
Draft

**Initial Study/Mitigated Negative Declaration
for the
Buellton Hub
17-MND-03**

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



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

December 19, 2017

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: The Hub

Lead Agency: City of BuelltonContact Person: Marc BierdzinskiMailing Address: P.O. Box 1819Phone: 805-688-7474City: Buellton, CAZip: 93427County: Santa BarbaraProject Location: County: Santa BarbaraCity/Nearest Community: BuelltonCross Streets: Industrial WayZip Code: 93427Longitude/Latitude (degrees, minutes and seconds): 34 ° 36 ' 36 " N / 120 ° 12 ' 12 " W Total Acres: 17Assessor's Parcel No.: 099-690-048

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: SR 246, SR 101Waterways: Zaca Creek, santa Ynez RiverAirports: --Railways: --Schools: Jonata MS, Oak Valley

Document Type:

CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 Draft EIS Other: _____ Mit Neg Dec

Other: _____

 FONSI

Local Action Type:

 General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: Dev't Plan

Development Type:

 Residential: Units 54 Acres _____ Office: Sq.ft. _____

Acres _____

Employees _____

 Transportation: Type _____ Commercial: Sq.ft. _____

Acres _____

Employees _____

 Mining: Mineral _____ Industrial: Sq.ft. 74,742 Acres _____

Employees _____

 Power: Type _____ MW _____ Educational: _____ Waste Treatment: Type _____ MGD _____ Recreational: _____ Hazardous Waste: Type _____ Water Facilities: Type _____

MGD _____

 Other: _____

Project Issues Discussed in Document:

 Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Greenhouse Gas

Present Land Use/Zoning/General Plan Designation:

Vacant/M (Industrial)/M

Project Description: (please use a separate page if necessary)

Final Development Plan (16-FDP-06) and Tentative Tract Map (TTM 31061) for Airspace Condominium Purposes: 50 Apartment units and a community center in three buildings; 46,676 square feet of industrial space in 4 buildings; 28,066 square feet of office/business space in 2 buildings with 4 rooftop residential units; 316 parking spaces; dedicated open space with public trails; and restoration of Zaca Creek

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

- | | |
|---|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #5 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #3 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date December 19, 2017 Ending Date January 18, 2018

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Gavin Moores</u>
Address: _____	Address: <u>10 East Yanonali Street, STE 2B</u>
City/State/Zip: _____	City/State/Zip: <u>Santa Barbara, CA 93101</u>
Contact: _____	Phone: <u>805-692-4701</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 12/19/17

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



**PUBLIC NOTICE OF AVAILABILITY OF ENVIRONMENTAL DOCUMENT
DRAFT MITIGATED NEGATIVE DECLARATION
CITY OF BUELLTON**

Notice is hereby given that a draft Mitigated Negative Declaration has been prepared for the below described project in accordance with the provisions of the California Environmental Quality Act of 1970, as set forth in the Public Resources Code, Sections 21000 et. seq., as amended. As a result of the project, no significant environmental impacts have been identified.

1. Environmental Document No: 17-MND-03
2. Applicant: Gavin Moores, (applicant and Peter Hauber (owner))
3. Project Description:
 - A. Project Title: The Hub (BUE 17) (16-FDP-06 and TTM 31061)
 - B. Assessor's Parcel Number: 099-690-048
 - C. Location: southeast terminus of Industrial Way
 - D. Project Description:

The proposed project consists of a Final Development Plan (16-FDP-06) and Tentative Tract Map (TTM 31061) for Airspace Condominium Purposes for a mixed use project with the following uses:

- 50 Apartment units and a community center in three buildings. There is a mix of 1 and 2 bedroom units
- 46,676 square feet of industrial space in 4 buildings
- 28,066 square feet of office/business space in 2 buildings with 4 rooftop residential units
- 316 parking spaces
- Dedicated open space with public trails and paths
- Restoration of Zaca Creek

The draft Mitigated Negative Declaration and all referenced documents may be reviewed beginning on December 19, 2017 at the City of Buellton Planning Department, 107 W. Highway 246, Buellton, CA 93427, Phone No. (805) 688-7474, FAX No. (805) 686-1729; at the Buellton Public Library, 140 West Highway 246, Buellton, CA 93427; and on the City's website, www.cityofbuellton.com . Written comments on the draft Mitigated Negative Declaration will be accepted during the period from **December 19, 2017 through January 18, 2018**. Please submit comments on or before 5:00 p.m. on January 18, 2018, the close of the written public comment period. The project is scheduled for a Planning Commission **public hearing on January 18, 2018**.

Marc P. Bierdzinski, Planning Director
Newspaper Publish Date: December 14, 2017

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- Appendix A – Project Vicinity Map
- Appendix B – Project Plans
- Appendix C – Plant List
- Appendix D – Traffic Striping

INTRODUCTION

LEGAL AUTHORITY

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

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

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

IMPACT ANALYSIS AND SIGNIFICANCE CLASSIFICATION

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

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

INITIAL STUDY

PROJECT TITLE

Buellton Hub – APN 099-690-048
Final Development Plan (16-FDP-06), Tentative Map 31061, and Mitigated Negative Declaration (17-MND-03)

LEAD AGENCY and CONTACT PERSON

City of Buellton Planning Department
P.O. Box 1819
Buellton, CA 93427
Contact: Marc Bierdzinski, Planning Director, (805) 688-7474

PROJECT APPLICANT AND OWNER

Applicant:
Gavin Moores
10 E. Yanonali Stret, STE 2B
Santa Barbara, CA 93101

Owner:
Peter Hauber
2660 Janin Way
Solvang, CA 93463

PROJECT SITE CHARACTERISTICS

Location and Surrounding Land Uses: The 17.22-acre property is located east of Industrial Way and adjoining the Santa Ynez River to the south (Appendix A – Vicinity Map). The property consists of one parcel (Assessor’s Parcel Number 099-690-048). The property is currently vacant. An existing residential mobile home park in a MHP zone is located to the north. A golf course and single family residences exist to the east with a zoning of PRD-OS and PRD. Industrial uses are located to the west in an M zone. The Santa Ynez River located outside the City Limits is located to the south of the project site.

Existing General Plan Designation (Land Use Category) and Zoning: The proposed developed portion of the site has a General Plan designation of Industrial with a corresponding zoning of M (Industrial). The remaining portion of the site containing Zaca Creek and the floodplain of the Santa Ynez River has a General Plan designation of Open Space, Parks and Recreation, with a corresponding zoning of OS (Open Space)..

PROJECT DESCRIPTION

The proposed project consists of a Final Development Plan (16-FDP-06) and Tentative Map for Airspace Condominium Purposes (31061) for a mixed use project with the following uses:

- 50 Apartment units and a community center in three buildings. There is a mix of 1 and 2 bedroom units
- 46,676 square feet of industrial space in 4 buildings
- 28,066 square feet of office/business space in 2 buildings with 4 rooftop residential units
- 316 parking spaces
- Dedicated open space with public trails and paths
- Restoration of Zaca Creek

The project plans are included in Appendix B.

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

None.

REFERENCES

This Initial Study was prepared using the following information sources:

- Application Materials;
- Field Reconnaissance;
- Buellton General Plan;
- Buellton Municipal Code;
- Buellton Zoning Ordinance;
- General Plan EIR;
- December 2016 Air Quality Analysis from Rincon Consultants
- December 16, 2016 Soils Report. Geosolutions, Inc.
- Departmental and Public Agency Consultations
- Associated Transportation Engineers. *Traffic Impact Study*. July 18, 2017.
- State Water Resources Control Board. *Revenue Programs Guideline Appendix G*. 1998
- December 16, 2016, as Revised June 9, 2017, Biological Resources Memo from Dudek
- May 10, 2017, Biological Peer Review from Rincon Consultants
- July 20, 2017, comments from the Santa Ynez Band of Mission Indians as part of the AB52 consultation
- RRM Design Group. *Preliminary Hydrology and Flood Study Report*. June 9, 2017.

ENVIRONMENTAL DETERMINATION

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

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology / Soils
<input checked="" type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input checked="" type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Utilities / Service Systems	<input type="checkbox"/> Tribal Cultural Resources	<input checked="" type="checkbox"/> Greenhouse Gas Emiss.
<input checked="" type="checkbox"/> Mandatory Findings of Significance		

On the basis of this initial evaluation:

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

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

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

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

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

Marc P. Bierdzinski
Environmental Officer
City of Buellton

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

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

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

a., b. Scenic Vistas/Resources: No roadways in the project area are designated as state or local scenic highways. No scenic aspects are associated with the property and development of the project would not block any scenic vistas from other properties since it is an infill project located below the grade of surrounding properties. No impacts would result.

c. Visual Quality: Development of the project site would result in a new building, parking areas, habitat restoration, and landscaping that would replace a vacant parcel bounded on the north, east and west by existing development. The architecture of the proposed project is considered Agrarian as defined in the City’s Community Design Guidelines.

The proposed project intends to reduce the potential effects of a monolithic buildings through use of façade variation, material and plane changes, architectural details.

The impact is considered less than significant for the following reasons: 1) the project conforms to the design requirements of the Community Design Guidelines; and 2) this is an infill project within an area designated for industrial uses under the existing General Plan.

d. Light and Glare: The project site currently has no lighting or nighttime activity that is lighted. Current lighting sources surrounding the project site include sporadic lighting from adjacent residential and industrial uses. As part of the proposed project, outdoor downward directed lighting is proposed. The project includes a photometric lighting plan, which shows onsite fixtures and the intensity of lighting at the site boundaries. Implementation of the proposed project would result in additional lighting that could be visible from the nearby uses and habitat areas.

The project would be required to adhere to Zoning Ordinance requirements for dark sky compliant lighting. The project would include a variety of downward directed light poles, bollards, and wall-mounted fixtures. All specified lighting will be energy efficient, and parking lot lighting is shown to be decorative in nature. Lighting intensity at the property lines would not exceed 0.3 foot-candles, which is within City requirements, and would not adversely affect the existing residential area. Lighting intensities at the southern portion of the site, at the edge of development, would produce 0.0 foot candles, meaning that there would be no light intrusion into the Santa Ynez River habitat area. Impacts would be less than significant.

Findings and Mitigation: Impacts would be less than significant, so no mitigation is required.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES - Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to nonagricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (per Public Resources Code § 12220(g), timberland (Public Resources Code § 4526, or timberland zoned Timberland Production (per Govt Code §51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

- a. through e. Farmland, Forest Land, Timberland: The site is an urban infill site and is not designated as farmland in the City’s General Plan, or Zoning Ordinance. The property is not in a Williamson Act contract.

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

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
III. AIR QUALITY - Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

The air quality section has been prepared by Rincon Consultants on contract to the City of Buellton. All data used in the creation of this section is on file at the Buellton Planning

Department and is hereby incorporated by reference into this Initial Study. Table numbers shown are in correspondence to the original Air Quality Report prepared by Rincon Consultants.

