building in a strip mall would not be subject to the regulation. The area subject to the rule has about 700,000 residents, which by itself would make it one of the 20 largest cities in the U.S. ([City of Los Angeles](#)). The council

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members who introduced the measure argued that the proliferation of fast-food outlets in their district “..creates serious public health problems through poor nutrition for children.”(Office of the City Clerk, City of Los Angeles, 2008, p1) While the Los Angeles Fast-Food Ban was not the first local regulation limiting fast-food outlets (a few small tourist locations implemented similar rules, but for aesthetic reasons), it was the first regulation presented by its proponents as a health measure and for a major area.

The rationale for the Fast-Food Ban put forward by its proponents parallels influential health policy statements, including the White House Task Force on Childhood Obesity, which attributes poor diets and high obesity rates in low-income neighborhoods to a lack of “convenient access to affordable and healthy food. Instead of supermarkets or grocery stores, these communities often have an abundance of fast-food restaurants and convenience stores” (White House Task Force on Childhood Obesity, 2010, p49). Research has documented disparities in food availability and some studies argue that neighborhood food environments causally affect diets (Larson et al., 2009). This provides a plausible mechanism of how the regulation could affect food consumption and possibly even obesity rates.

This paper analyzes whether the composition of new food outlets since the regulation differs between South Los Angeles and either the remainder of the city of Los Angeles or Los Angeles County and whether there are differential changes in diet behaviors and obesity over time. We analyze the first issue with the Los Angeles County Department of Public Health's database of food retail permits and the second with 2007–2012 cross-sectional surveys from the California Health Interview Survey.

2. Materials and methods

2.1. Food environments

The Los Angeles County Department of Public Health issues food permits and inspects all licensed food outlets (County of Los Angeles). The Department provided their permit/license database as of February 2013 in excel; duplicate permits and permits for food outlets under military veteran organizations were removed. The database collects addresses, issue date, permit types (restaurant, retail food market), and size. We analyze the type of permits issued after the Fast-Food Ban regulation became effective on September 14, 2008.

We distinguish 6 types of food permits:

- 1) Fast-food chains with 10 or more outlets in Los Angeles (these are the type of restaurants most likely to be subject to the regulation)
- 2) Other restaurant chains with 10 or more outlets (not fast-food and usually not satisfying some of the criteria about menu and food preparation)
- 3) Individual or small chain restaurants with seating up to 10 people
- 4) Individual or small chain restaurants with seating for more than 10 people
- 5) Small food stores (under 2000 sqft)
- 6) Large food stores (over 2000 sqft).

We used name searches to identify chains with 10 or more locations in Los Angeles County and manually classified them as “fast-food” if they predominantly serve hamburgers, pizza, tacos, sandwiches, fried chicken, etc. Restaurants in this group tend to satisfy the criteria of the regulation about stand-alone and limited menus, but not all do. Subway restaurants, for example, tend to be in shared buildings, not stand-alone restaurants, nor do they have

drive-through service.

About 30% of outlets belonging to chains that have more than 10 outlets do not fit into a “fast-food group” and we group them into “other chain restaurants”. This is a mixed group, including full-service restaurants (Denny's is the biggest with 88 outlets in Los Angeles County), coffee shops (Starbucks is the biggest in that category with 350 outlets), ice cream parlors (Baskin Robbins is the biggest with 116 outlets), but shares the feature that they would be unlikely to be affected by the fast-food ban. We separated the remaining restaurants by size (10 or fewer seats or more than 10 seats). A large number of the small restaurants (10 or fewer seats) sell baked goods, donuts, ice cream. Many are taco stands and we expect that the majority sells some type of “fast food”, but they would not satisfy the criterion of the regulation of being a “stand-alone fast-food restaurant”. The small stores are predominantly mini-marts, convenience stores (whether just food stores or part of a gas station) with a small set of specialty stores (e.g. meat markets). We use a two-sample test for proportions for a particular category between areas.

2.2. Diet and obesity

Diet and obesity measures come from the 2007, 2009, and 2011–2012 waves of the California Health Interview Survey (CHIS), a random-digit-dial telephone survey of California's non-institutionalized population (UCLA Center for Health Policy Research). We use the restricted files that identify a survey respondent's residential address. In the three waves, a total of 141,597 adults ages 18 years and older were interviewed. The sampling weights provided by CHIS account for unequal sampling probabilities and non-response. We exclude pregnant women (0.5%), respondents whose information was provided through a proxy interview (0.5%), and residents of areas defined as rural (1.7%).

The diet measures are the number of times per week the following items were consumed: fast-food, soft drinks (excluding diet), fruits (excluding juices), and vegetables (excluding fried potatoes). Body mass index (BMI) was calculated from self-reported height and weight and we classify respondents into “overweight or obese” (BMI ≥ 25.0) and “obese” (BMI ≥ 30.0), according to World Health Organization classifications for adults (World Health Organization).

The intervention group is respondents living in South Los Angeles, that is, the area targeted by the Fast-Food Ban ($n = 467$ in 2007, 483 in 2009, and 535 in 2011–2012). The comparison groups are either respondents living in other parts of the city of Los Angeles ($n = 3829$ in 2007, 2920 in 2009, and 3034 in 2011–2012) or living in other parts of Los Angeles County ($n = 11,591$ in 2007, 8377 in 2009, and 8252 in 2011–2012). We assess cross-sectional differences between areas and difference-in-differences (DID, whether secular changes in diet or obesity in South Los Angeles differ from secular changes in other areas).

Our main statistical analysis uses regression analysis to address potentially confounding variables at the individual and neighborhood level (including socio-demographic changes that may differ across areas): gender, age, race/ethnicity, household size, annual household income, education, and marital status at the individual level; population density, median household income, and proportion of non-Hispanic Whites of residential census tract from the 2010 Census as neighborhood-level covariates. In the regression, we include data from the intermediate 2009 wave and results are based on 1485 respondents in South Los Angeles, 28,220 respondents residing in other areas of Los Angeles County, and 9783 respondents residing in Los Angeles City but outside the intervention area.

Ordinary Least-Squares regression is used for a continuous

outcome variable (BMI), negative binomial regression for count variables (dietary intake frequencies), and logistic regression for dichotomous variables (overweight and obese status). We weight the regression using sampling weights provided in the data and use Eicker–Huber–White sandwich estimator to obtain heteroscedasticity-robust standard errors. The main coefficient of interest in the regression is the interaction between time since the regulation and area, but because it is hard to interpret except for OLS, we instead show the test statistics (either *z*- or *t*-values) as a test of significance.

2.3. Limitations

Measuring restaurants type over time is generally difficult as historic data are unavailable and commercial business listings like InfoUSA or Dunn and Bradstreet have limited accuracy (Liese et al., 2013; Liese et al., 2010; Powell et al., 2011). The LA County food licensing data, which is used for on-the-ground inspections, has good accuracy and captures time, but the database has its own idiosyncratic limitations. While it maintains historic license data, if a food outlet at a specific location changes ownership, only the latest owner is in the database. Our results therefore focus on the composition of new licenses and their share to total outlets. There is no database that would classify restaurants by type of food. Instead, we identified chains by names and classified them.

For the individual-level analysis, the biggest limitation is in sample sizes. While CHIS is the largest data set available to capture smaller geographic distinctions, there are only around 500 observations per wave among residents in South LA. The sample size constrains the effect sizes that are detectable with good statistical power. The standard error for several key variables (frequency of fast-food, obesity, soft drinks) is about 1/10 of the mean, although combining waves and multiple regression increases precision.

Diet questions of CHIS are limited; they probe for a small number of items, do not provide guidance on serving size, and have a recall period of one month (except for the fast-food consumption, which has a recall period of one week). The BMI measures are based on self-reported height/weight, which tend to be lower than objectively measured BMI (Gorber and Tremblay, 2009; Merrill and Richardson, 2009; Stommel and Schoenborn, 2009), although it allows comparisons over time (Gorber and Tremblay, 2009).

3. Results

3.1. New food outlets since the regulation

We show two comparisons. The first comparison in Fig. 1 shows how the composition of new food retail outlets (new food licenses issued by the Department of Public Health since the regulation) differs between South Los Angeles, other parts of the city of Los Angeles, and other parts of Los Angeles County. There are two major differences between South Los Angeles and other areas: In South LA, a new retail opening is most likely to be for a small food store, whereas in other areas, it is most likely for a larger independent restaurant. Using pairwise tests of proportions, these two categories show a highly statistically significant difference, while other categories are more similar and not statistically different. In particular, that means that the share of new restaurants belonging to a fast-food chain or of large grocery stores or of small restaurants are similar across areas. There were 17 new permits for outlets belonging to larger fast-food chains in South Los Angeles, and the share is slightly larger compared to the other areas (while not statistically significant). We checked them individually using images obtained from Google Street View, and none of them were stand-alone restaurants.

The second comparison (Fig. 2) presents the share of new food retail outlets relative to all operating outlets in that category as of February 2013. About 10% of the food outlets operating in Los Angeles County as of February 2013 received a food retail permit after the Fast-Food Ban regulation became effective on September 14, 2008. In all areas, the largest share of new relative to all operating outlets is for small restaurants, which is expected as small restaurants are also more likely to fail and go out of operation (the database do not allow classification of closed outlets). The shares differ slightly between areas, but there are no significant differences between South LA and other areas based on a chi-square test stratified by food outlet category. That suggests that the food environment is not changing differentially but rather that the composition of new retail outlets in Fig. 1 mirrors the existing food environment.

3.2. Diet and obesity

Table 1 shows weighted descriptive statistics for diet and body composition measures using the 2007 (pre-regulation) and the 2011–2012 (post-regulation) waves of the California Health Interview Survey. Before the regulation, as well as 3–4 years later, average BMI, obesity prevalence, and overweight/obese prevalence were higher in South Los Angeles than in other areas. Over time, average BMI and prevalence rates have increased in all areas. Moreover, the gap between South Los Angeles and other areas has widened, not narrowed. The last two columns show the results for a difference-in-differences analysis. A positive value indicates a larger increase from 2007 to 2011/12 in South Los Angeles than the increase from 2007 to 2011/12 in the comparison areas, which is true for all 3 measures and statistically significant for the combined overweight/obese category.