Setting

The federal and state Clean Air Acts (42 United States Code §7401 *et seq.* and the California Health and Safety Code §40910, *et seq.*) empower federal and state governments to regulate emissions of airborne pollutants and have established ambient air quality standards for the protection of public health. The U.S. Environmental Protection Agency (EPA) is the federal agency designated to administer federal air quality regulation, while the California Air Resources Board (ARB) is the state equivalent and operates under the auspices of the California Environmental Protection Agency (CalEPA). Local control in air quality management is provided by the ARB through county-level or regional (multi-county) air pollution control districts. The ARB establishes statewide air quality standards and is responsible for enforcing standards and regulating stationary sources. The ARB has established 15 air basins statewide.

The City of Buellton is located within the South Central Coast Air Basin (SCCAB), which includes all of San Luis Obispo, Santa Barbara, and Ventura counties and is within the jurisdiction of the Santa Barbara County Air Pollution Control District (SBCAPCD). The climate of SCAAB is strongly influenced by its proximity to the Pacific Ocean and the location of the semi-permanent high-pressure cell in the northeastern Pacific. With a Mediterranean-type climate, the area is characterized by warm, dry summers and cool winters with occasional rainy periods. Annual precipitation averaged 22 inches per year between 1981 and 2010, with most rainfall between November and March. Average monthly temperatures range from a high of 92 degrees Fahrenheit (°F) in August to a low of 38°F in December (U.S. Climate Data, 2016).

Federal and state standards have been established for six criteria pollutants, including ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), particulate matter less than 10 and 2.5 microns in diameter (PM₁₀ and PM_{2.5}), and lead (Pb). California air quality standards are identical to or stricter than federal standards for all criteria pollutants.

The SBCAPCD monitors air pollutant levels and develops strategies to ensure that air quality standards are met. Depending on whether or not the standards are met or exceeded, Santa Barbara County is classified as being in “attainment” or as “non-attainment.” Santa Barbara County is in non-attainment for the state eight-hour and one-hour ozone standards and the state standard for PM₁₀ (SBCAPCD, 2015). The County is unclassified (meaning there is insufficient data to designate the area or designations have yet to be made) for the state PM_{2.5} standard. The County is in attainment for all other standards.

Appendix G of the CEQA Guidelines indicates that where available, the significance criteria established by the applicable air quality management district or APCD may be relied upon to determine whether the project would have a significant impact on air quality. As described in the SBCAPCD *Scope and Content of Air Quality Sections in Environmental Documents* (April 2015b), a project will not have a significant air quality effect on the environment if operation of the project will:

- *Emit (from all project sources, both stationary and mobile) less than the daily trigger for offsets or Air Quality Impact Analysis set in the APCD New Source Review Rule¹, for any*

¹ The APCD New Source Review Rule as it existed at the time the APCD Environmental Review Guidelines were

pollutant (i.e., 240 pounds/day for ROC or NO_x; and 80 lbs/day for PM₁₀. There is no daily operational threshold for CO; it is an attainment pollutant²); and

- *Emit less than 25 lbs/day of NO_x or ROC from motor vehicle trips only; and*
- *Not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone); and*
- *Not exceed the APCD health risk public notification thresholds adopted by the APCD Board (10 excess cancer cases in a million for cancer risk and a Hazard Index of more than one (1.0) for non-cancer risk; and*
- *Be consistent with the latest adopted federal and state air quality plans for Santa Barbara County.*

The SBCAPCD has not adopted quantitative thresholds of significance for construction emissions since such emissions are temporary. However, according to the SBCAPCD's *Scope and Content of Air Quality Sections in Environmental Documents* (April 2015b), construction-related NO_x, reactive organic compounds (ROC), PM₁₀, and PM_{2.5} emissions from diesel and gasoline powered equipment, paving, and other activities, should be quantified. SBCAPCD uses 25 tons per year for all pollutants except CO as a guideline for determining the significance of construction impacts. In addition, standard dust control measures must be implemented for any discretionary project involving earth-moving activities, regardless of size or duration. According to the SBCAPCD, proper implementation of these required measures reduces fugitive dust emissions to a level that is less than significant (SBCAPCD, April 2015b). Therefore, all construction activity would be required to incorporate the SBCAPCD requirements pertaining to minimizing construction-related emissions.

Impact Analysis

a) The California Clean Air Act requires that air districts create a Clean Air Plan (CAP) that describes how the jurisdiction will meet air quality standards. These plans must be updated every three years. The most recent SBCAPCD CAP, the 2013 CAP, was adopted in 2015.

In order to be consistent with the CAP, all projects involving earthmoving activities must implement SBCAPCD's standard dust control measures (SBCAPCD, April 2015b). By definition, consistency with the CAP means that direct and indirect emissions associated with the project are accounted for in the CAP's emissions growth assumptions and the project is consistent with policies adopted in the CAP (SBCAPCD, April 2015a). The CAP relies primarily on the land use and population projections provided by the Santa Barbara County Association of Governments (SBCAG) and the ARB on-road emissions forecast as a basis for vehicle emission forecasting. The 2013 CAP utilized SBCAG's Regional Growth Forecast 2010-2040, adopted December 2012, to project population growth and associated air pollutant emissions for all of the Santa Barbara County incorporated and unincorporated areas.

According to SBCAPCD's *Scope and Content of Air Quality Sections in Environmental Documents* (April 2015b), projects that involve population growth above the amount forecasted for that jurisdiction would be considered inconsistent with the Clean Air Plan and may have a significant impact on air quality. Commercial and industrial projects would be consistent with

adopted (in October, 1995).

² Due to the relatively low background ambient CO levels in Santa Barbara County, localized CO impacts associated with congested intersections are not expected to exceed the CO health-related air quality standards. Therefore, CO "Hotspot" analyses are not required.

the CAP if they are consistent with APCD rules and regulations. The project would include 50 ancillary employee housing apartments and a total of 4 rooftop residential units. Assuming that one person would live in each available bedroom and half of the 50 units are 1-bedroom units and half are 2-bedroom units with 4 rooftop 2-bedroom units, the project would increase the population by approximately 83 people. The City of Buellton has a total population of 5,129 persons (California Department of Finance 2017) and with the project contributing potentially 83 persons, the total population would increase to 5,212 persons. The SBCAG forecast for Buellton is 5,550 by the year 2020, which is a 2.66 percent increase in population over the next three years. The project would not cause the City's population to exceed the projection for 2020. Therefore, the project would be consistent with the growth forecasts contained in the 2013 Clean Air Plan. Furthermore, the project would be required to implement SBCAPCD's standard dust control measures and would not be inconsistent with APCD rules and regulations. If individual tenants proposed the use of stationary equipment, impacts would be reviewed as part of the Tenant Improvements application and the tenant would be required to obtain an Authority to Construct Permit and a Permit to Operate per SBCAPCD Rule 809, or an exemption (Exemption Request Form APCD 38B, 38D, or 50). Therefore, the project would be consistent with APCD rules and regulations and impacts would be *less than significant*.

b, c) Air pollutant emissions associated with the project were estimated using the California Emissions Estimator Model (CalEEMod) version 2016.3.1. To provide a conservative calculation of air pollutant emissions, modeling takes into account compliance with SBCAPCD Rule 329 (Cutback and Emulsified Asphalt Paving Materials), which restricts the percent by volume of ROCs in asphalt material, Rule 323.1 (Architectural Coatings), which restricts percent by volume of ROCs in architectural coatings, or Rule 345, which regulates fugitive dust for any activity associated with construction.

Construction Emissions. Construction of the project would generate temporary air pollutant emissions associated with fugitive dust (PM₁₀ and PM_{2.5}), exhaust emissions from heavy construction vehicles and ROC that would be released during the drying phase after application of architectural coatings. These emissions would be reduced through implementation of the required SBCAPCD dust and emissions control measures.

Construction would generally consist of site preparation, grading, and building construction, as well as paving and architectural coating. Architectural coatings were assumed to be applied to the interiors and exteriors of all proposed buildings, as well as the parking lot. The project would also preserve and restore over 4 acres of natural habitat.

Project construction was assumed to begin in January 2018 and conclude in mid-2019, based on an applicant provided construction schedule of 19 months. Based on grading plans, the project would disturb approximately 13 acres and require a net import of 12,500 cubic yards (cy). The CalEEMod results are available in Appendix A. Air Quality Table 1 summarizes the estimated maximum daily construction emissions of ROC, NO_x, CO, PM₁₀ and PM_{2.5}. Air Quality Table 2 summarizes these emissions relative to the SBCAPCD recommended significance thresholds in tons per year.

Air Quality Table 1
Estimated Construction Maximum Daily Air Pollutant Emissions (lbs/day)

Year	ROC	NO _x	CO	PM ₁₀	PM _{2.5}
2018	6.1	74.1	43.5	10.8	6.9
2019	121.5	32.8	29.6	3.6	2.0

Notes: All calculations were made using CalEEMod. See Appendix A for calculations. Site Preparation, Grading, Paving, Building Construction and Architectural Coating totals include worker trips, construction vehicle emissions and fugitive dust.

Air Quality Table 2
Estimated Construction Maximum Daily Air Pollutant Emissions (tons/year)

Year	ROC	NO _x	CO	PM ₁₀	PM _{2.5}
2018	0.6	5.2	3.9	0.6	0.3
2019	1.7	1.7	1.4	0.2	0.1
Maximum Emissions (tons/year)	2.3	6.9	5.3	0.8	0.4
Threshold	25	25	None	25	25
Threshold Exceeded?	No	No	n/a	No	No

Notes: See Appendix A for calculations. Site Preparation, Grading, Paving, Building Construction and Architectural Coating totals include worker trips, construction vehicle emissions and fugitive dust.

As shown in Air Quality Table 2, construction emissions would not exceed the recommended thresholds for any criteria pollutant. Nonetheless, the SBCAPCD requires implementation of dust control measures for all projects involving earthmoving activities. With implementation of standard dust control measures, temporary construction emissions would be further reduced. SBCAPCD Rule 345 regulates fugitive dust for any activity associated with construction or demolition of structures. The proposed project would be required to comply with Rule 345, as described below, which would ensure that construction emissions would be *less than significant*.

- *No person shall engage in any construction or demolition activity or earth moving activities subject to this rule in a manner that causes discharge into the atmosphere beyond the property line visible dust emissions of 20% opacity or greater for a period or periods aggregating more than 3 minutes in any 60 minute period.*
- *No person, including facility or site owner or operator of source, shall load or allow the loading of bulk materials or soil onto outbound trucks unless at least one of the following dust prevention techniques is utilized:*
 - *Use properly secured tarps or cargo covering that covers the entire surface area of the load or use a container-type I enclosure.*
 - *Maintain a minimum of 6 inches of freeboard below the rim of the truck bed where the load touches the sides of the cargo area and ensure that the peak of the load does not extend above any part of the upper edge of the cargo area.*
 - *Water or otherwise treat the bulk material to minimize loss of material to wind or spillage.*
 - *Other effective dust prevention control measures approved in writing by the Control Officer.*

- *Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall be controlled as outlined below:*
 - *Visible roadway dust shall be minimized by the use of any of the following track-out/carry-out and erosion control measures that apply to the project or operations: track-out grates of gravel beds at each egress point, wheel-washing at each egress point during muddy conditions, soil binders, chemical soil stabilizers, geotextiles, mulching, or seeding; and*
 - *Visible roadway dust shall be removed at the conclusion of each work day when bulk material removal ceases, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only a PM₁₀-Efficient Street Sweeper shall be used. The use of blowers for removal of track-out/carry-out is prohibited.*

On-Site Operational Emissions. The majority of project-related operational emissions would be due to vehicle trips to and from the site. Potential operational emissions were estimated using CalEEMod and are based on trip generation rates from the Traffic and Circulation Study prepared for the project by Associated Transportation Engineers (April 2017). Air Quality Table 3 summarizes the projected emissions associated with operation of the proposed project. This includes emissions generated by vehicles traveling to and from the site, as well as emissions due to energy use (electricity), and long-term, low-level architectural coating emissions as the proposed structures are repainted over the life of the project (area sources). The project's use of high efficiency LED lighting was taken into account in CalEEMod. The project would increase land use diversity and density in the vicinity of the project site by introducing a mixed use campus of businesses, light industrial and manufacturing uses, and ancillary employee housing apartments with a community center. The project would reduce commuter trips and associated vehicle miles traveled (VMT) because employees would have housing options on the project site within walking distance of their workplace. A reduction in VMT as a result of land use diversity and density was taken into account in the emissions modeling for the project. As shown in Table 3, operational emissions from the project would be below applicable SBCAPCD thresholds for ROC, NO_x, and PM₁₀. The project's long-term regional air quality impacts would be *less than significant*.

**Air Quality Table 3
Project Operational Emissions (lbs/day)**

Emission Source	ROC	NO_x	CO	PM₁₀	PM_{2.5}
Mobile	2.5	7.9	23.3	3.1	0.9
Energy (Natural Gas and electricity)	0.1	0.5	0.4	<0.1	<0.1
Area (Consumer Products and Architectural Coating)	3.7	0.1	4.2	<0.1	<0.1
Total Mobile + Area Emissions	6.3	8.5	27.9	3.1	0.9
<i>Threshold: Total Emissions (Mobile and Area Sources)</i>	240	240	None	80	None
Threshold Exceeded?	No	No	n/a	No	n/a
<i>Threshold: Total Emissions (Mobile Sources Only)</i>	25	25	None	None	None
Threshold Exceeded?	No	No	n/a	No	n/a

Source: See Appendix A for CalEEMod output.

d) Certain population groups are considered more sensitive to air pollution than others. Sensitive population groups include children, the elderly, the acutely ill, and the chronically ill, especially those with cardio-respiratory diseases. Residential uses are also considered sensitive to air pollution because residents (including children and the elderly) tend to be at home for extended periods of time, resulting in sustained exposure to any pollutants present. Sensitive receptors near the project site include Rancho de Maria, a residential community approximately 160 feet west of the project site and Rivergrove Mobile Home Park, approximately 205 feet north of the project site. In addition, the project includes residential development, which would introduce sensitive receptors within the project site.

The project would not expose sensitive receptors to substantial pollutant emissions, since the project's construction and operational emissions are below recommended thresholds. The proposed residences and office buildings are not sources of toxic air contaminants and would be compatible with nearby residential uses. Additionally, there are no significant risk facilities within Santa Barbara County; therefore, the project would not locate proposed residences near a facility operation that emits toxic air contaminants that pose health risks at levels that exceed SBCAPCD's thresholds (SBCAPCD website, N.D.). Furthermore, due to the relatively low background ambient CO levels in Santa Barbara County, localized CO emissions associated with congested intersections would not exceed the CO health-related air quality standards.

While potential users of the light industrial and manufacturing space may require stationary equipment, no stationary source equipment is proposed at this time. If individual tenants

proposed the use of stationary sources, associated emissions would be reviewed as part of the Tenant Improvements application and equipment would be required to obtain an Authority to Construct Permit and a Permit to Operate per SBCAPCD Rule 809. As part of the application process the tenant would need to submit an Air Quality Impact Analysis (AQIA) report that demonstrates to the satisfaction of the SBCAPCD that stationary source emissions would not exceed SBCAPCD’s Rule 202.D.16 offset thresholds, or cause a violation of or interfere with the attainment of any national or state ambient air quality standard, which are designed to be protective of public health. Furthermore, the associated health risks of any proposed stationary equipment would be evaluated by SBCAPCD pursuant to the Air Toxics “Hot Spots” Information and Assessment Act of 1987 (Assembly Bill 2588). If emissions result in health risk exceedances for workers, or on-site and off-site residences, mitigation to reduce health risks to below APCD thresholds would be required prior to permit issuance. Therefore, impacts to sensitive receptors would be *less than significant*.

e) The uses proposed for the project would not result in substantial objectionable odors. The proposed residences and office buildings are not odor-generating uses and would be compatible with the nearby residential uses to the east. While the proposed light industrial and manufacturing uses may generate odors depending on future tenants, these uses would be approximately 300 feet from the nearest sensitive receptor (residences to the east). Facility maintenance (e.g. regulary scheduled waste pickup) would address and reduce potential odors generated by the tenents. In addition, SBCAPCD Rule 303 regulates nuisance, including odors. The proposed project would be required to comply with Rule 303, as described below, which would reduce odor impacts to existing off-site residences and proposed on-site residences.

- *A person shall not discharge from any source whatsoever such quantities of air contaminants or other material in violation of Section 41700 of the Health and Safety Code which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public or which endanger the comfort, repose, health or safety or any such persons or the public or which cause or have a natural tendency to cause injury or damage to business or property.*

Due to the distance between proposed light industrial builings and off-site residents, the facility providing maintenance and upkeep, and compliance with SBCAPCD Rule 303, the project would not expose existing or proposed sensitive receptors to objectionable odors. Impacts would be *less than significant*.

Findings and Mitigation: All impacts, with the inclusion of the conditions of approval related to fugitive dust, would be less than significant without mitigation.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IV. <u>BIOLOGICAL RESOURCES</u> – Would the project result in:				
a) Have a substantial adverse effect on any species identified as a candidate, sensitive, or		X		

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IV. <u>BIOLOGICAL RESOURCES</u> – Would the project result in:				
special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		X		
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

A through f) The Biological Resources section has been summarized from the following sources:

- Revised Biological Resources Memo for the Buellton Hub, Dudek, December 16, 2016 (Revised June 9, 2017)
- Peer Review of the Biological Resources for the Buellton Hub Project, Rincon Consultants, May 10, 2017

Both reports are available for review and on file at the Buellton Planning Department and are hereby incorporated by reference into this Initial Study.

Setting

The biological analysis is based on a recent field surveys, agency meetings, a peer review of the Pope Property Biological Resources Assessment and Wetland Delineation (APN 099-690-048) Buellton, Santa Barbara County, California (Rincon 2006), and a site plan review. Biology Figure 1 is the biological constraints map of the property.

Literature Review

Prior to the site survey, the location of documented sensitive vegetation communities, special-status plant species, and special-status wildlife species present near the Project site and that have potential to occur on-site were identified through a query of the California Natural Diversity Database (CNDDDB; CDFW 2016) and U.S. Fish and Wildlife Service (USFWS 2016). Biology Figure 2 shows the results within a 5-miles radius of the property. Additional data sources were also referenced including the California Native Plant Society's online Inventory of Rare and Endangered Plants (CNPS 2016a), and the on-line database Calflora: Information about California Plants for Education, Research and Conservation (Calflora 2016). A six U.S. Geological Survey 7.5-minute quadrangle of the project site was queried for sensitive biological resources instead of the standard nine U.S. Geological Survey 7.5-minute quadrangle maps since the habitats south of the Project vary greatly from the Project site. Additional literature reviewed included review of Pope Property Biological Resources Assessment and Wetland Delineation (APN 099-690-048) Buellton, Santa Barbara County, California (Rincon 2006).

Field Surveys

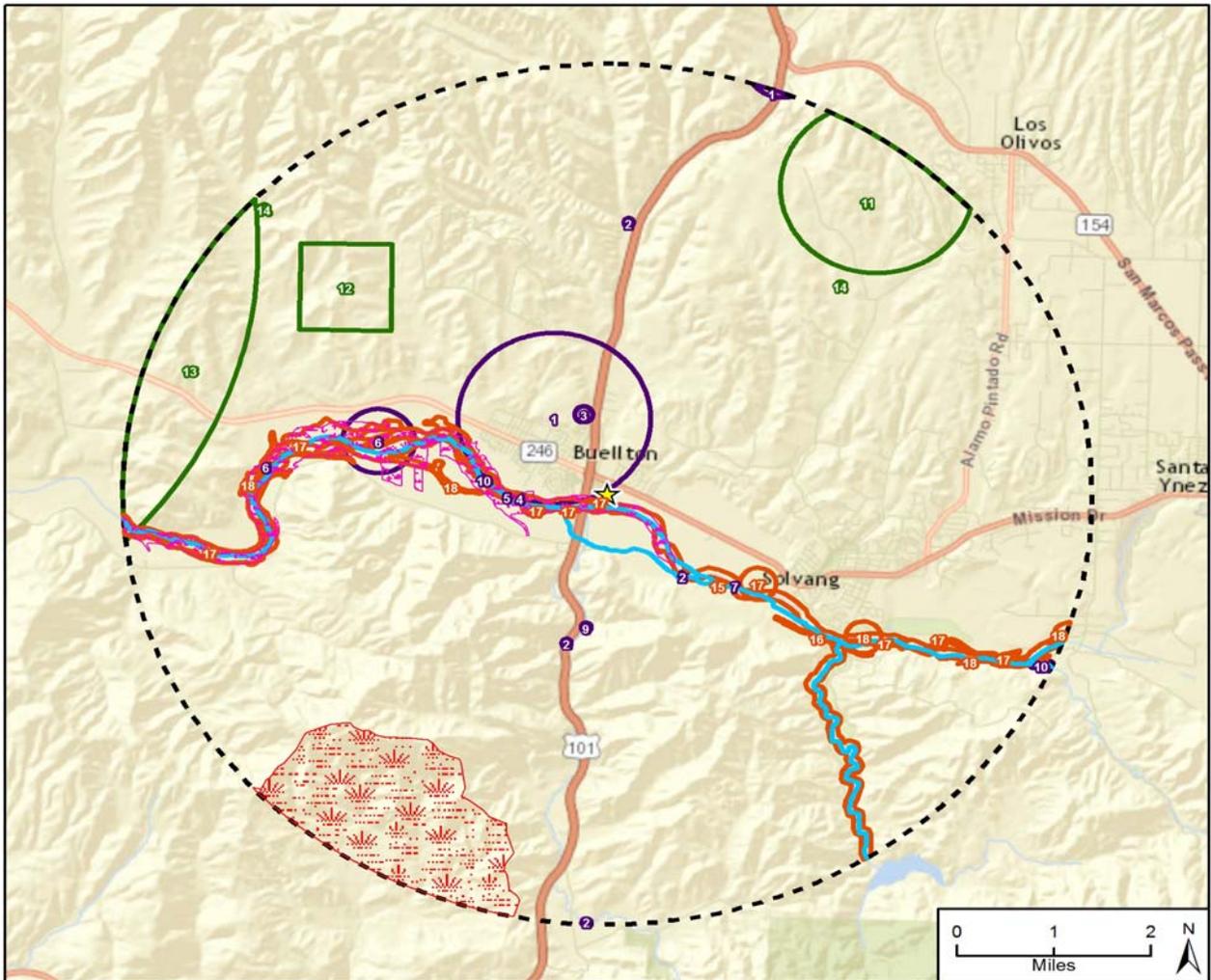
Dudek conducted a reconnaissance-level field survey and wetland delineation review in October of 2016 to assess the existing biological conditions, conduct vegetation mapping, and a habitat assessment for special-status plant and special-status wildlife species, and delineate top-of-bank of Zaca Creek. In 2017, Dudek initiated focused and protocol surveys for rare plant species, the least Bell's vireo, and southwestern willow flycatcher. Additionally, Dudek revisited top-of-bank and edge of riparian along the entire on-site segment of Zaca Creek and conducted a wetland delineation at the bridge crossing. The focused and protocol surveys are currently on-going, while the field work for the wetland delineation is complete for the bridge site.