The second part of the panel shows the corresponding values for dietary measures. Fast-food and soft drink consumption is significantly higher in South Los Angeles (except for fast-food consumption in the 2007 wave in comparison with the other parts of Los Angeles County) and vegetable consumption significantly lower (except for in the 2007 wave in comparison with the other parts of Los Angeles County), with no major differences for fruit (except for in the 2007 wave in comparison with the other parts of Los Angeles City). Over time, fast-food consumption increased in all areas and the DID point estimate is again positive, indicating a larger increase in fast-food consumption in South Los Angeles over time than elsewhere, rather than a drop in consumption in South Los Angeles or at least a narrowing of the gap. However, that point estimate is small and statistically not significant, so it should be interpreted more as similar increases in all areas.

A positive development is the drop in soda consumption in all areas and the DID point estimate is even negative, indicating a larger drop in South Los Angeles and therefore a narrowing gap over time. But since it is statistically insignificant, we should interpret this as a drop in soda consumption that is similar in all areas. There are no significant DID estimates for fruit and vegetables and the sign is in the opposite direction.

3.3. Multiple regression results for diet and obesity

Table 2 presents the results of multiple regression analogous to DID approach, estimated through the interaction between survey year and the indicator of intervention group, on the dietary intake frequencies and BMI measures, using the combined data of the 2007–2011 waves and controlling for the covariates. Only the estimated regulation impact on the combined overweight/obese category was statistically significant, and the positive value of the

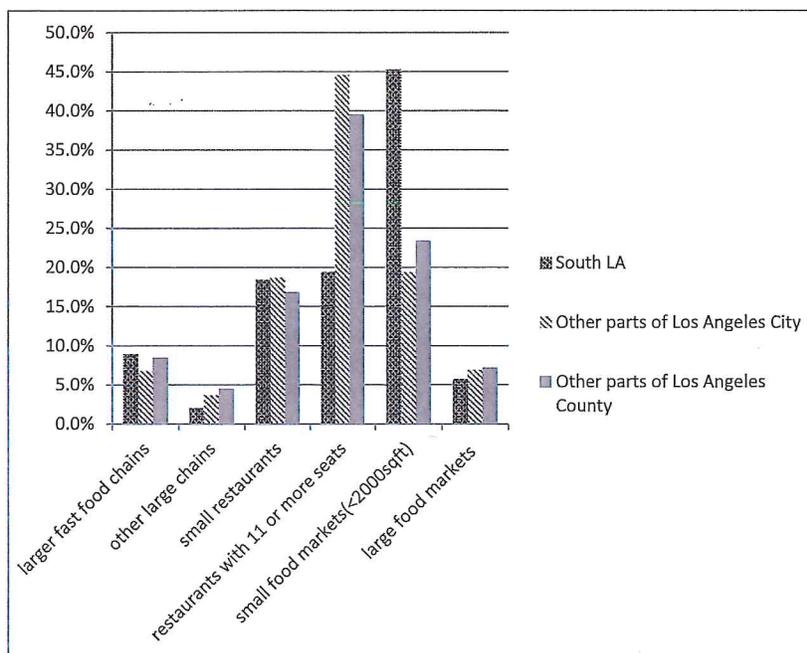


Fig. 1. Percentages of permit/license issued after the regulation to different types of food retail outlets in South Los Angeles, other parts of Los Angeles City, and other parts of Los Angeles County. The percentage represents the share of permit/license by types of food retail outlets among all types of food retail outlet permits/licenses issued on/after September 14, 2008 in each of the three areas of South Los Angeles, other parts of Los Angeles City, and other parts of Los Angeles County. Source: Authors' analysis of the permit/license database of food retail outlets obtained from the Los Angeles County Department of Public Health.

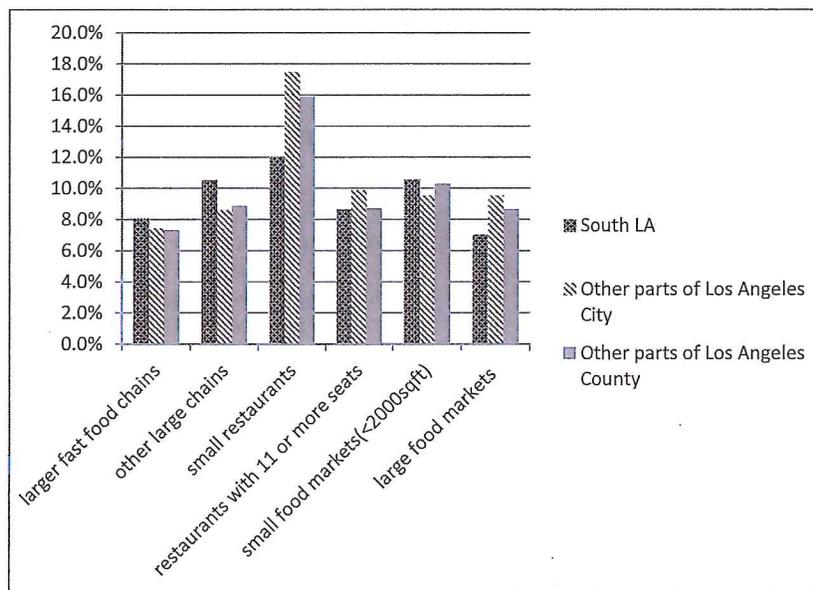


Fig. 2. Percentages of permit/license issued after the regulation among active food retail outlets by types in South Los Angeles. The percentage represents the share of permit/license by types of food retail outlets among existing food retail outlets as of February 2013 in each of the three areas of South Los Angeles, other parts of Los Angeles City, and other parts of Los Angeles County. Source: Authors' analysis of the permit/license database of food retail outlets obtained from the Los Angeles County Department of Public Health.

point estimate suggests a widening gap over time. This is the opposite direction of the intended effect of the regulation. None of the other estimated regulation impacts were statistically significant, either for dietary intake frequencies (fast-food, sugar-sweetened soft drinks, fruits, and vegetables) or other BMI measures (BMI and a BMI ≥ 30). Moreover, the point estimates (while not statistically significant) show a larger increase of fast-food

consumption among people living in the area targeted by the regulation.

4. Discussion

Despite a vigorous debate of policy interventions to change food environments, very few identifiable policies have been

Table 1Average food consumption frequencies and BMI measures by groups and survey waves, California Health Interview Survey, 2007 and 2011–2012.^a

Outcome	2007			2011–2012			Difference-in-differences ^b	
	South Los Angeles	Other parts of Los Angeles County ^c	Other parts of Los Angeles City ^d	South Los Angeles	Other parts of Los Angeles County ^c	Other parts of Los Angeles City ^d	Other parts of Los Angeles County ^c	Other parts of Los Angeles City ^d
<i>BMI measures</i>								
Mean body mass index	27.94	26.74 (2.79)	26.36 (3.53)	29.05	27.06 (5.68)	26.66 (6.43)	(1.43)	(1.41)
% Overweight or obese (BMI ≥ 25)	62.86	56.58 (1.63)	54.86 (1.99)	75.19	57.98 (5.15)	55.96 (5.42)	(2.37)	(2.33)
% Obese (BMI ≥ 30)	32.02	22.21 (3.01)	19.64 (3.70)	37.20	23.92 (4.37)	21.33 (4.95)	(0.60)	(0.53)
<i>Dietary intake frequencies</i>								
Fast food	1.85	1.56 (1.74)	1.39 (2.81)	2.21	1.71 (2.70)	1.56 (3.48)	(0.68)	(0.45)
Soft drinks	3.23	2.29 (2.78)	2.08 (3.48)	2.71	2.01 (2.48)	2.04 (2.15)	(-0.26)	(-0.87)
Fruits	7.13	7.90 (-1.69)	8.26 (-2.31)	7.69	7.69 (-0.00)	7.47 (0.34)	(1.00)	(1.67)
Vegetables	5.71	6.59 (-1.87)	6.74 (-2.09)	5.25	6.59 (-3.41)	6.66 (-3.43)	(-0.82)	(-0.69)
Number of observations	467	11,591	3829	535	8252	3034	20,845	7865

Source: Authors' analysis of the California Health Interview Survey data.

^a Percentages and means are weighted using CHIS sampling weights. Test statistic values for test of no difference with South Los Angeles are presented in parentheses, with a statistical significance at the level of 0.05 in bold fonts. The test statistic values are z-values for dietary intake frequencies (fast-food, sugar-sweetened soft drinks, fruits, and vegetables) and for BMI ≥ 25 and BMI ≥ 30, and t-value for BMI.

^b Test statistic values for test of no differential secular change in the outcome compared with South Los Angeles are presented in parentheses, with a statistical significance at the level of 0.05 in bold fonts. The test statistic values are z-values for dietary intake frequencies (fast-food, sugar-sweetened soft drinks, fruits, and vegetables) and for BMI ≥ 25 and BMI ≥ 30, and t-value for BMI.

^c The subsample includes residents of South Los Angeles and residents of the other parts of Los Angeles County.

^d The subsample includes residents of South Los Angeles and residents of the other parts of Los Angeles City.

implemented. The Los Angeles Fast-Food Ban was hailed by advocates (and castigated by opponents) as a landmark policy to change food environments when it became effective in 2008 and received international attention. This is the first study to examine the effect of the regulation in changing food environments, dietary intake, and weight status among residents.

Analyzing new food licenses issued by the Los Angeles County Department of Health, we found that environmental change is slow: About 10% of food outlets in South LA operating at the beginning of 2013 opened after the 2008 regulation, roughly similar in all areas, which corresponds to an annual rate of slightly over 2%. That means that policies should not be expected to have a substantial impact in the short-run, although it could contribute to dietary changes over a longer horizon. We also found that the rate of new fast food chain restaurants is no different in South LA than other areas of LA, mainly because the new fast food restaurants in South LA were not “free-standing”, but in shared space. When comparing the share of new food retail permits, the main difference is that the largest group in South LA are small food stores, whereas in other areas it is larger restaurants. Among the 190 new licenses in South Los Angeles, 86 (45%) are for food stores under 2000 sqft,

twice the share of other areas. Outside South LA, larger independent restaurants account for the largest share of new licenses. We classify the type of food, but there is little reason to believe that sit-down restaurants are any more conducive to healthy diets than fast food restaurants: Main entrées in family-style restaurants have significantly more energy, fat and saturated fat than in fast-food restaurants (Wu and Sturm, 2013).

Given the slow environmental change (about 2% of outlets change each year) and similar rates of new fast-food chain restaurants in all areas, we do not believe that changes in the food environment due to the regulation could have had a meaningful impact on dietary choices in South LA. It does not preclude the possibility that diets and obesity rates have changed for other reasons. Changes in local food environment are neither necessary nor sufficient for changes in diets and obesity and policies may impact health outcomes through other ways. The South Los Angeles Fast-Food Ban may have a symbolic value, changing community norms and attitudes about diets. This may in the long run accelerate business transformation and so a policy may achieve its goal more indirectly and through other pathways. Policies may also be a consequence — rather than a cause — of changing preferences.

Table 2

Multiple regression results of dietary intake frequencies and BMI measures between 2007 and 2012, California Health Interview Survey, 2007, 2009, and 2011–2012.

Outcome	Explanatory variable ^a	Los Angeles County (N = 29,704) ^b		Los Angeles City (N = 11,268) ^c	
		Test statistic value ^d		Test statistic value ^d	
BMI measures	BMI	Interaction	1.49	1.42	
	Overweight or obese (BMI ≥ 25)	Interaction	2.38	2.09	
	Obese (BMI ≥ 30)	Interaction	0.66	0.56	
Dietary intake frequencies	Fast-food	Interaction	1.02	1.16	
	Sugar-sweetened soft drinks	Interaction	-0.33	-0.97	
	Fruits	Interaction	0.56	1.34	
	Vegetables	Interaction	-1.03	-0.85	

Source: Authors' analysis of the California Health Interview Survey data.

^a The variable “interaction” is an interaction term between the indicator of residing in South Los Angeles (1 if yes; 0 otherwise) and the CHIS wave in a linear form centered at 2007 (2007 entered as 0, 2009 as 2, and 2010–2011 as 4). Individual- and census tract-level characteristics were controlled for, but are not presented here.

^b The subsample includes residents of South Los Angeles and residents of the other parts of Los Angeles County interviewed in 2007, 2009, or 2011–2012 wave.

^c The subsample includes residents of South Los Angeles and residents of the other parts of Los Angeles City interviewed in 2007, 2009, or 2011–2012 wave.

^d Test statistic values for the coefficient test are presented in parentheses, with a statistical significance at the level of 0.05 in bold fonts. The test statistic values are z-values for dietary intake frequencies (fast-food, sugar-sweetened soft drinks, fruits, and vegetables) and for BMI ≥ 25 and BMI ≥ 30, and t-value for BMI.

Advocates have claimed dramatic improvements in health since the adoption of the regulation: A 3 percentage point drop in obesity rates and a 2 percentage point drop in diabetes rates in South Los Angeles (Community Health Councils, 2013). The evidence for those claims is unclear, but such outcomes would require very large changes in diets. We therefore also investigated whether there are measurable differential changes in diets over time between residents in South LA versus other areas.

The analysis of the California Health Interview Survey does not show the large improvements in obesity or diet in South Los Angeles following the Fast-Food Ban that would be needed to reduce obesity and diabetes rates or reduce disparities. Obesity and overweight rates continue to increase in all study areas and the combined prevalence of overweight/obesity has increased significantly faster in South Los Angeles than elsewhere since the regulation. Overall, fast-food consumption appears to have increased as well, although there is no significant difference in the change between areas. One bright spot might be a decline in soft drink consumption, but as with fast food consumption, there is no differential change over time across areas.

While the absence of substantial differential changes in South LA stands in sharp contrast to the heated policy debate surrounding the regulation, it should not come as a surprise. First, the target of the regulation (stand-alone fast-food restaurants) was unlikely to be an effective way to address disparities in the food environment or diets: Prior to the regulation, South Los Angeles had more small retail stores, but not more (if anything fewer) large fast-food restaurants than wealthier areas of Los Angeles per capita (Sturm and Cohen, 2009). Consistent with the business structure, residents in South LA also had a higher consumption of discretionary calories from candy, cookies, and soda (Sturm and Cohen, 2009). This pattern has simply continued in new food retail permits since the regulation: Very small food stores account for about 45% of new food outlets in South LA since 2008, but for less than 25% in other areas.

There is a widespread belief that low-income or minority neighborhoods have an over-concentration of fast food chains. This belief was enshrined in the justification for the interim regulation that stated: "...whereas there is an overconcentration of fast food restaurants in the South Los Angeles region, as shown in recent reports including a Los Angeles Times report (September 2007) which found that 45% of the 900 restaurants in South LA are fast-food outlets with minimal seating, compared with 16% of 2200 restaurants in the west side of the city" (Office of the City Clerk, City of Los Angeles, 2008). Yet the original calculation counted any restaurants with seating for less than 10 as fast-food, regardless of the type of food produced. Virtually none of those small restaurants are affected by the regulation, which focuses on free-standing buildings with surface parking, multiple driveways, and drive-through windows. There was a complete disconnect between the justification and the policy. At that time of the regulation, there were actually fewer fast food chain restaurants (the type likely to be affected by the regulation) in South LA than elsewhere on a per capita basis (Sturm and Cohen, 2009). Instead, South LA had relative more small independent restaurants with limited seating. The majority is likely to offer some type of "fast food", but that is probably true for restaurants with more seating as well.

There is another reason why targeting free-standing fast food restaurants may not lead to changes in the diets of residents. Free-standing fast food restaurants tend to be located on major roads, primarily catering to customers who drive, or, as for drive-through windows, exclusively cater to drivers. In that case, neighborhood food environments may not be as strongly associated with dietary intake or obesity. This could also apply to other types of outlets that cater to drivers, such as large supermarkets. Indeed, several recent

studies have not replicated initial claims that supermarkets prevent obesity or that fast-food restaurants exacerbate it and instead find no association or have heavily qualified results, including specific analyses for California (An and Sturm, 2012; Boone-Heinonen et al., 2011; Hattori et al., 2013; Shier et al., 2012). The CARDIA longitudinal analysis found an association of fast-food restaurants with fast-food consumption only among low-income men (Boone-Heinonen et al., 2011). The absence of a substantively important link between diet and nearby outlets at the population level may be a reflection of a mobile society. A UK study observed the strongest and most significant environmental associations when adding commuting routes and work location, which is consistent with the notion that behaviors are best understood in the context of activity spaces (Burgoine et al., 2014).

5. Conclusions

The Los Angeles Fast-Food Ban has been a unique policy effort aimed at altering diet behavior and preventing obesity by changing food environments. However, we find no evidence that it resulted in improving the diet of residents or reduce obesity rates. This can be due to study and data limitation, but substantive reasons suggest a slow change in the food environment, failure of the regulation targeting the key differences in food environments, and possibly a limited association between neighborhood food outlets and diet.

Acknowledgments

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CITY OF BUELLTON
City Council Agenda Staff Report

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

To: The Honorable Mayor and City Council

From: Planning Commission
By: Marc Bierdzinski, City Manager

Meeting Date: December 10, 2015

Subject: Ordinance No. 15-03 – “An Ordinance of the City Council of the City of Buellton, California, Revising Title 19 (Zoning) of the Buellton Municipal Code (15-ZOA-03) by Adding Regulations Prohibiting Short-Term Lodging in Residential Zoning Districts” (Introduction and First Reading)

BACKGROUND

Both the Planning Commission and City Council determined earlier this year through the appeals process that the Buellton Municipal Code does not allow short-term lodging in residential zoning districts. Short-term lodging is the use of a lodging unit or dwelling for a period of 30 consecutive days or less.

Staff proposes an express prohibition of short-term lodging in the Municipal Code in order to avoid the burden and expense of future appeals. Ordinance No. 15-03 sets forth the proposed express prohibition of short-term lodging units in residential zones.

On November 5, 2015, the Planning Commission voted 4-0 to adopt Resolution No. 15-13 (Attachment 1), which recommends that the City Council adopt the proposed Zoning amendments relating to short-term vacation rentals.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

FISCAL IMPACT

No fiscal impacts are anticipated as a result of the proposed Zoning Ordinance Amendment.

RECOMMENDATION

Staff recommends that the City Council consider the introduction and first reading of Ordinance No. 15-03 – “An Ordinance of the City Council of the City of Buellton, California, Revising Title 19 (Zoning) of the Buellton Municipal Code (15-ZOA-03) by Adding Regulations Prohibiting Short-Term Lodging in Residential Zoning Districts” by title only and waive further reading.

ATTACHMENTS

Ordinance No. 15-03

Attachment 1 – Planning Commission Resolution No. 15-13

ORDINANCE NO. 15-03

**An Ordinance of the City Council of the City of Buellton,
California, Revising Title 19 (Zoning) of the Buellton
Municipal Code (15-ZOA-03) by Adding Regulations
Prohibiting Short-Term Lodging in Residential Zoning
Districts**

**THE CITY COUNCIL OF THE CITY OF BUELLTON DOES HEREBY ORDAIN
AS FOLLOWS:**

SECTION 1: The City Council finds that visitors and tourists who rent short-term lodging units can increase the demand for city services and create adverse impacts in residential zoning districts. Incidents involving excessive noise, disorderly conduct, vandalism, overcrowding, traffic and parking congestion, and accumulations of refuse can be linked directly to short-term lodging units. Such incidents require responses from law enforcement and other city services. The City Council finds, therefore, that short-term lodging in residential zoning districts presents a threat to the public welfare. The restrictions in this section are necessary to prevent the burden on city services and adverse impacts on residential neighborhoods posed by short-term lodgings.