Vegetation mapping was performed in the field, based on the Manual of California Vegetation, Second Edition (Sawyer et al. 2009) through interpretation of field maps with a high quality aerial photographic base (Bing Maps 2016). Dudek GIS technician later digitized the delineated vegetation boundaries from field efforts. Vegetation mapping covered all areas within the Project site.

Dudek conducted the first of two seasonally timed floristic surveys on April 6, 2016, throughout the proposed development and property. A Dudek biologist familiar with the target special-status plant species and general flora of the coastal Santa Barbara County region conducted the floristic surveys in accordance with the USFWS, CDFW, and CNPS guidelines (USFWS 2000; CDFG 2009; CNPS 2001). During the surveys, if a special-status species was observed, the occurrence was mapped using a Trimble GPS unit with sub-meter accuracy.



Biology Figure 1 – Biological Constraints



Imagery provided by ESRI and its licensors © 2016. Special status species data source: California Natural Diversity Database, November, 2016. For more information please contact the Department of Fish and Game. Critical habitat data source: U.S. Fish and Wildlife Service, June, 2016. Final critical habitat acquired via the USFWS Critical Habitat Portal. It is only a general representation of the data and does not include all designated critical habitat. Contact USFWS for more specific data.

Fig 3 CNDDDB

- | | | |
|-------------------------|--------------------------------|---|
| ★ | Project Location | 1 - American badger |
| ⬛ | 5 Mile Buffer | 2 - California red-legged frog |
| CNDDDB | | 3 - ferruginous hawk |
| ⬜ | Animals | 4 - least Bell's vireo |
| ⬜ | Plants | 5 - pallid bat |
| ⬜ | Natural Communities | 6 - southwestern willow flycatcher |
| Critical Habitat | | 7 - steelhead - southern California DPS |
| ⬜ | California red-legged frog | 8 - Townsend's big-eared bat |
| ⬜ | Southwestern willow flycatcher | 9 - two-striped gartersnake |
| ⬜ | Steelhead | 10 - western pond turtle |
| | | 11 - Hoover's bent grass |
| | | 12 - Miles' milk-vetch |
| | | 13 - Santa Ynez groundstar |
| | | 14 - southern curly-leaved monardella |
| | | 15 - Southern California Steelhead Stream |
| | | 16 - Southern Coast Live Oak Riparian Forest |
| | | 17 - Southern Cottonwood Willow Riparian Forest |
| | | 18 - Southern Willow Scrub |

Biology Figure 2

Plant species bloom at slightly different times each year, depending on temperature, rainfall patterns, elevation, and other environmental factors. Reference population checks involve locating known populations of special-status plant species during a timeframe when they are known to be blooming or exhibit other phenological characteristics that allow for species identification. Dudek biologists also visited reference sites for special-status plants with potential to occur on the project site.

Native and naturalized plant species encountered during the surveys were identified and recorded. Scientific and common names for plant species with a California Rare Plant Rank (formerly CNPS List) follow the California Native Plant Society On-Line Inventory of Rare, Threatened, and Endangered Plants of California (CNPS 2016). For plant species without a California Rare Plant Rank, Latin names follow the Jepson Interchange List of Currently Accepted Names of Native and Naturalized Plants of California (Jepson Flora Project 2016) and common names follow the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Plants Database (USDA 2016).

A review of Rincon's (2006) wetland delineation report was performed in the field documenting current site conditions along Zaca Creek. The top-of-bank and edge of riparian canopy were mapped in the field through interpretation of field maps with a high quality aerial photographic base and delineated using a Trimble Geo XT global positioning system unit capable of sub-meter accuracy.

Dudek revisited the site on March 20 and 27, 2017, to inspect top of bank and correct, as necessary. During the site visit, a wetland delineation was conducted at two proposed bridge location (currently one bridge), including a buffer, between Industrial Way and the project site. Dudek also assisted with identifying an appropriate bridge style to avoid impacts to Zaca Creek.

Habitat characteristics observed in the field were compared with characteristics of habitat known to be occupied by special-status plant species and special-status wildlife species potentially occurring on the Project site as documented in the literature (i.e., CNDDDB (CDFW 2016), USFWS (2016) and Rincon (2006)).

Dudek initiated U.S. Fish and Wildlife Service (USFWS) protocol surveys for the least Bell's vireo (LBVI, *Vireo bellii pusillus*) on May 16, 2017, and the southwestern willow flycatcher (SWFL, *Empidonax traillii extimus*) on May 26, 2017, both federally- and state- listed species, to determine the presence or absence of these species on the property. Protocol surveys are following the USFWS protocol for LBVI (USFWS 2001) and SWFL (Sogge et al. 2010). All riparian habitats determined to be potentially suitable as nesting habitat for these species and within 500 feet of the Project site will be surveyed for an estimated total of 22 acres (9 hectares) of suitable LBVI and SWFL habitat. A total of 8 surveys will be conducted to cover both species; currently three surveys have been completed for the least Bell's vireo and two for the southwestern willow flycatcher.

Field surveys for special-status species were conducted on a habitat suitability level (i.e., potential to occur) and did not follow established guidelines or focus on a particular species. Additionally, responsible or trustee agency (i.e., USFWS and CDFW) developed protocol surveys or guidelines were not conducted as part of this biological assessment survey. However, all special-status species observed were documented along with occupied habitat(s). Surveys were conducted during daylight hours under weather conditions that allowed for quality

biological observations (e.g., surveys were not conducted during heavy fog or rain); however, the fall time of surveys precluded the observation of many species not active (i.e., breeding birds, herpetofauna, etc.) or evident (i.e., annual plants). Additionally, there was an approximately 5 acre fire that burned on May 23, 2017 in the grassland portion of the site, just north of the Santa Ynez River riparian habitat. The fire was initiated by an individual welding outdoors near dried vegetation along Industrial Way and Zaca Creek. A very small portion of Zaca Creek was burned, however, the fire primarily burned the grassland vegetation in the central to southern portion of the Project site.

Vegetation Communities and Wildlife Habitats

A total of six general land cover types were mapped during field surveys, five of which are vegetation communities identified in Sawyer et al. (2009) and CDFG (2010): annual brome grassland, coyote brush scrub, arroyo willow thickets, blue elderberry stands, and mulefat thickets, as shown in the figure in Biology Figure 1. One additional land cover type, parks and ornamental plantings, was mapped. The vegetation communities and other land cover types are listed in Biology Table 1 and further described below.

**Biology Table 1
Summary of Vegetation Communities and Land Cover Types**

Physiognomic Category	General Habitat	Vegetation Communities	Rarity Ranking State ¹ /City
Herbaceous Alliances and Stands	Grassland	Annual Brome Grassland (Semi-Natural Stand)	-/-
Shrubland Alliances and Stands (Uplands)	Coastal Scrub	Coyote Brush Scrub	S5/-
Shrubland Alliances and Stands (Riparian)	Riparian Scrub	Arroyo willow thickets	S4/Protected
		Blue elderberry stands	S3/Protected
		Mulefat thickets	S4/Protected
Other Habitats	-	Parks and Ornamental Plantings	NA

Notes:

- Does not apply
- ¹ - State rank in accordance with Sawyer et al. (2009) current rarity ranking (CNPS 2106b)
- NA - Not identified as a vegetation community in Sawyer et al. (2009)
- State Rank - the alliance's rarity and threat in California.
- S3: 21-100 viable occurrences statewide, and more than 2,590-12,950 hectares
- S4: Greater than 100 viable occurrences statewide, and/or more than 12,950 hectares
- S5: Demonstrably secure because of its statewide abundance

Sensitive vegetation communities include wetland and riparian communities, as well as those communities that CDFW has identified (CDFG 2010) as a high priority for inventory due to rarity or threat (ranked S1, S2, or S3). In addition, the City designates riparian habitat as a special-status community (City of Buellton 2015). Therefore, the following vegetation communities are considered sensitive.

Arroyo willow thickets alliance is ranked by CDFG (2010) as a S4 community (CNPS 2016a), indicating it is “apparently secure” within California. However, arroyo willow thickets alliance is considered sensitive as a riparian vegetation community, and is considered a riparian habitat per the City (City of Buellton 2015), when adjacent to a creek.

Blue elderberry stands are ranked by CDFG (2010) as a S3 community (CNPS 2016a), indicating it is vulnerable statewide. Additionally, blue elderberry stands alliance is considered special-status as a riparian vegetation community, and is considered a riparian habitat per the City (City of Buellton 2015), when adjacent to a creek.

Mulefat thickets alliance is ranked by CDFG (2010) as a S4 community (CNPS 2016a), indicating it is “apparently secure” within California. However, mulefat thickets alliance is considered sensitive as a riparian vegetation community, and is considered a riparian habitat per the City (City of Buellton 2015) and California Department of Fish and Wildlife, when adjacent to a creek.

The reconnaissance-level field surveys were performed in October, which outside is the typical blooming period of many annual plant species. Therefore, the results of this survey effort are not representative of appropriately timed special-status plant surveys. Special-status plant survey recommendations are included later in this report.

One special-status plant species, Southern California black walnut (*Juglans californica*), was observed in two locations on the Project site. Southern California black walnut is a CNPS CRPR 4.2 (uncommon in California, fairly endangered in California) species that occurs predominately in coastal counties from San Diego County through Santa Barbara County. This perennial deciduous tree is found in chaparral, cismontane woodland, coastal scrub, and riparian woodland habitats up to elevations of approximately 2,950 feet. It blooms from March through August (CNPS 2016a).

No additional special-status plants species were found during the April 6, 2017, focused floristic survey. Plants observed are listed in Appendix C.