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

- A. Record.** Prior to rendering a decision on any aspect of the proposed zoning ordinance amendments, the City Council considered the following:
1. All public testimony, both written and oral, received in conjunction with the public hearings conducted by the Planning Commission on November 5, 2015 (“Planning Commission Public Hearing”).
 2. All oral, written and visual materials presented by City staff in conjunction with the Planning Commission Public Hearing.
 3. All public testimony, both written and oral, received in conjunction with that certain public hearing conducted by the City Council on December 10, 2015 (“City Council Public Hearing”).
 4. All oral, written and visual materials presented by City staff in conjunction with the City Council Public Hearing.
 5. The following informational documents which, by this reference, are incorporated herein.

- a. That certain written report submitted to the City Council dated December 10, 2015 (the “Staff Report”).
- b. The report and recommendation of the Planning Commission approved on November 5, 2015, and set forth in Resolution No. 15-13.

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

1. A notice was published in a legal section of a newspaper on November 26, 2015 (the “Public Notice”), a minimum of ten (10) days in advance of the City Council Public Hearing conducted on December 10, 2015.
2. The Public Notice was posted in three public locations on November 25, 2015, a minimum of 10 days in advance of the City Council Public Hearing.

C. Environmental Clearance. This project is exempt from the California Environmental Quality Act because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

D. Consistency Declarations. Based on (i) the evidence presented in the Staff Report (incorporated herein by reference), (ii) consultations with affected City Departments, and (iii) testimony and comments received in connection with the public hearing, the City Council does hereby declare as follows:

1. Zoning Ordinance Amendments.

a. **Findings:**

- i. The Amendment is in the interests of the general community welfare in that visitors and tourists who rent short-term lodging units can increase the demand for city services and create adverse impacts in residential zoning districts. Incidents involving excessive noise, disorderly conduct, vandalism, overcrowding, traffic and parking congestion, and accumulations of refuse can be linked directly to short-term lodging units. Such incidents require responses from law enforcement and other city services. For these reasons, short-term lodging in

residential zoning districts presents a threat to the public welfare.

- ii. The Amendment is consistent with the General Plan, the requirements of state planning and zoning laws, and Title 19 of the Zoning Ordinance.
- iii. The Amendment is consistent with good zoning and planning practices.

SECTION 3: Section 19.02.110 of the Buellton Municipal Code is hereby amended and Section 19.02.150 is hereby added to the Buellton Municipal Code, to be read, in words and figures, as follows (deletions in ~~strikeout~~, additions in underline):

“Section 19.02.110 Residential zone allowable land use and permit requirements

Land Use Type	RS	RM	PRD	MHP	See Section
<u>Short-Term Lodging</u>					<u>19.02.150</u>

Section 19.02.150 Short-Term Lodging

A. The City Council finds that visitors and tourists who rent short-term lodging units in residential zoning districts can increase the demand for city services and law enforcement and create adverse impacts, including excessive noise, disorderly conduct, vandalism, overcrowding, traffic and parking congestion, and accumulations of refuse. The City Council finds, therefore, that short-term lodging in residential zoning districts presents a threat to the public welfare. The restrictions in this section are necessary to prevent the burden on city services and adverse impacts on residential neighborhoods that result from short-term lodgings.

B. Definitions

(1) “Lodging unit” means any structure, building, or dwelling or portion of any structure, building, or dwelling that is rented, leased, or subleased for occupancy, dwelling, lodging or sleeping purposes or overnight stays.

(2) “Short-term” means occupancy of a lodging unit for a period of 30 consecutive days or less.

C. Short-term lodging units are prohibited in all residential zoning districts.

D. Property owners, renters, lessees, subtenants, property managers, and people or entities in charge of a property are responsible for complying with this Section.”

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

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

PASSED, APPROVED, AND ADOPTED this _____ of January 2016.

Mayor

ATTEST:

Linda Reid
City Clerk

Planning Commission Resolution No. 15-13

A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Revise Title 19 (Zoning) of the Buellton Municipal Code (15-ZOA-03) By Adding Regulations Prohibiting Short-Term Lodging in Residential Zoning Districts

THE PLANNING COMMISSION OF THE CITY OF BUELLTON DOES HEREBY RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1: The Planning Commission finds that visitors and tourists who rent short-term lodging units can increase the demand for city services and create adverse impacts in residential zoning districts. Incidents involving excessive noise, disorderly conduct, vandalism, overcrowding, traffic and parking congestion, and accumulations of refuse can be linked directly to short-term lodging units. Such incidents require responses from law enforcement and other city services. The Planning Commission finds, therefore, that short-term lodging in residential zoning districts presents a threat to the public welfare. The restrictions in this section are necessary to prevent the burden on city services and adverse impacts on residential neighborhoods posed by short-term lodgings. Attached Exhibit A is the proposed wording of these regulations.

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

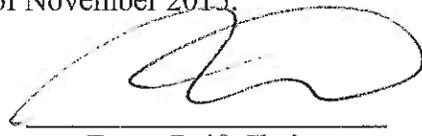
- A. Record.** Prior to rendering a decision on any aspect of the proposed zoning ordinance amendments, the Planning Commission considered the following:
1. All public testimony, both written and oral, received in conjunction with that certain public hearing conducted by the Planning Commission on November 5, 2015 (“Public Hearing”).
 2. All oral, written and visual materials presented by City staff in conjunction with the Public Hearing.
 3. The following informational documents which, by this reference, are incorporated herein.
 - a. That staff report submitted by the Planning Department dated November 5, 2015 (the “Staff Report”).
- B. Public Review.** On the basis of evidence hereinafter listed, all administrative procedures and public participation requirements prescribed in the Buellton Zoning Ordinance have been lawfully satisfied:

1. A notice was published in a newspaper on October 22, 2015 (the "Public Notice"), a minimum of ten (10) days in advance of the November 5, 2015, Public Hearing.
 2. The Public Notice and Agenda for the Public Hearing was posted in three conspicuous public places on October 22, 2015, a minimum of 10 days before the November 5, 2015, Public Hearing.
- C. Environmental Clearance.** This project is exempt from the California Environmental Quality Act because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.
- D. Consistency Declarations.** Based on (i) the evidence presented in the Staff Report (incorporated herein by reference), (ii) consultations with affected City Departments, and (iii) testimony and comments received in connection with the public hearing, the Planning Commission does hereby declare as follows:
1. **Zoning Ordinance Amendments.**
 - a. **Findings:**
 - i. The Amendment is in the interests of the general community welfare in that visitors and tourists who rent short-term lodging units can increase the demand for city services and create adverse impacts in residential zoning districts. Incidents involving excessive noise, disorderly conduct, vandalism, overcrowding, traffic and parking congestion, and accumulations of refuse can be linked directly to short-term lodging units. Such incidents require responses from law enforcement and other city services. For these reasons, short-term lodging in residential zoning districts presents a threat to the public welfare.
 - ii. The Amendment is consistent with the General Plan, the requirements of state planning and zoning laws, and Title 19 of the Zoning Ordinance.
 - iii. The Amendment is consistent with good zoning and planning practices.

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

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

PASSED, APPROVED, AND ADOPTED this 5th day of November 2015.



Foster Reif, Chair

Exhibit A – Draft Ordinance Wording

ATTEST:



Clare Barcelona, Planning Commission Secretary

EXHIBIT A

Section 19.02.110 Residential zone allowable land use and permit requirements

Land Use Type	RS	RM	PRD	MHP	See Section
Short-Term Lodging					19.02.150

Section 19.02.150 Short-Term Lodging

A. The City Council finds that visitors and tourists who rent short-term lodging units in residential zoning districts can increase the demand for city services and law enforcement and create adverse impacts, including excessive noise, disorderly conduct, vandalism, overcrowding, traffic and parking congestion, and accumulations of refuse. The City Council finds, therefore, that short-term lodging in residential zoning districts presents a threat to the public welfare. The restrictions in this section are necessary to prevent the burden on city services and adverse impacts on residential neighborhoods that result from short-term lodgings.

B. Definitions

(1) “Lodging unit” means any structure, building, or dwelling or portion of any structure, building, or dwelling that is rented, leased, or subleased for occupancy, dwelling, lodging or sleeping purposes or overnight stays.

(2) “Short-term” means occupancy of a lodging unit for a period of 30 consecutive days or less.

C. Short-term lodging units are prohibited in all residential zoning districts.

D. Property owners, renters, lessees, subtenants, property managers, and people or entities in charge of a property are responsible for complying with this Section.

CITY OF BUELLTON
City Council Agenda Staff Report

City Manager Review: MPB
Council Agenda Item No.: 10

To: The Honorable Mayor and City Council

From: Linda Reid, City Clerk

Meeting Date: December 10, 2015

Subject: Appointments to Boards, Commissions, and Committees

BACKGROUND

Following the reorganization of the City Council, it is appropriate for the Council to consider appointments to various boards, commissions, and committees. To assist in the consideration and possible action as to the appointments, staff has listed below the respective agency or body, has provided brief comments as to the purpose of said agency or body, and has provided additional comments as to an appointment. Copies of agency by-laws, membership rosters, and other information pertaining to the respective agency, board, body, committee, commission, or organization are not included with this staff report but are available for review. Attached, however, is a meeting schedule for the various boards, commissions, and committees on which Council Members may serve. (Note: As this staff report was written prior to the selection of a Mayor and a Vice Mayor, *all* members of the City Council will be referred to as “Council Member”).

A. Central Coast Water Authority (CCWA)

The Central Coast Water Authority was formed under the provisions of the State of California as a public entity to plan, develop, finance, design, construct, and manage certain extensions of the California Aqueduct of the State Water Project. The business of the Authority is conducted by a Board of Directors consisting of one Director appointed by each Member Agency. Each Director and an alternate Director shall be appointed or selected by the governing body of the respective Member Agency and may, but need not be, a member of the governing body of the Member Agency. The Board meets monthly on the fourth Thursday at 9:00 a.m. in Buellton.

Council Member Andrisek served as the City’s representative on the CCWA Board of Directors and Council Member Connolly served as the alternate representative. It would be appropriate for the Council to appoint two representatives for the up-coming year, with one appointee being an alternate representative.

B. County Library Advisory Committee

This Committee meets quarterly on the third Wednesday at 10:00 a.m. at a varied location to formulate and oversee policy regarding the operation of the Santa Barbara County Library system, which includes the Buellton Library.

Council Member Baumann served as the City's representative on the Committee and Council Member Sierra served as the alternate representative. It would be appropriate for the Council to appoint a City representative and an alternate representative to the Library Advisory Committee.

C. Santa Barbara County Association of Governments (SBCAG)

The Council of Governments, which serves Santa Barbara County, is responsible for review of OMB Circular A-95 federal grant applications, transportation planning and programming, annual allocation of Transportation Development Act funds, coordination of regional planning activities, distribution of U.S. Census data, and other duties as per a Joint Powers Agreement. The Board meets on the third Thursday of each month in Santa Barbara or Santa Maria. Membership includes the five County Supervisors and one representative from each of the incorporated cities in the County.

Council Member Sierra held this seat as the City's representative to the Santa Barbara County Association of Governments (SBCAG) and Council Member Andrisek is the alternate. It would be appropriate for the Council to appoint a City representative and an alternate to the Association of Governments Board.

D. Air Pollution Control District (APCD)

Assembly Bill 75, known as the Hauser Bill, required the addition of elected Mayors and/or City Council Members to the Air Pollution Control District Board of Directors. Senate Bill 113 was recently adopted that allows for alternates to serve on the Board. The responsibilities of the Board include setting policy for local clean air programs through the adoption and implementation of clean air plans, adopting locally developed rules and regulations to improve air quality, lobbying for effective laws relating to air pollution control, seeking innovative measures to provide air quality benefits, and other related duties.

Usually the City representative to the Santa Barbara County Association of Governments Board also serves as the City representative on the APCD Board of Directors, but this is not a legal requirement. Council Member Sierra held this seat as the City's APCD representative and Council Member Andrisek serves as the alternate representative. As SBCAG and APCD meet on the same date and location, it would be appropriate for the Council to appoint the City's SBCAG Board member to also serve on the APCD Board.

E. California Joint Powers Insurance Authority (CJPIA)

The California Joint Powers Insurance Authority is an agency created to provide programs to protect its members, their officers and employees, and property against unavoidable losses through purchase of insurance, self-insurance, and pooling of losses. The Authority is governed by a Board of Directors and an Executive Committee. The Board meets on an annual basis each July and also in special session on an as needed basis. Council Member Andrisek served as the City's representative at the annual Board meeting this past July. Council Member Connolly served as the CJPIA alternate.

Each member has a representative on the CJPIA Board of Directors. In the past, the City representative has been the Mayor or in his/her absence, the Vice Mayor. It would be appropriate for the Council to appoint a representative and an alternate to the CJPIA Board of Directors.

F. League of California Cities (LOCC) – Voting Delegate

Each year prior to the Annual Conference, the League formally requests the appointment of a City representative and an alternate to the League business meeting. It has been standard procedure for the Mayor to be the City's representative, if attending the conference, and for the Vice Mayor to be the City's alternate representative. It is recommended that the Council continue to follow this standard procedure.

G. Buellton Chamber of Commerce Board of Directors (Ex-Officio Member)

Currently a member of the City Council serves as an Ex-Officio Member on the Buellton Chamber of Commerce Board of Directors, which meets monthly on the first Tuesday at 1:00 p.m. in Buellton. The Council representative does not have voting power. Having a member on the Board allows the City to provide input as to Chamber programs and activities and to receive input from the Chamber Board as to City projects and programs.

Council Member Andrisek is currently the City's representative to the Chamber of Commerce Board of Directors (Ex-Officio Member), since 2015. It would be appropriate to appoint a Council Member to serve as the Council representative to the Chamber Board of Directors as an Ex-Officio Member. The Chamber Director has requested that the appointment to this position be for the duration of two (2) consecutive years.

H. Multi-Jurisdictional Solid Waste Task Group

The Multi-Jurisdictional Solid Waste Task Group is composed of elected officials representing the incorporated cities within the County, the County itself, and special districts. The purpose of the Task Group is to review recommendations from various sub-groups as to short and long-term disposal methods and alternatives, and to make decisions regarding the planning, implementation, and oversight of solid waste issues. The Task Group meets quarterly on the fourth Monday of the month at various locations in the County.

The City has two seats on the Task Group, held by Council Member Andrisek and Council Member Elovitz. It would be appropriate for the Council to appoint two representatives to the Multi-Jurisdictional Solid Waste Task Group.

I. Economic Development Task Force

The Economic Development Task Force was formed in accordance with the Business Retention and Expansion Program of the Economic Development Element of the City's General Plan. The Task Force is comprised of six members, those being the City Manager, two appointed City Council Members (currently Council Member Baumann and Council Member Elovitz), and two appointed members of the Buellton Business Association/Chamber of Commerce and Buellton Visitor's Bureau Board of Directors. The Task Force meets on an as needed basis.

It would be appropriate for the Council to appoint two Council Members to the Economic Development Task Force.

J. City/School District Joint Use Committee

The City/School District Joint Use Committee was created in June of 2001 through a Joint Facility Use Agreement to provide for joint cooperation regarding the utilization, construction of improvements, and maintenance of certain school district property and certain City property. The Committee meets on an as needed basis.

Currently, Council Member Connolly serves as the City elected representative. It would be appropriate for the Council to appoint a City elected representative to serve on the Committee. The Council may wish to consider an alternate elected representative, although it is not required under the terms of the Agreement.

K. Public Visioning Steering Committee

Currently, Council Members Andrisek and Elovitz serve as the City's representatives on the Public Visioning Steering Committee. Various other community stakeholders sit on this committee as well. It would be appropriate for the City Council to appoint up to two Council Members to sit on this Committee. The Committee meets on an as needed basis.

L. Central Coast Collaborative on Homelessness

This is a Policy Committee that will meet quarterly or more often if needed. It includes elected representatives from the County Board of Supervisors and the County's eight cities. There will be a rotating representative between the Cities of Buellton, Carpinteria, Guadalupe, and Solvang. Currently, Council Member Sierra sits on this committee. It would be appropriate for the City Council to appoint a representative to sit on this Committee.

M. Association of California Water Agencies/Joint Powers Insurance Authority

The City receives dental and vision benefits through the Association of California Water Agencies/Joint Powers Insurance Authority (ACWA/JPIA) and all member agencies must appoint a representative to sit on their Board of Directors. Currently, Council Member Andrisek sits on this committee. It would be appropriate for the City Council to appoint a representative to sit on this Committee.

FISCAL IMPACT

Funds are included in the City's fiscal year budget for travel and meeting expenses for City representatives to boards, commissions, and committees.

RECOMMENDATION

That the City Council consider appointments to various boards, commissions, and committees for calendar year 2016.

ATTACHMENT

Attachment 1 - Boards, Commissions, and Committees Meeting Schedule - 2016

2016 MEETING SCHEDULE Boards, Commissions, and Committees

Board, Commission or Committee	Date	Time	Location	Current Representatives
A. Central Coast Water Authority	4 th Thursday – Monthly	9:00 a.m.	Buellton	Andrisek Connolly
B. County Library Advisory Committee	3 rd Wednesday - Quarterly	10:00 a.m.	Location Rotates	Baumann Sierra
C. Santa Barbara County Association of Governments	3 rd Thursday - Monthly	8:30 a.m.	Rotates between Santa Maria and Santa Barbara	Sierra Andrisek
D. Air Pollution Control District	As Scheduled	1:00 p.m.	Rotates between Santa Maria and Santa Barbara	Sierra Andrisek
E. California Joint Powers Insurance Authority	Annual meeting in July	7:00 p.m.	La Palma	Andrisek Connolly
F. League of California Cities - Voting Delegate	LOCC Annual Conference - October		Long Beach October 5-7 2016	Sierra Andrisek
G. Buellton Chamber of Commerce Board of Directors	1 st Tuesday - Monthly	1:00 p.m.	Buellton	Andrisek
H. Multi-Jurisdictional Solid Waste Task Group	4 th Monday - Quarterly	9:00 a.m.	Varies	Andrisek Elovitz
I. Economic Development Task Force	Meets as needed		Buellton	Baumann Elovitz
J. City/School District Joint Use Committee	Meets as needed		Buellton	Connolly
K. Public Visioning Steering Committee	Meets as needed		Buellton	Andrisek Elovitz
L. Central Coast Collaborative on Homelessness	Meets Quarterly		TBD	Sierra
M. Association of California Water Agencies/Joint Powers Insurance Authority	As Scheduled		TBD	Andrisek

CITY OF BUELLTON
City Council Agenda Staff Report

City Manager Review: MPB
Council Agenda Item No.: 11

To: The Honorable Mayor and City Council

From: Rose Hess, Public Works Director

Meeting Date: December 10, 2015

Subject: Award of Contract for Water and Sewer Rate Study

BACKGROUND

In October 2015, the City solicited proposals from qualified Consultants to conduct a comprehensive Water and Sewer Rate Study to independently assess and evaluate the existing water and sewer rates and provide recommendations to adequately fund water and sewer utility operations and capital costs while minimizing rates to the greatest degree possible. The City has not had any formal rate study since 1996. However, base meter rates were reviewed in 2011 and increased incrementally over the past few years. The Request for Proposal is available on the City's Public Works Webpage.

It is critical for the City to maintain reasonable reserves in order to handle emergencies, fund working capital, maintain a good credit rating, and generally follow sound financial management practices. The rate increases shall be governed by the need to meet operating and capital costs, maintain adequate debt coverage, and build reserve funds. As such, the City's objectives for the rate study are as follows:

- A. Propose water and sewer rates that are fair and objective and reflect the cost of services.
- B. Propose water rates that encourage water conservation.
- C. Review and propose equitable water and sewer rates depending on customer class.
- D. Propose recycled water rates (based on the Recycled Water Feasibility Study) to capture capital and operational expenditures.
- E. Provide a comparison of current water and sewer system costs (operations, capital improvements, environmental resource management) against appropriate industry benchmarks.
- F. Identify those portions of water and sewer system revenues that fund water and sewer system costs.