Protocol-level or species focused wildlife surveys were not conducted as part of this biological assessment survey; therefore, presence or absence could not be determined for special-status species whose habitat(s) are located on-site (i.e., southwest willow flycatcher, least Bell’s vireo, etc.). No direct observations of special-status wildlife species occurred; however, woodrat middens, primarily composed of plant branches and sticks, were observed in multiple locations throughout the Project site as displayed in Biology Figure 2. The San Diego desert woodrat (*Neotoma lepida intermedia*), which has potential to occur, is considered a Species of Special Concern (SSC). If the middens are considered occupied by the San Diego desert woodrat, avoidance, or if avoidance is not feasible, relocation of the middles may be necessary.

In June 2006, Rincon conducted a delineation of USACE waters of the United States and determined the extent of CDFW (formerly California Department of Fish and Game [CDFG]) (Rincon 2006). Dudek reviewed the findings of the 2006 wetland delineation and assessed areas of potential jurisdiction during field surveys. The edge of the riparian vegetation canopy and top of bank were mapped, as shown in Biology Figure 1. These results were provided to the client and associated buffers from the edge of riparian vegetation canopy and top of bank were incorporated into the site plan for the Project site. USACE and RWQCB jurisdictions were mapped at the ordinary high water mark at bridge sites, including a buffer.

Consistency with 2006 Rincon Report

The Pope Property Biological Resources Assessment and Wetland Delineation (APN 099-690-048) Buellton, Santa Barbara County, California (Rincon 2006) characterized biological resources in 2006 by mapping existing habitat types and delineating USACE and CDFW jurisdictional areas to characterize the existing biological resources and assess the habitats that could potentially support special-status biological resources under the USACE, RWQCB, and or CDFW jurisdiction and City policies.

Rincon habitat mapping was based generally on Holland's classification system of California native terrestrial communities (Holland 1986) and Sawyer and Keeler-Wolf's A Manual of California Vegetation (Sawyer and Keeler-Wolf 1995). A total of two CDFW special-status plant communities were recorded and include riparian forest and riparian scrub which are identified on the report habitat map as riparian. During the 2016 surveys, Dudek also documented riparian habitat which includes arroyo willow thickets, blue elderberry scrub, and mulefat thickets. Although the riparian habitat identified is consistent between Rincon and Dudek, the boundary of the riparian habitat has changed and thus the mapping conducted by Dudek in 2016 is most current, as shown in Biology Figure 1.

Rincon identified a total of four special-status plant species that have the potential to occur on the Project site due to documented nearby occurrences, the known elevation range of the species, soils present, and potential suitable habitat. The special-status plant species include:

- Santa Ynez groundstar (*Ancistrocarphus keilii*) CNPS CRPR 1B.1 (rare, threatened, or endangered in California and elsewhere, seriously endangered in California),
- seaside bird's-beak (*Cordylanthus rigidus* ssp. *littoralis*) State Endangered; CNPS CRPR 1B.1 (rare, threatened, or endangered in California and elsewhere, seriously endangered in California),
- Black-flowered figwort (*Scrophularia atrata*) CNPS CRPR 1B.2 (rare, threatened, or endangered in California and elsewhere, fairly endangered in California), and
- Sonoran maiden fern (*Thelypteris puberula* var. *sonorensis*) CNPS CRPR 2B.2 (endangered in California, fairly endangered in California).

Upon completion of the literature review and reconnaissance level survey, it is agreed that the special-status plant species identified by Rincon (2006) have to potential to occur on the Project site. In addition to the above mentioned special-status plant species, there is potential for Hoover's bent grass (*Agrostis hooveri*) CNPS 1B.2 (rare, threatened, or endangered in California and elsewhere, fairly endangered in California) to occur.

Rincon identified a total of 12 special-status wildlife species that have the potential to occur on the Project site due to documented occurrences in the vicinity, relevant ecological information, and potential suitable habitat. The special-status wildlife species include:

Birds

- Cooper's hawk (*Accipiter cooperii*) State Watch List
- Least Bell's vireo (*Vireo bellii pusillus*) Federally endangered, State endangered
- Southwestern willow flycatcher (*Empidonax traillii extimus*) Federally endangered, State endangered
- Tricolored blackbird (*Agelaius tricolor*) State Species of Special Concern (SSC)
- Yellow warbler (*Setophaga petechia*) State SSC

Reptiles and Amphibians

- Blainville's horned lizard (*Phrynosoma blainvillii*) State SSC
- California legless lizard (*Anniella pulchra pulchra*) State SSC
- California red-legged frog (*Rana draytonii*) Federally threatened, State SSC
- Western spadefoot (*Spea hammondi*) State SSC

Mammals

- American badger (*Taxidea taxus*) State SSC
- Pallid bat (*Antrozous pallidus*) State SSC
- Townsend's big-eared bat (*Corynorhinus townsendii*) State candidate threatened, State SSC

Upon completion of the literature review, reconnaissance-level survey, and review of the current proposed Project, California red-legged frog and western spadefoot are not likely to occur. The current proposed Project is setback approximately 500 feet from the Santa Ynez River and a much greater distance from known breeding pools in Zaca Creek and other creeks in the vicinity. Additionally, the project will avoid direct impacts to the riparian habitat associated with the Santa Ynez River. The Project site does not appear to support breeding habitat for western spadefoot. Although California red-legged frog and western spadefoot are not likely to occur, consultation with USFWS and CDFW is recommended for concurrence with avoidance measures.

In addition to the species with potential to occur identified by Rincon (2006), there is potential for yellow-breasted chat (*Icteria virens*) State SSC and ringtail (*Bassariscus astutus*) State fully protected to occur. Although ringtail may occasionally forage on the site, no impacts are expected to this species, as no denning habitat is present.

In October of 2016, Dudek performed a wetland field review, and in March 2017 conducted a formal jurisdictional delineation for the bridge sites. The riparian habitat identified by Rincon (2006) and Dudek is consistent; however, the boundary of the riparian habitat has changed and thus the mapping conducted by Dudek is most current, as shown in Biology Figure 1. The wetland delineation of the bridge site is currently in preparation.

Site Plan Review

The site plan was reviewed for consistency with City required setbacks/buffers from Santa Ynez River and Zaca Creek. As identified in City policies and guidelines, Zaca Creek should have a 50-foot buffer from top-of-bank (not necessarily riparian vegetation) and a 200-foot buffer for the Santa Ynez River. The biology report reviewed a 35-foot Zaca Creek setback although the City requires a 50-foot setback.

The main entry point to the site and secondary access point both cross Zaca Creek and will likely have impacts to jurisdictional areas. Additionally, the existing 10-foot water line easement is within riparian vegetation and crosses Zaca Creek. It is highly recommended that a Habitat Mitigation Monitoring Plan (HMMP) be developed and appropriate regulatory permits received prior to development. The Project maintains a 200-foot buffer from the Santa Ynez River. The site plan also maintains a 50-foot top of bank buffer for Zaca Creek. Project components such as well-designed natural bioswales may be placed in within the buffers, as appropriate. Measures are recommended for incorporation into the project to avoid potential impacts to the riparian habitat during construction. Any unforeseen impacts that cannot be avoided will be described in the agency permit applications and mitigated as required in the issued agency permits and HMMP.

Impacts and Mitigation

This section provides recommendations for focused surveys, permits, buffers, and mitigation reports for the proposed project based on existing vegetation communities and wildlife habitats, hydrological features, prior survey results, and 2016 reconnaissance level surveys. Available Project-specific literature, regional data, and recent surveys on nearby properties were also used in the analysis.

Vegetation Communities and Wildlife Habitats

The City considers riparian habitat sensitive and if a project proposes to encroach into a creek corridor (riparian vegetation) or creek setback, the City requires the client to replace riparian vegetation in accordance with USFWS and CDFW standards, as applicable, restore another section of creek, and or pay mitigation fee for restoration elsewhere.

Special-Status Plant Species

Floristic Surveys

Further focused floristic surveys for special-status plant species will occur on the Project site in accordance with USFWS, CDFW, and CNPS guidelines. Floristic guidelines indicate that surveys are required to occur in the time(s) that plants are in identifiable condition; often, flowers and/or fruit are necessary for correct identification. Based on the blooming period of the special-status plant species with potential to occur, two survey passes would be required to observe the spring and summer blooming periods (one in April and one in June). According to the guidelines, all blooming plants encountered during the surveys will be identified to subspecies or variety, if applicable, to determine the sensitivity status. The final report will provide the details of the completed floristic surveys. Appendix C contains a plant species list of the April 6, 2017 survey.

Arborist Survey

A certified arborist or certified forester shall perform a physical inventory, collecting tree location and arboricultural attribute information for each tree that is special-status or that meets the minimum size requirements to be a protected tree. The tree height, canopy spread to drip line, trunk diameter, and tree health/structural condition shall be collected. If needed, each mapped and assessed tree shall be tagged with an aluminum tree tag identifying it with a unique tree number corresponding to GPS mapping data. Photographs of the site and of representative trees shall be collected.

Special-Status Wildlife Species

Birds

Southwestern Willow Flycatcher - A qualified biologist initiated USFWS protocol level southwestern willow flycatcher surveys to determine the presence or absence of southwestern willow flycatchers on the Project site and suitable habitat within 500 feet. No southwestern willow flycatcher was detected for the two surveys completed to date. The survey area include critical habitat along the Santa Ynez River, which extends onto the southern portion of the property.

Least Bell's Vireo - A qualified biologist initiated USFWS protocol level least Bell's vireo surveys to determine the presence or absence of least Bell's vireo on the Project site and suitable habitat within 500 feet. No least Bell's vireo was detected during the three conducted to date. No critical habitat exists on or near The Buellton Hub project site.

Other Protected Bird Species - Other special-status bird species with potential to occur within the Project site, including Cooper's hawk, tricolored blackbirds, yellow-breasted chat, and yellow warbler, do not have protocol level or species specific survey guidelines. However, if these special-status bird species are observed during site surveys they will be documented and mitigation measures to avoid impacts will be developed. Surveys for Cooper's hawk, tricolored blackbirds, and yellow warbler can be performed during pre-construction nesting bird surveys, which are further described below.

Nesting Birds - In compliance with the Migratory Bird Treaty Act and the California Fish and Game Code, a pre-construction survey for nesting birds is recommended within 30 days of ground disturbance activities associated with construction or grading that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February through August in the project region). If active nests are found, clearing and construction within 300 feet of the nest (500 feet for raptors), or at a distance deemed sufficient by the qualified biologist, will be postponed or halted until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting.

Reptiles and Amphibians

Blainville's Horned Lizard and California Legless Lizard - Pre-construction surveys for Blainville's horned lizard and California legless lizard should be conducted 30 days prior to the initiation of Project activities. Subject species of surveys may vary depending on timing and

species' activity patterns. At any time of year when Project activities are initiated, pre-construction surveys should be conducted for Blainville's horned lizards in open friable soils and California legless lizards in riparian habitats and areas with loose sand. If these species are observed, a salvage and relocation plan would be implemented to allow a qualified biologist to capture and relocate the species away from ground disturbance and into protected open space. These survey and reporting measures are often a condition of the CDFW's Streambed Alteration Agreement (SAA).