- G. Recommend a baseline rate structure required to fund water and sewer system costs as well as adjustments to rates needed to fund other costs for a five-year period.
- H. Recommend rate increase structure to eliminate fund balance deficits within one year.
- I. Review the City's current water and sewer connection fees that would fund Capital Improvement Projects (CIPs) for new service locations and assess its suitability for cost recovery.

On November 25, 2015, staff received one proposal from Water Consultancy, Mr. Lynn Takaichi. Mr. Takaichi has over 41 years' experience in the water resource planning field and specifically in rates, financing and economic evaluations for utilities for public agencies and districts. In addition, he is familiar with and worked with other local agencies such as the Montecito Sanitary District and the Cities of Santa Barbara, San Luis Obispo, Paso Robles, Oxnard and Ventura.

The Scope of Work will include separate water rate analysis and sewer rate analysis (which includes assessments of each revenue requirement, system cost of service analysis, evaluation of alternative ratemaking concepts, and recommendation of rates), recycled water rate analysis, development and recommendation for capital facility fees (connection fees), reporting and public workshops/outreach, Proposition 218 noticing requirements, and preparation of computer model for the rate analysis. The Water Consultancy Proposal is provided in Attachment 1.

The Study has an aggressive proposed timeline in order for the new rates to be effective with the 2016/17 Fiscal Year. The formal schedule will be provided to Council after a kick-off meeting has been completed and dates coordinated.

FISCAL IMPACT

The Water and Sewer Rate Study has been budgeted for FY 15/16 and will be a shared cost between Water and Sewer Capital Funding Projects. The proposal cost is \$64,470.

RECOMMENDATION

Staff recommends that Council award the contract for the Water and Sewer Rate Study in the amount of \$64,470 to Water Consultancy and authorize the City Manager to execute that contract.

ATTACHMENT

Attachment 1– Water Consultancy Proposal

WATER CONSULTANCY
Proposal for Consulting Services

Water and Sewer Rate Study



City of Buellton

November 2015

Water Consultancy

3585 Maple Street, Suite 250
Ventura, CA 93003
805-404-1467

November 25, 2015

City of Buellton
Attn: Rose Hess, Public Works Director
107 West Highway 246
Buellton, CA 93427

Subject: Proposal for Consulting Services
Water and Sewer Rate Study

Dear Ms. Hess:

In response to the Request for Proposals, dated November 2015, Water Consultancy is pleased to submit to the City of Buellton (City) our proposal for professional services for the City's Water and Sewer Rate Study. Water Consultancy is committed to serve the City in this effort and is pleased to present our qualifications for your review and consideration.

Water Consultancy was formed in 2014 by Lynn Takaichi to provide personalized expertise in water resource planning and economic and financial evaluations. Having practiced at Kennedy/Jenks Consultants for over 41 years and serving as its Chairman for the past 20 years, Water Consultancy is currently providing consulting services in water resources planning, feasibility studies, economic and financial evaluations, water quality and treatment investigations, and regulatory compliance.

We believe that Water Consultancy can provide the following benefits to the City:

- Extensive experience in the preparation of utility rate studies, including those in Santa Barbara County.
- Extensive knowledge of water and wastewater utilities in Santa Barbara County.
- Personalized service to City staff.
- Commitment to be responsive from our office located in the City of Ventura.
- Dedication to meeting the City's schedule requirements and budget objectives.

We appreciate the opportunity to present our proposal and qualifications and look forward to discussing them further with you.

Very truly yours,

WATER CONSULTANCY



Lynn M. Takaichi
Principal

tabular spreadsheet analysis. These analytical documents will provide an effective means of communicating our work progress and obtain ongoing input from the City.

Scope of Services

Task 1 – General Project Tasks

Task 1.1 Project Goal and Objectives

To enhance project efficiency, the study will commence with a kickoff meeting with City staff prior to conducting the work. This meeting will serve two purposes. First, it will serve as a conventional kick-off meeting to facilitate the availability of appropriate data and establish departmental contacts. Second, and most importantly, it will be held to discuss and validate project goals, objectives, and desires of the study.

Task 1.2 Conduct Data Collection and Billing System Review

In this task, we will collect and review the relevant data necessary for the successful completion of this project. Water Consultancy will prepare and submit a comprehensive list of data required to conduct the study prior to the kickoff meeting. In addition, we will further review the City's utility billing system to assess the system capability and flexibility of accommodating alternative water and wastewater rate structures, as appropriate.

Task 2 – Water Rate Analysis

Task 2.1 Assess Revenue Requirements

In this task, Water Consultancy will perform a financial projection of the water utility based on the use of historical financial statements and the projection of future utility revenue and funding requirements. This task will be completed by performing the following subtasks: a) derive a historical performance of the utility based on audited financial statements, b) in close coordination with City staff, project annual increases in customer accounts and demands for the designated planning period, c) project the utility operation and maintenance expenses based on the projected level of utility services and new changes in water supply strategies, d) project the utility non-operating revenues and expenses including any inter-fund transfers and, e) review and incorporate the City's capital improvement program, new CIP components derived through this study, and any existing debt service obligations, f) examine the existing utility reserve funds and amounts and develop recommendation for appropriate reserve funds and targets, and g) based on the results of the preceding subtasks, prepare a financial projection that reflects annualized revenue sources and uses for the desired projection period. The financial projection will provide the basis for developing a time-phased plan for the City in which the amounts and timing of user charge revenue adjustments are defined. The plan will also establish the utilization of other sources of funds and financing to be employed to supplement user charge revenues and discuss the capital expansion-related expense requirements so that appropriate decisions can be made by the City.

Task 2.2 Conduct Water System Cost of Service Analysis

To support the development of new utility charges, we will perform a water cost of service evaluation in accordance with AWWA Guidelines (Manual M1) which allocates system costs to user classes by water use characteristics, determines the fairness and equity of rates charged to user classes, and derives unit costs useful in developing appropriate rates and charges. To accomplish the evaluation, we will: a) review the City's existing customer classes and contrast the rate structure with available water demand data to support an evaluation of existing rate structure adequacy, b) review water usage by user class and develop user class allocation factors to classify system investment and operating/non-operating costs to each user class, c) classify investments in water facilities and operating/non-operating expenses to base/peak demand, and customer related cost components and investment and expenses between fixed and variable components, and d) derive unit costs of service useful in developing an appropriate rate structure. The findings of the cost of service evaluation will explain the development of water rates which

are fair and equitable to each user class and will identify the costs of providing service to the different users of the City's water system.

Task 2.3 Evaluate Alternative Ratemaking Concepts

In this task, we will evaluate alternative ratemaking concepts which could be incorporated into the recommended water rates and rate structure. The alternatives and administrative issues to be evaluated will incorporate the study's ratemaking goals and objectives and ongoing discussion and direction from the City.

Task 2.4 Develop Recommended Water Rates

In this task, we will use the results from the preceding tasks to address ratemaking issues and summarize proposed rates that can be adopted by the City. The subtasks to be performed in this task are: 1) summarize the current rate and fee schedules, b) describe the current rate schedule, 3) survey the water rates of comparable water agencies, 4) Prepare a rate schedule consistent with the prior task findings that updates the current charge structure that are consistent with current laws/regulations and meet current City equity, community understanding, and are compatible with the City's policy goals.

Task 3 – Wastewater Rate Analysis

Task 3.1 Assess Revenue Requirements

In this task, Water Consultancy will perform a financial projection of the wastewater utility based on the use of historical financial statements and the projection of future utility revenue and funding requirements. This task will be completed by performing the following subtasks: a) derive a historical performance of the utility based on audited financial statements, b) in close coordination with City staff, project annual increases in customer accounts and demands for the designated planning period, c) project the utility operation and maintenance expenses based on the projected level of utility services, d) project the utility non-operating revenues and expenses including any inter-fund transfers, e) review and incorporate the City's capital improvement program and any existing debt service obligations, f) examine the existing utility reserve funds and amounts and develop recommendations for appropriate reserve funds and targets, and g) based on the results of the preceding subtasks, prepare a financial projection that reflects annualized revenue sources and uses for the desired projection period. The financial projection will provide the basis for developing a time-phased plan for the City in which the amounts and timing of user charge revenue adjustments are defined. The plan will also establish the utilization of other sources of funds and financing to be employed to supplement user charge revenues and discuss the capital expansion-related expense requirements so that appropriate decisions can be made by the City.

Task 3.2 Conduct Wastewater System Cost of Service Analysis

To support the development of new utility charges, we will perform a wastewater cost of service evaluation in accordance with SWRCB Guidelines which allocates system costs to user classes by wastewater characteristics, determines the fairness and equity of rates charged to user classes, and derives unit costs useful in developing appropriate wastewater rates and charges. To accomplish the evaluation, we will: a) review the City's existing customer classes and contrast the rate structure with available sewer flow and strength data to support an evaluation of existing rate structure adequacy, b) review water usage by user class and wastewater flow and strength data to develop return to sewer ratios based on a system mass balance, c) classify investments in wastewater facilities and operating/non-operating expenses to flow, strength, and customer related cost components and investment and expenses between fixed and variable components, d) develop user class allocation factors to classify system investment and operating/non-operating costs to each user class, and e) derive unit costs of service for volume, strength, and customer-based costs useful in developing an appropriate rate structure. The findings of the cost of service evaluation will explain the development of wastewater rates which are fair and equitable to each user class and will identify the costs of providing service to the different users of the City's wastewater system.

Task 3.3 Evaluate Alternative Ratemaking Concepts

Water Consultancy will evaluate alternative ratemaking concepts which could be incorporated into the recommended wastewater rates and rate structure. The alternative and administrative issues to be evaluated will incorporate the study's ratemaking goals and objectives and ongoing discussion and direction from the City.

Task 3.4 Develop Recommended Wastewater Rates

In this task, we will use the results from the preceding tasks to address ratemaking issues and summarize proposed rates that can be adopted by the City. The subtasks to be performed in this task are: 1) summarize the current rate and fee schedules, b) describe the current rate schedule, 3) survey the wastewater rates of comparable wastewater agencies, 4) Prepare a rate schedule consistent with the prior task findings that updates the current charge structure that are consistent with current laws/regulations and meet current City equity, community understanding, and are compatible with the City's policy goals.

Task 4 – Recycled Water Rate Analysis

The City is currently preparing a Recycled Water Feasibility Study. If implemented the City must develop equitable rates and charges based on the cost of service. Unlike the City's water and wastewater enterprises, the recycled water enterprise does not have an operating history. Accordingly, the rate analysis will be based on a proforma developed from the history of other recycled utilities, projections from the City's analysis, and operating history of the City's water and wastewater utilities.

Task 4.1 Assess Revenue Requirements

In this task, Water Consultancy will prepare a proforma for the recycled water enterprise. Based on revenue and expense forecasts for the enterprise, the revenue requirements will be projected over the designated planning period. Because some of the projected costs will affect the costs of the City's water and wastewater utilities, the financial models of those utilities will be utilized to adjust their recommended rates.

Task 4.2 Conduct Recycled Water Cost of Service Analysis

Based on the projected revenue requirements, the anticipated cost of service will be evaluated for the potential recycled water customer classes.

Task 4.3 Evaluate Alternative Ratemaking Concepts

In this task, Water Consultancy will evaluate alternative ratemaking concepts for the recycled water utility. Because consistency between the recycled water utility and the City's other utilities is desirable, it is anticipated that the rate structure will reflect the structure recommended for the City's other utilities.

Task 4.4 Develop Recommended Recycled Water Rates

In this task, we will use the results from the preceding tasks to address ratemaking issues and summarize recommended rates. The subtasks to be performed in this task are: 1) survey the recycled water rates of comparable agencies and 2) prepare a rate schedule consistent with the prior task findings that recommends a charge structure that are consistent with current laws/regulations and meet current City equity, community understanding, and are compatible with the City's policy goals.

Task 5 – Develop Recommended Capital Facility Fees – Water, Wastewater and Recycled Water

California Government Code Sections 60013, 66016, 66022 and 66023 are the primary statutes applicable to the development and recovery of "capacity charges: (historically known as connection fees). These sections of Government Code indicate that utility facility charges should reflect new development's impact on the cost of capacity in a utility system. It should be noted however, that the documentation and supporting nexus for deriving the level of charges is not limited to a single method, acknowledging the fact that individual communities have unique circumstances that would result in charges that are appropriate to, and representative of, those

circumstances. Courts have approved different charge structures and methods over the years such that there is variation in the approach and method. The City's Scope of Work and Water Consultancy's suggested subtasks to be performed in this task are as follows.

Task 5.1 Perform a Water, Wastewater and Recycled Water Capital Facility Fee Study to include the following:

- Evaluate water capital facility fees to recover costs associated with increased demand due to development.
- Evaluate wastewater capital facility fees to recover costs associated with increased demand due to development.
- Evaluate recycled water capital facility fees to recover costs associated with increased demand due to development.
- Review and assess the appropriateness of the City's current capital facility fees.
- Assess the existing but unused capacity of the City's local water and wastewater systems based on City provided planning reports and discussions with City staff.
- Identify utility assets, including existing but unused facilities and future CIP or expansion-related projects, to include in the valuation of facility fees. Develop the unit value of existing but unused system capacity.
- Recommend new or updated water, wastewater and recycled water capital facility fees for the recovery of expansion-related capital costs. Discuss alternative methods of assessing these charges to new development for new wastewater connections, including water meter size and EDU-based approaches.
- Evaluate the potential financial impacts on each user class. Incorporate the revenues derived from the updated impact fees into the utility financial models.

Task 6 – Review Other Service Charges

In addition to the rates and capital facility charges levied, the City has a variety of other service charges to provide customer support. In this task, Water Consultancy will review the City's current charges, discuss the costs associated with providing the service and recommended modifications, additions or deletions of these other service charges. Water Consultancy will comment on potential addition liabilities associated with its recommendations but is not offering legal advice. Accordingly, it is recommended that the City consult with its City Attorney for a more detailed evaluation of potential additional liabilities.

Task 7 – Combined Tasks

Since the project schedule reflected in the RFP suggest an earlier timeline for the draft rate analysis, we have assumed that the efforts of this task will be documented in a separate report from the Master Plan. This assumption is reflected in our scope below and associated project budget.

Task 7.1 Preliminary, Draft and Final Reports

Prepare and submit a spreadsheet analysis of findings and meet with the City to review rate and revenue assumptions. Prepare a Draft Report and submit a digital file in Word and Excel file formats for distribution within the City for review. Incorporate revisions as appropriate and prepare a Final Report of findings in Word and Excel file formats. A list of Frequently Asked Questions will be incorporated into the Draft and Final Reports. Provide 7 copies and one digital original of the Final Report to the City.

Task 7.2 Assistance with Proposition 218 Noticing Requirements

In this task, Water Consultancy will prepare the required Proposition 218 public hearing notices and associated public outreach materials. The City will provide copies and mailing services.

Task 7.3 Prepare Computer Spreadsheet Financial Models

In this task, we will prepare a computer spreadsheet model for each enterprise in Microsoft Excel for future updates and analysis by the City. We will hold a four-hour instructional meeting with up to three City staff members to explain the model and discuss the model's tabular linkage and input parameters to promote model maintenance and future updates.

Task 7.4 Meetings

Water Consultancy believes that key to successful execution of this important assignment is frequent and effective communication between the City and its consultant. Accordingly, our proposal includes the following meetings:

- Kickoff Meeting
- Working Meetings with City Staff as Necessary
- At Least 2 Meetings with the Rate Committee
- Attendance at 3 City Council Meetings (2 workshops and 1 public hearing)

In addition, we anticipate frequent conference calls to discuss City-provided data, financial assumptions, and current City policies.

Proposed Compensation

As requested, our cost proposal has been submitted in a separate envelope.

Proposed Schedule

Water Consultancy recognizes the significance and schedule requirements of the requested Water and Sewer Rate Study. Accordingly, we have proposed an aggressive schedule and are dedicated to meeting the schedule milestone of the plan. Because it will be essential to receiving City input into the development of the rate study, we propose to submit a series of draft spreadsheets to facilitate the City's review and comment. These spreadsheets will form the basis of the milestones presented below. Assuming a notice-to-proceed on January 13, 2015, we propose the following milestones and delivery dates:

<u>Milestone</u>	<u>Delivery Date</u>
Kickoff Meeting	December 11, 2015
Receive City Data	December 28, 2015
Draft Financial Condition Spreadsheets to City	January 18, 2016
Draft Financial Projection Spreadsheets to City	February 1, 2016
Meeting with Rate Committee	February 8, 2016
Draft Cost of Service Spreadsheets to City	February 15, 2016
Meeting with Rate Committee	February 22, 2016
Draft Recommended Rates Spreadsheets to City	February 29, 2016
City Council Workshop	March 10, 2016
Draft Report (Including Council Comments)	April 4, 2016
City Council Workshop	April 14, 2016
Public Outreach Materials	May 9, 2016
Final Report (Including Staff/Council Comments)	May 9, 2016
Public Hearing/Adoption	May 26, 2016
Proposition 218 Notices	May 26, 2015

Please note that the proposed schedule is dependent on the availability of information and background documents provided by the City, as well as expeditious review of submittals. Any delay in providing the necessary information or reviews may prolong the schedule accordingly.

Agreement

We have reviewed the City's agreement and other than the requirement for cross liability for automobile coverage which we would like to negotiate, the agreement is acceptable. Addenda No. 1 was received and attached.

Overview of Water Consultancy

Water Consultancy was formed in 2014 by Lynn Takaichi to provide personalized expertise in water resource planning and economic and financial evaluations. Having practiced at Kennedy/Jenks Consultants for over 41 years and serving as its Chairman for the past 20 years, Mr. Takaichi has developed recognized expertise in the water industry. Water Consultancy is currently providing consulting services in water resources planning, feasibility studies, economic and financial evaluations, water quality and treatment investigations, and regulatory compliance. We believe that Water Consultancy can provide the following benefits to the City of Buellton (City):

- Extensive experience in the preparation of utility rate studies, including those in Santa Barbara County.
- Extensive knowledge of water and wastewater utilities in Santa Barbara County.
- Personalized service to City staff.
- Commitment to be responsive from our office located in the City of Ventura.
- Dedication to meeting the City's schedule requirements and budget objectives.

Because Water Consultancy is a new firm, the related experience of Water Consultancy is generally the personal experience of Mr. Takaichi. With Water Consultancy, the City will know that it will be receiving personalized service from senior staff, as well as the highest level of financial planning expertise.

The primary point of contact is:

Lynn M. Takaichi
3585 Maple St. Suite 250
Ventura CA 93003
805-404-1467
lynntakaichi@water-consult.com

Relevant Project Experience

Water/Wastewater Rate Study, Connection Fees, and Financial Planning City of Santa Monica, California

To implement the City of Santa Monica's Sustainable Water Master Plan, Water Consultancy and its subconsultant, HDR Engineering, is developing a new water and wastewater financial model and preparing a comprehensive water and wastewater revenue plan, performing a cost of service analysis, developing and evaluating alternative water/wastewater rates, developing new water/wastewater facility charges, and recommending new fees and charges. The project included a facilitated workshop approach which was integrated with an external Task Force on the Environment, and an Advisory Committee of interested environmental non-profit agencies. Together, new water and wastewater rates and rate structures have been evaluated to support current and long-term water conservation, meet necessary financial reliability requirements, and conform to the City's broad sustainability goals and objectives.