California Red-legged Frog and Western Spadefoot - The current proposed Project is setback approximately 500 feet from the Santa Ynez River (where California red-legged frog breeding ponds are known to be located) and avoids direct impacts to the riparian habitat associated with the Santa Ynez River. The Project site does not support habitat for western spadefoot. Although California red-legged frog and western spadefoot are not likely to occur, consultation with USFWS and CDFW is recommended for concurrence with avoidance measures. If required, a California red-legged frog and western spadefoot avoidance plan should be prepared and include specified work hours, construction equipment work areas, and measures to keep the species from entering the site including silt fencing.

Mammals

American Badger - Pre-construction surveys for American badger should be conducted 30 days prior to the initiation of Project activities. If evidence of this species is observed (old or new dens sites), potential dens would be monitored with tracking material and or wildlife movement cameras. If a den is deemed inactive for three consecutive days, a qualified biologist would excavate the den by hand with a shovel to prevent American badgers from reusing the den during construction.

Wetland Delineation

Zaca Creek is subject to the jurisdiction of the U.S. Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW) under Section 404 of the CWA, the RWQCB under the Porter-Cologne Act, and the CDFW under Section 1600-1607 of the California Fish and Game Code. A wetland delineation has been completed for the bridge site as well as a recent top-of-bank and riparian delineation for the on-site extent of Zaca Creek. The final wetland delineation report is currently in preparation.

Creek Buffers

In accordance with General Plan Flood Hazard Policy S-2 (City of Buellton 2015):

All direct disturbance from new development, including grading and structures shall be set back at least 50 feet from the top of bank of creeks, including Zaca Creek and Thumbelina Creek, except where culverted. Passive trail use may be allowed within the setback areas.

In accordance with City of Buellton Land Use Element and Circulation Element Update Program EIR Hazards Policy HZ-1 (City of Buellton 2008):

New development (habitable structures including commercial and industrial buildings) shall be set back at least 200 feet from the bank of the Santa Ynez River. A lesser setback may be allowed if a hydro-geologic study by a professional can certify that a lesser setback will provide an adequate margin of safety from erosion and flooding, to the satisfaction of the City Engineer, and a lesser setback will not adversely impact sensitive riparian corridors or associated plant and animal habitats.

Agency Permits

Construction of a free span truss bridge will require a Streambed Alteration Agreement (i.e., permit) for impacts to CDFW jurisdictional features (i.e., streambed and banks, and riparian vegetation), mainly vegetation trimming. It is assumed that the streambed and banks (below top of bank) of Zaca Creek would not be impacted; however, the final design is still pending. Since Waters of the U.S. and State would be avoided, permits from U.S. Army Corps of Engineers and Regional Water Quality Control Board (Clean Water Act, Section 404 and 401, respectively) would be necessary. Restoration opportunities (non-compensatory mitigation) adjacent to and within the creek have been discussed. Beneficial ecological restoration within the jurisdiction of the USACE, RWQCB, and CDFW would require permits. Once details are available, the appropriate permit(s) will be required. As indicated, coordination with CDFW was initiated, including a site visit to the site on May 26, 2017. Sarah Rains, Environmental Scientist with CDFW, confirmed Dudek's top-of-bank and edge of riparian. Rincon in their peer review also concurred with Dudek's delineation of these features.

Surveys for the federally-listed least Bell's vireo and southwestern willow flycatcher were initiated. Critical habitat for the willow flycatcher and southern-central steelhead are located south of the development. While critical habitat for the steelhead is located within the Santa Ynez River, the critical habitat for the southwest willow flycatcher includes all of the riparian vegetation adjacent to the river and onto the property. The public currently uses trails through the riparian habitat to reach the river. A component of the project is minor trail improvements. While we believe these activities will result in better trail condition and will provide education opportunities, including federally-listed species use of the area, we will remain in contact with the USFWS and CDFW on our surveys results and proposed project impacts to critical habitat for the steelhead and willow flycatcher. We expect a no effect determination; therefore, Incidental Take Permits are unlikely to be required.

Habitat Mitigation Monitoring Plan

Prepare a Habitat Mitigation and Monitoring Plan (HMMP) based on requirements outlined in the Streambed Alteration Agreement (SAA) and Clean Water Act (CWA) Section 401 and 404 certifications, if required, which should be issued prior to initiating work on the HMMP. To ensure compliance with the SAA and certifications associated with CWA Sections 401 and 404, the HMMP task shall include:

- Mitigation ratios for permanent and temporary impacts to riparian habitat, waters of the U.S. and State, and CDFW streambed and riparian should be established, in consultation with CDFW, USACE, and the RWQCB.
- Development of the Landscape Plan to include habitat restoration and a plant palette in keeping with fulfillment of established mitigation ratios.

- Identification of areas where habitat could potentially be improved and restored.
- Defined attainable and measurable goals and objectives to be achieved through implementation of the HMMP.
- A restoration work plan that details methodologies, a restoration schedule, plant materials (seed), and implementation strategies.
- Schedules for planting, irrigation, and monitoring.
- A detailed maintenance plan to include removal of invasive non-native species.
- Defined performance standards for restoration.
- A monitoring plan that includes methods and analysis of results, goals for success or failure, and an adaptive management plan and suggestions for failed restoration efforts.
- Restoration activities using native riparian and wetland species from locally collected stock.
- Details for implementation of any additional permit requirements.

Findings and Mitigation: The following mitigation measures are required to be incorporated into the project to mitigate potential biology impacts noted above to a less than significant level:

BIO-1 Habitat Mitigation and Monitoring Plan (HMMP). Prior to issuance of building or grading permits, a HMMP shall be prepared by a qualified biologist based on requirements outlined in the Streambed Alteration Agreement (SAA) and Clean Water Act (CWA) Section 401 and 404 certifications, if required, which shall be issued prior to initiating work on the HMMP. The HMMP shall include, at minimum, the following components:

- Mitigation ratios for permanent and temporary impacts to riparian habitat, waters of the U.S. and State, and CDFW streambed and riparian shall be established, in consultation with CDFW, USACE, and the RWQCB;
- Development of the landscape plan to include habitat restoration and a plant palette in keeping with fulfillment of established mitigation ratios;
- Identification of areas where habitat could be potentially be improved and restored;
- Defined attainable and measurable goals and objectives to be achieved through implementation of the HMMP;
- A restoration work plan that details methodologies, a restoration schedule, plant materials (seed), and implementation strategies;
- Schedules for planting, irrigation, and monitoring;
- A detailed maintenance plan to include removal of invasive non-native species;
- Defined performance standards for restoration;
- A monitoring plan that includes methods and analysis of results, goals for success or failure, and an adaptive management plan and suggestions for failed restoration efforts;
- Restoration activities using native riparian and wetland species from locally collected stock; and
- Details for implementation of any additional permit requirements.

Monitoring: Applicant shall prepare and provide the HMMP to the City of Buellton Planning Department prior to issuance of building permits. The Planning Department will verify compliance prior to beginning of construction.

BIO-2 Floristic Surveys. A focused floristic survey was conducted in April 6, 2017, and a second survey shall occur pursuant to protocol requirements at least 30 days prior to commencement of grading and construction activities.

Monitoring: Applicant shall provide results of the survey to the City of Buellton Planning Department. The survey shall be conducted by a qualified biologist. The Planning Department will verify compliance prior to issuing grading and/or building permits.

BIO-3 Arborist Surveys. 30 days prior to initiation of grading and construction activities, a certified arborist or certified forester shall perform a physical inventory of the site by collecting tree locations and arboricultural attribute information for each tree that is special-status or that meets the minimum size requirements to be a protected tree (oak and sycamore). The tree height, canopy spread to drip line, trunk diameter, and tree health/structural condition shall be collected. If needed, each mapped and assessed tree shall be tagged with an aluminum tree tag identifying it with a unique tree number corresponding to GPS mapping data. Photographs of the site and of representative trees shall be collected.

Monitoring: Applicant shall provide results of the survey to the City of Buellton Planning Department. The survey shall be conducted by a qualified biologist. The Planning Department will verify compliance prior to issuing grading and/or building permits.

BIO-4 Native Tree Removal. Protected trees shall not be removed without prior authorized consent from the planning director. Prior to the removal of any protected tree, the applicant shall submit an application, on a form authorized by the city, along with the applicable fee, to the planning department of the city for determination by the planning director. Replacement standards shall include the following:

- All oak trees of sizes defined as protected in the Native Tree Ordinance shall be replaced at a ratio of three oak trees planted for every oak tree removed.
- Prior to removal of any protected trees, a tree replanting schedule, site plan, and long term maintenance plan shall be submitted and approved.
- Replacement oak trees that are planted must come from nursery stock grown from locally-sourced acorns, or use acorns gathered locally, preferably from the same watershed in which they are planted.
- Replacement oak trees shall be established in a location suitable for their growth and survival as determined by an arborist, no closer than twenty (20) feet from each other or from existing oak trees and no farther than one hundred sixty-five (165) to one hundred eighty (180) feet from each other or existing oak trees unless otherwise approved by the arborist.

- The replacement trees shall be nurtured for five years, the last two without supplemental watering. At the end of the five years, all replacement trees must be alive, in good health as determined by the arborist, and capable of surviving without nurturing and protection
- Each replacement tree must be protected against damage from ground disturbance, soil compaction, or over-irrigation within the dripline. It must be fenced to protect it from browsing by animals both below and above ground until it has reached a minimum of eight feet in height.

BIO-5 Native Tree Protection. Existing protected trees on and adjacent to the project site shall be avoided through setbacks and installation of protective fencing to the extent feasible during demolition and construction. All fencing must be installed prior to the beginning of construction activities.

Monitoring: Prior to removal of any protected tree, the applicant shall obtain written approval from the Planning Department. The Public Works and Planning Departments will verify that temporary construction fencing is installed prior to issuance of Grading Permits.

BIO-6 Birds/Southwestern Willow Flycatcher. 30 days prior to initiation of grading and construction activities, a qualified biologist shall initiate a USFWS protocol level southwestern willow flycatcher survey to determine the presence or absence of the species on the project site and suitable habitat within 500 feet. No southwestern willow flycatchers were detected for the two surveys previously completed. State and Federal mitigation protocols shall be followed if this species is discovered.

Monitoring: Applicant shall provide results of the survey to the City of Buellton Planning Department. The survey shall be conducted by a qualified biologist. The Planning Department will verify compliance prior to issuing grading and/or building permits.

BIO-7 Birds/Least Bell's Vireo. 30 days prior to initiation of grading and construction activities, a qualified biologist shall initiate a USFWS protocol level least Bell's vireo survey to determine the presence or absence of the species on the project site and suitable habitat within 500 feet. No least Bell's vireo were detected for the three surveys previously completed. No critical habitat exists on or near the project site. State and Federal mitigation protocols shall be followed if this species is discovered.

Monitoring: Applicant shall provide results of the survey to the City of Buellton Planning Department. The survey shall be conducted by a qualified biologist. The Planning Department will verify compliance prior to issuing grading and/or building permits.

BIO-8 Birds/Other Protected Species. 30 days prior to initiation of grading and construction activities, a qualified biologist shall note the presence or absence of Cooper's hawk, tricolored blackbirds, yellow-breasted chat, and yellow warbler. If observed, mitigation measures to reduce the impact to these species shall be

developed. State and Federal mitigation protocols shall be followed if this species is discovered.

Monitoring: Applicant shall provide results of the survey to the City of Buellton Planning Department. The survey shall be conducted by a qualified biologist. The Planning Department will verify compliance prior to issuing grading and/or building permits.

BIO-9

Nesting Birds. In compliance with the Migratory Bird Treaty Act and the California Fish and Game Code, a pre-construction survey for nesting birds shall be conducted 30 days prior to initiation of grading and construction activities that occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February through August). If active nests are found, clearing or construction activities within 300 feet of the nest (500 feet for raptors), or at a distance deemed sufficient by the qualified biologist, will be postponed or halted until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting.

- If active nests are found, clearing and construction within 300 feet of the nest (500 feet for raptors), or at a distance deemed sufficient by the qualified biologist or a buffer as authorized through the context of the Biological Opinion and 2081b Incidental Take Permit (delinated with stakes or fencing), will be postponed or halted until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting.
- No construction or project activities are permitted within this buffer until the nest is vacated, juveniles have fledged and there is no evidence of a second nesting attempt.
- The nest shall be monitored every other week by a qualified biologist until fledglings become independent of the nest.
- Additionally, in the event that least bell's vireos or southwestern flycatchers are observed during the surveys, consultation with the USFWS (and possibly the State) would be required to ensure avoidance of this species.
- The monitoring biologist shall halt construction activities if he or she determines that the construction activities are disturbing the nesting activities. The monitor shall make practicable recommendations to reduce the noise or disturbance near the nest. This may include 1) turning off vehicle engines and other equipment whenever possible to reduce noise, 2) working in other areas until the young have fledged, or 3) placing noise barriers to maintain the noise at the nest to 60 dBA Leq. Hourly or less or to the preconstruction ambient noise level if that exceeds 60 DBA Leq. Hourly.
- If the noise meets or exceeds the 60 dBA Leq threshold, or if the biologist determines that the construction activities are disturbing nesting activities, the biologist shall have the authority to halt the construction and shall devise methods to reduce the noise and/or disturbance in the vicinity. This may include methods such as, but not limited to, turning off vehicle engines and other equipment whenever possible to reduce noise, installing a protective noise barrier between the nest site and the construction activities, and working in other areas until the young have fledged. If noise levels still exceed 60 dBA Leq. Hourly at the edge of the nesting territories and/or a no-construction

buffer cannot be maintained, construction shall be deferred in that area until the nestling have fledged.

- All active nests shall be monitored on a weekly basis until the nestlings fledge. The qualified biologist shall be responsible for documenting the results of the surveys and the ongoing monitoring and for reporting these results to CDFW and USFWS. The monitoring biologist will review and verify compliance with these nesting boundaries and will verify that the nesting efforts have finished. Unrestricted construction activities can resume when no other active nests are found.

Monitoring: Applicant shall provide results of the survey to the City of Buellton Planning Department. The survey shall be conducted by a qualified biologist. The Planning Department will verify compliance prior to issuing grading and/or building permits.

BIO-10 Pre-construction Survey/Reptiles. A pre-construction survey for Blainville's horned lizard and California legless lizard shall be conducted of the project site by a qualified biologist 30 days prior to initiation of grading and construction activities. Subject species of surveys may vary depending on timing and species' activity patterns. At any time of year when project activities are initiated, pre-construction surveys shall be conducted for Blainville's horned lizard in open friable soils and California legless lizards in riparian habitats and areas with loose sand. If these species are observed, a salvage and relocation plan shall be implemented to allow a qualified biologist to capture and relocate the species away from ground disturbance and into protected open space.

Monitoring: Applicant shall provide results of the survey to the City of Buellton Planning Department. The survey shall be conducted by a qualified biologist. The Planning Department will verify compliance prior to issuing grading and/or building permits.

BIO-11 Pre-construction Survey/Amphibians. The proposed project is setback approximately 500 feet from the Santa Ynez River (where California red-legged frog breeding ponds are known to be located) and avoids direct impacts to the riparian habitat associated with the Santa Ynez River. The project site does not support habitat for the western spadefoot toad. Although both species are not likely to occur on the project site, consultation with USFWS and CDFW shall occur for concurrence with this determination 30 days prior to initiation of grading and construction activities and appropriate avoidance measures from the USFWS/CDFW shall be implemented.

Monitoring: Applicant shall provide results of the survey to the City of Buellton Planning Department. The survey shall be conducted by a qualified biologist. The Planning Department will verify compliance prior to issuing grading and/or building permits.

BIO-12 Pre-construction Survey/Mammals. A pre-construction survey for American badger shall be conducted of the project site by a qualified biologist 30 days prior to initiation of grading and construction activities. If evidence of this species is

observed (old or new dens), potential dens shall be monitored with tracking material and/or wildlife movement cameras. If a den is deemed inactive for three consecutive days, a qualified biologist shall excavate the den by hand with a shovel to prevent American badgers from reusing the den during construction.

- If active natal dens are observed during the pupping season (February 15 to July 1), a 200-foot buffer shall be flagged or fenced to avoid inadvertent impacts to the den. Construction in this buffer zone would be postponed or halted until the project biologist determines that the young are no longer dependent on the natal den.
- If winter dens are found, a 50-foot buffer shall be flagged or fenced to avoid inadvertent impacts to the den. If avoidance of the den is not possible during the non-pupping season, an attempt shall be made by a qualified project biologist to trap or flush the individual and relocate it to suitable open space habitat. Badgers can also be relocated by slowly excavating the burrow, removing no more than 4 inches at a time.

Monitoring: Applicant shall provide results of the survey to the City of Buellton Planning Department. The survey shall be conducted by a qualified biologist. The Planning Department will verify compliance prior to issuing grading and/or building permits.

Plan Requirements and Timing. The applicant shall provide pre-construction survey results in accordance with the timing noted for each mitigation measure. On-going measures shall be accomplished by the applicant during construction. In the event any sensitive species is identified on the project site, the applicant shall coordinate with the USFWS, CDFW and/or City as appropriate and implement appropriate measures.

Monitoring. City staff will review any pre-construction survey report, and will perform on-site inspections as necessary during construction. City staff will monitor activities between the applicant/owner, City, CDFW and/or USFWS, as appropriate.

Effectiveness of Mitigation Measures. Potentially significant impacts to special status plants, CRLF, nesting birds, protected trees, and other sensitive species would be feasibly mitigated to a less than significant level with implementation of the above measures.

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

a. There are no historic resources located on the site, so no impacts to historic resources would occur.

b., c. The project site is undeveloped and vacant. A portion of the project site is located within the 100-year flood boundary of the Santa Ynez River. No known artifacts have been found on this site. However, after consultation with the Chumash Tribe (July 20, 2017, letter, and December 13, 2017, consultation), the potential for artifacts does exist on the property and that an extended Phase 1 archaeological survey is recommended prior to commencement of construction activities.

d. Since no known cemetery uses or pre-historic burial sites are located on or adjacent to the site, the proposed project would result in no impacts to human remains. If human remains are discovered, Health and Safety Code sections 7050.5 and 5097.98 contain protocols that must be followed.

Findings and Mitigation: Potential impacts are considered less than significant with the incorporation of the following mitigation measure:

CR-1: Extended Phase 1 Archaeological Survey. Prior to commencement of grading and construction activities, the developer shall have an extended Phase 1 Archaeological Survey prepared by a qualified archaeologist acceptable to the City and the Chumash Tribe. The developer shall work with the Chumash Tribe on the scope of the extended Phase 1 survey and a native american monitor shall be present during all surveys. Any cultural resources that are discovered shall be mitigated pursuant to current Federal regulations and the requirements of the Chumash Tribe. Work may begin in the affected area once mitigation has been completed.

Monitoring. The City, the applicant’s archaeologist, and the Chumash Tribal representative will monitor this implementation of this mitigation measure.

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

The following analysis of geological resources is based on the City's Safety Element of the General Plan and the referenced geotechnical analysis for the project (GeoSolutions, December 16, 2016).

a. Geologic Hazards:

Fault Rupture: There are no known active fault lines within the City. No impacts would occur.

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

The largest upper level earthquake (ULE) in Buellton would be an approximate 7.8 moment magnitude earthquake on the San Andreas Fault. Such an event could produce peak horizontal ground acceleration on the order of $0.16g^3$. Due to the relative location of the Los Alamos-Baseline (approximately 8 kilometers south), Santa Ynez (approximately 10 kilometers northeast), and North Channel Slope (approximately 25 kilometers east) faults to Buellton, higher ULE accelerations may be expected from these faults. Although higher accelerations may be experienced in Buellton from these faults, compared to events on the San Andreas Fault, the recurrence interval for such events is much longer than for an event on the active San Andreas Fault Zone. Seismic safety issues would be addressed through the California Building Code and implementation of the recommendations on foundation and structural design contained in the geotechnical investigation. Less than significant impacts would result.

Seismic Ground Failure: Liquefaction is the phenomenon in which soil temporarily loses strength due to a buildup of excess pore-water pressure caused by seismic shaking. The primary factors influencing liquefaction potential include depth of groundwater, soil type, relative density of sandy soils, overburden pressure, fines content and the intensity and duration of ground shaking. Liquefaction potential is greatest in saturated, loose, poorly graded fine sands with grain size (D50) in the range of 0.1 to 0.5 millimeters. Per the geotechnical study, the potential for liquefaction is very low.

General Plan Safety Element Policy S-1 requires that new development (habitable structures including commercial and industrial buildings) be set back at least 200 feet from the bank of the Santa Ynez River. The nearest inhabited structure would be setback in excess of 200 feet from the river. The project would be consistent with this policy in this respect, which will also minimize liquefaction hazards.

Policy S-7 requires that all new development shall satisfy the requirements of the California Building Code regarding seismic safety. Conformance with this policy would ensure that potential impacts related to liquefaction would be reduced to a less than significant level.

³ The force on a building during an earthquake is proportional to ground acceleration. Such forces are prescribed by the UBC. During an earthquake the ground acceleration varies with time. "g" is a common value of acceleration equal to 9.8 m/sec/sec (the acceleration due to gravity at the surface of the earth). 30% of g is the acceleration one would experience in a car that takes 9 seconds to brake from 60 miles per hour to a complete stop.

Seiche, Tsunami, Mudflow: The site is not located in the vicinity of any body of water that could result in a seiche or tsunami, and the project site is relatively flat and is not located adjacent to any substantial slopes. No impacts would occur.

Landsliding: Slopes in the City are geologically stable and are not subject to major landslides. The project site is on a generally level property. As such, landsliding impacts would not occur. This is conformed in the geotechnical study.

b. Erosion: The project proposes grading to create level building pads, above the 100-year floodplain limits, for the proposed structures and related improvements. Cutting and filling may result in increased erosion. The City’s adopted Grading Ordinance, requirements of the Regional Water Quality Control Board, and The City’s Standard Conditions of Approval require erosion and sediment control plans for all projects. Based on the required implementation of these requirements, the impact to erosion is considered less than significant.

c., d. Unstable/Expansive Soils: While the site is suitable from a geotechnical engineering standpoint, for the construction of the proposed project, the geotechnical analysis (December 16, 2016) provides specific recommendations for project design and construction. These project design recommendations related to grading, building foundation, driveway and parking area construction, etc. will be included as conditions of approval for the project.