Wastewater Rate Study Montecito Sanitary District, California

Water Consultancy is currently preparing a comprehensive wastewater rate study for the District. The project includes the assessment of the utility revenue requirements, development of a 3-year revenue plan, performance of a cost of service study, and development of new rate restructuring alternatives including new user classes. The recommended rates will be presented to the District's Board for final acceptance and adoption.

Net Zero Policy and Fee

City of Ventura, California

Water Consultancy is currently assisting the City of Ventura, called Ventura Water, with developing a Net Zero policy which would require new development to offset its new water demands, transfer water supplies to the City, or pay a Net Zero fee. Oversight of the policy development is being provided the City's Water Commission, The policy is intended to maintain Ventura Water's supply/demand balance and provide fairness to its ratepayers.

Facility Capacity Fees

Castaic Lake Water Agency, California

Lynn Takaichi, while at Kennedy/Jenks Consultants, served a member of the project team that developed the facility capacity fees for the Castaic Lake Water Agency. He served in this capacity for over 25 years. During this time, he assisted in obtaining the enabling legislation that allowed the levying of facility capacity fees, developed the capital improvement program to support the Agency's mission and objectives, prepared engineer's cost estimates for the program, performed cost allocations to new/existing users and designated water service areas, and participated in public outreach to the public and development community. Water Consultancy continues to provide technical support to the Agency during fee development.

Wheeling Rate Evaluation

San Geronio Pass Water Agency, California

Lynn Takaichi, while at Kennedy/Jenks Consultants, prepared an evaluation of a potential wheeling rate for other entities to convey water through the facilities of the San Geronio Pass Water Agency. The Agency is a State Water Project contractor and water wholesaler in the Beaumont/Banning area.

Funding and Financing Plan for Laguna Lake Dredging Project

City of San Luis Obispo, California

Water Consultancy is on a team led by MNS Engineers, which was recently selected to implement the Laguna Lake Dredging Project for the City of San Luis Obispo. Water Consultancy is responsible for developing a funding and financing plan to implement the initial dredging plan, identify a viable financing plan, and develop a source of ongoing revenue to support ongoing financing requirements.

Water and Wastewater Rate Study

City of El Paso de Robles, California

Water Consultancy and its subconsultant, HDR Engineering, performed financial consulting services related to a water and wastewater rate study and a Wastewater Facility Charge Study for the City of El Paso de Robles (City). The services included the development of a revenue plan, alternative financing mechanisms, evaluation of alternative ratemaking structures and concepts, and development of proposed rates and charges. The findings of the study were presented at numerous workshops with the public and the City Council. Subsequently, under Roger Null's direction, the City contracted with Water Consultancy to perform an update to both water and wastewater rates, as well as Water Facility Charges that previously prepared by others.

Water, Wastewater, and Storm Drain Rate and Revenue Plans

City of Manhattan Beach, California

Mr. Takaichi, while at Kennedy/Jenks, served on the project team that performed comprehensive financial evaluations of the City of Manhattan Beach's water, wastewater, and storm drains. The primary elements of these studies included development of a projected revenue under alternative capital funding strategies for each utility service; a cost of service analysis; the development of new conservation-oriented water and wastewater rate structures; an assessment of revenue shortfall risk associated with the alternative/recommended fixed and variable rates; assessment

of reclaimed water cost/revenue impact on the water fund; development of a new parcel and land use based storm drain charge; a monthly billing cycle analysis; development of fire service charges, installation fees, and capital facility charges; development of a fixed asset inventory; and the development of proposed water, wastewater, reclaimed water, and storm water rates. The project was conducted through an ongoing and interactive interdepartmental study program that included public workshops with the City Council. The results of the study were incorporated into the City's Official Statement for a bond issuance of \$4.6 million for facility improvements.

Water Rate Study and Revenue Plan City of Tracy, California

Lynn Takaichi, while at Kennedy/Jenks, served as the project manager for a water rate study and revenue plan for the City of Tracy's water utility with a primary focus of the development of water conservation oriented rates and the assessment of revenue impacts associated with mandatory water conservation. The study included the development of an inverted block rate structure that accommodated winter and summer seasonal rates based on the City's water use characteristics, the development of water conservation penalty surcharges and the assessment of a low income lifeline rate. The block rate structure targeted seasonal conservation goals to support the City's reduced surface water allocation and the subsequent need for a 25% reduction in water usage.

Water Rate and Revenue Plan City of Oxnard, California

Lynn Takaichi, while at Kennedy/Jenks, served as the project manager for the City of Oxnard's comprehensive evaluation of the City's water rates. The major elements of this evaluation included a review of existing revenues, expenses, and debt service; performance of a cost of service analysis; evaluation of rate making concepts; development of the commodity and fixed components of the proposed water rates; preparation of a survey of bills from comparable surrounding communities; and review of the City ordinances and municipal codes to effect the proposed changes. In addition, water capital facility charges (connection fees) were adjusted to reflect the necessary reimbursement for planned capital improvements. Public workshops were conducted with the City's Water Task Force and City Council as part of the approval process.

References

Montecito Sanitary District Diane Gabriel, General Manager 805-969-4200	City of Santa Monica Gil Borboa, Water Resources Manager 310-458-8230	Ventura Water Susan Rungren, Principal Engineer 805-652-4523
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Project Team

Lynn Takaichi will serve as the Principal Consultant to perform the City's water and sewer rate study. Mr. Takaichi will serve as the City's dedicated Project Manager. A comprehensive resume is attached at the end of this Proposal.

Lynn M Takaichi, P.E.

Principal

Education

- MS in Civil Engineering (Sanitary), University of California, Berkeley, 1972
- BS in Civil Engineering, University of California, Berkeley, 1971
- Special Study in Environmental Impact Assessment, University of California
- Study in City and Regional Planning, University of California
- Study in Water Resources Planning Civil Defense Preparedness Agency, Certificate of Achievement in Multi-Protection Design, University of Hawaii

Registrations

- Civil Engineer in California-RCE 24082

Memberships/Affiliations

- American Society of Civil Engineers
- American Water Works Association
- National Society of Professional Engineers
- Society of American Military Engineers
- Water Environment Federation
- National Association of Corrosion Engineers

Publications

- Levi Brekke, Milton D. Larsen, Mary Ausburn, and Lynn Takaichi. 2002. Suburban Water Demand Modeling Using Stepwise Regression. Journal – American Water Works Association, October 2002.

Professional Summary

After 41 years at Kennedy/Jenks Consultants, Mr. Takaichi started Water Consultancy in 2014. Mr. Takaichi has particular expertise in complex institutional arrangements and he works closely with specialized legal counsel, financial consultants, and water managers. His experience includes water agency formation, drafting of enabling legislation, negotiation of water and wastewater service agreements, development of annexation policies and agreements, and management of a wide variety of water programs.

Water and Wastewater Rate Studies

- North of the River Municipal Water District
- Seattle Public Utilities (Independent review of wholesale water rates 2008, 2011)
- Lakehaven Utility District
- City of Bellevue (wheeling rate)
- Coal Creek Utility District (2001-2003, 2005)
- Birch Bay Water & Sewer District (2002-2007)
- Klickitat County
- City of Oxnard (CA)
- City of Santa Monica (CA)
- City of Santa Barbara (CA)
- City of Tracy (CA)
- City of Chino (CA)
- City of Manhattan Beach (CA)
- Hi-Desert Water District (CA)
- City of Colton (CA)
- City of Redondo Beach (CA)
- City of Huntington Beach (CA)
- Ventura Regional Sanitation District (CA)
- Linda County Water District (CA)



REQUEST FOR PROPOSALS FOR: WATER AND SEWER RATE STUDY

ADDENDUM NO. 1

November 19, 2015

The following changes, additions and clarifications are hereby made part of the contract documents for the above referenced project and shall be taken into account in the preparation of all proposals and execution of all work. Work shall conform to the requirements of the original contract documents and addenda wherever they apply. All respondents shall acknowledge receipt of this addendum in their proposals. Failure to include this Addendum in the proposal will void the proposal.

1. What are the high priority concerns to be addressed in the study?

The high priority concerns that need to be addressed are: Eliminating the deficit in the reserve accounts for each fund, fully covering operational and maintenance costs in our aging infrastructure, funding capital improvement costs for our infrastructure, creating an equitable rate structure over various classification of uses and keeping the raised rates as minimal as possible to accomplish our goals.

2. Are there recent master plan documents available for review?

The City has a Wastewater Treatment Plant Master Plan and a Sewer System Management Plan. The Water System Master Plan and model is still under development.

3. When is the final Recycled Water Study to be completed?

It is anticipated that the Recycled Water Study may be available Spring 2016.

4. Can the City provide a history of billing information for each customer account that shows customer type, meter size, number of dwelling units for each account, water consumption for each bill, and the dollar amount of each bill for a 60 month period downloaded into an MS Excel file?

Yes, the City can provide historical customer billing information with this requested information.

5. Has past billing information been migrated into the new financial system and verified for accuracy?

Yes, Finance staff has been working with the new system the past several months. The migrated information has been verified and accurate.

6. Does the City maintain a fixed asset database of each utility system by line item that can be provided in MS Excel format?

The new financial system does have the fixed assets, but it has not been depreciated. The City also has a spreadsheet of assets up to conversion.

7. Does the City wish to consider developing and adopting new reserve and rate-setting policies with the rate study?

Yes, the City's demographics and customer base has grown and changed significantly since the last formal rate analysis. It is the intent that this study will review current reserve and setting policies and update to meet current needs.

8. Has the City prepared and adopted a Water Shortage Response Plan showing the expected reduction in consumption for each drought stage?

No, the City does not have a Water Shortage Response Plan.

9. Is the City experiencing public dissatisfaction with the current rate structure? Are there certain property types that feel they are disadvantaged?

The City currently does not have a public dissatisfaction with the current rate structure.

Respondent Acknowledgement:

November 25, 2015

DATE

SIGNATURE (print and sign)

Lynn M. Takaichi, Principal

TITLE

Water Consultancy

COMPANY