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

Findings and Mitigation: All development of the site must follow standard California Building Code requirements. Compliance with these regulations and requirements and the recommendations contained in the geotechnical analysis would result in less than significant geology related impacts. The Public Works Department/City Engineer will verify that the final project design incorporates any design recommendations from an approved project-specific geologic study prior to issuing grading permits.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VII. <u>GREENHOUSE GAS EMISSIONS</u> -				
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		X		
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Setting

Project implementation would generate greenhouse gas (GHG) emissions through the burning of fossil fuels or other emissions of GHGs, thus potentially contributing to cumulative impacts related to global climate change. The following summarizes the regulatory framework related to climate change.

In response to an increase in man-made GHG concentrations over the past 150 years, California has implemented AB 32, the “California Global Warming Solutions Act of 2006.” AB 32 codifies the Statewide goal of reducing emissions to 1990 levels by 2020 (essentially a 15% reduction below 2005 emission levels) and the adoption of regulations to require reporting and verification of statewide GHG emissions. Furthermore, on September 8, 2016, the governor signed Senate Bill 32 (SB 32) into law, which requires the State to further reduce GHGs to 40 percent below 1990 levels by 2030. SB 32 extends AB 32, directing the California Air Resources Board (ARB) to ensure that GHGs are reduced to 40 percent below the 1990 level by 2030.

While the State has adopted the AB 32 Scoping Plan and multiple regulations to achieve the AB 32 year 2020 target, there is no currently adopted State plan to meet post-2020 GHG reduction goals. ARB is currently working to update the Scoping Plan to provide a framework for achieving the 2030 target set forth by SB 32 (ARB 2015). Achieving these long-term GHG reduction policies will require State and federal plans and policies for achieving post-2020 reduction goals.

Pursuant to the requirements of SB 97, the Resources Agency adopted amendments to the *State CEQA Guidelines* for the feasible mitigation of GHG emissions or the effects of GHG emissions in March 2010. These guidelines are used in evaluating the cumulative significance of GHG emissions from the proposed project. According to the adopted CEQA Guidelines, impacts related to GHG emissions from the proposed project would be significant if the project would:

- *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and/or*
- *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.*

The vast majority of individual projects do not generate sufficient GHG emissions to create a project-specific impact through a direct influence to climate change; therefore, the issue of climate change typically involves an analysis of whether a project’s contribution towards an impact is cumulatively considerable. “Cumulatively considerable” means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects (CEQA Guidelines, Section 15355).

The significance of GHG emissions may be evaluated based on locally adopted quantitative thresholds, or consistency with a regional GHG reduction plan (such as a Climate Action Plan). The SBCAPCD has developed GHG thresholds for stationary projects, which include equipment, processes, and operations that require an APCD permit to operate. Neither the City of Buellton nor the SBCAPCD has developed or adopted GHG significance thresholds for residential and commercial projects; however, Santa Barbara County recommends the use of San Luis Obispo Air Pollution Control District (SLOAPCD) Greenhouse Gas Thresholds, as adopted in April 2012. SLOAPCD GHG thresholds are summarized in GHG Table 1.

**GHG Table 1
SLOAPCD GHG Significance Determination Criteria**

GHG Emission Source Category	Operational Emissions
Residential and Commercial Projects	Compliance with Qualified GHG Reduction Strategy OR Bright-Line Threshold of 1,150 MT of CO ₂ e/yr OR Efficiency Threshold of 4.9 MT CO ₂ e/SP*/yr

**SP = Service Population (residents + employees)
For projects other than stationary sources, compliance with either a Qualified Greenhouse Gas Reduction Strategy, or with the Bright-Line (1,150 CO₂e/yr.) or Efficiency Threshold (4.9 MT CO₂e/SP/yr.) would result in an insignificant determination, and in compliance with the goals of AB 32. The construction emissions of projects will be amortized over the life of a project and added to the operational emissions. Emissions from construction-only projects (e.g. roadways, pipelines, etc.) will be amortized over the life of the project and compared to an adopted GHG Reduction Strategy or the Bright-Line Threshold only.*

The SLOAPCD “bright-line threshold” was developed to help reach the AB 32 emission reduction targets by attributing an appropriate share of the GHG reductions needed from new land use development projects subject to CEQA. Land use sector projects that comply with this thresholds would not be “cumulatively considerable” because they would be helping to solve the cumulative problem as a part of the AB 32 process. Such small sources would not significantly add to global climate change and would not hinder the state’s ability to reach the AB 32 goal, even when considered cumulatively. The threshold is intended to assess small and average sized projects, whereas the per-service population guideline is intended to avoid penalizing larger projects that incorporate GHG-reduction measures such that they may have high total annual GHG emissions, but would be relatively efficient, as compared to projects of similar scale. Therefore, the bright-line threshold is the most appropriate threshold for the proposed project, and the proposed project would have a potentially significant contribution to GHG emissions if it would result in emissions in excess of 1,150 metric tons of CO₂E per year.

Given the recent legislative attention and judicial action regarding post-2020 goals and the scientific evidence that additional GHG reductions are needed through the year 2050, the Association of Environmental Professionals’ (AEP) Climate Change Committee published a white paper in 2015 recommending that CEQA analyses for most land use development projects may continue to rely on current adopted thresholds for the immediate future (AEP 2015). As such, for project GHG impacts, this analysis evaluates future conditions based on consistency with the SLOAPCD bright-line threshold.

Calculations of CO₂, CH₄, and N₂O emissions are provided to identify the magnitude of potential project effects. The analysis focuses on CO₂, CH₄, and N₂O because these comprise 98.9% of all GHG emissions by volume (IPCC, 2007) and are the GHG emissions that the project would emit in the largest quantities. Fluorinated gases, such as HFCs, PFCs, and SF₆, were also considered for the analysis. Emissions of all GHGs are converted into their equivalent weight in CO₂ (CO₂e). Minimal amounts of other main GHGs (such as chlorofluorocarbons [CFCs]) would be emitted, but these other GHG emissions would not substantially add to the calculated CO₂e amounts. Calculations are based on the methodologies discussed in the California Air Pollution Control Officers Association (CAPCOA) *CEQA and Climate Change* white paper (January 2008) and include the use of the California Climate Action Registry (CCAR) General Reporting Protocol (January 2009).

Impact Analysis

a) GHG emissions associated with project construction and operations are discussed below.

Construction Emissions. Although construction activity is addressed in this analysis, CAPCOA does not discuss whether any of the suggested threshold approaches adequately address impacts from temporary construction activity. As stated in the *CEQA and Climate Change* white paper, “more study is needed to make this assessment or to develop separate thresholds for construction activity” (CAPCOA, 2008). Nevertheless, air pollution control districts such as the SLOAPCD have recommended amortizing construction-related emissions over a 50-year period in conjunction with the proposed project’s operational emissions.

Construction of the proposed project would generate temporary GHG emissions primarily due to the operation of construction equipment and truck trips. Site preparation and grading typically generate the greatest amount of emissions due to the use of grading equipment and soil hauling. Emissions associated with the construction period were estimated using the California Emissions Estimator Model (CalEEMod) Version 2016.3.1, based on an estimated construction schedule of 19 months and the CalEEMod default projects for the equipment used during construction. For the proposed project, site grading would involve cut and fill with a net import of 12,500 cubic yards (cy). Default CalEEMod haul trip lengths were assumed for export. Complete results from CalEEMod and assumptions can be viewed in the Rincon report.

As shown in GHG Table 2, construction activity associated with the project would generate an estimated 740.4 metric tons of CO₂e units. Amortized over a 50-year period (the assumed life of the project), construction of the proposed project would generate an estimated 14.8 metric tons of CO₂e per year.

**GHG Table 2
Estimated Construction Emissions of Greenhouse Gases**

	Annual Emissions (Carbon Dioxide Equivalent (CO₂E))
Total Estimated Construction Emissions	740.4 metric tons
Amortized over 50 years	14.8 metric tons per year

On-Site Operational Emissions. Operational emissions from use of the proposed project were also estimated using CalEEMod. Operational impacts include emissions from energy and natural gas; area sources including consumer products landscape maintenance, and architectural coatings; waste generations; water and wastewater usage; and mobile combustion. Mitigated emissions from CalEEMod results are reported herein.

Direct Emissions from Mobile Combustion. Emissions from vehicles driving to and from the site were based on the Traffic and Circulation Study conducted by the Associated Transportation Engineers (2017), using the standard Institute of Transportation Engineers (ITE) vehicle trip rates. Emissions of CO₂ and CH₄ from transportation sources were quantified using CalEEMod. The project would increase land use density and diversity in the vicinity of the project site by introducing a mix use campus of businesses, light industrial and manufacturing uses, and

ancillary employee housing apartments with a community center reducing vehicle trips and vehicle miles traveled (VMT) as people would be living and working in the same location and would not have a need to commute. The project’s use of high efficiency LED lighting was also taken into account and a reduction in VMT through land use density and diversity was taken into account in the CalEEMod results reported herein. Because CalEEMod does not calculate N₂O emissions from mobile sources, N₂O emissions were quantified using the California Climate Action Registry General Reporting Protocol (January 2009) direct emissions factors for mobile combustion (refer to Appendix A for calculations). Emission rates for N₂O emissions were based on the vehicle mix output generated by CalEEMod and the emission factors found in the California Climate Action Registry General Reporting Protocol.

Combined Annual Construction, Operational, and Mobile GHG Emissions. GHG Table 3 combines the construction and operational GHG emissions associated with development for the proposed project. As described above, emissions associated with construction activity (approximately 740.4 metric tons CO₂e) are amortized over 50 years (the anticipated lifetime of the project).

**GHG Table 3
Combined Annual Emissions of Greenhouse Gases**

Emission Source	Annual Emissions
Construction	14.8 metric tons CO ₂ e
Operational	0.6 metric tons CO ₂ e
Area	415.6 metric tons CO ₂ e
Energy	51.6 metric tons CO ₂ e
Solid Waste	55.1 metric tons CO ₂ e
Water	
Mobile	
From CO ₂ and CH ₄	601.1 metric tons CO ₂ e
From N ₂ O	24.5 metric tons CO ₂ e
Total	1,163.3 metric tons CO₂e
<i>Threshold</i>	<i>1,150 metric tons CO₂e</i>
Threshold Exceeded?	Yes

Sources: Rincon report, May 8, 2017

As shown in GHG Table 3, the combined annual emissions would total approximately 1,163.3 metric tons per year of CO₂e. These emissions exceed the applicable threshold of 1,150 metric tons per year. Therefore, impacts resulting from GHG emissions would be *potentially significant unless mitigation is incorporated*.

Mitigation Measures

Implementation of the following mitigation measure would be required to reduce impacts to a less than significant level.

GHG-1 **GHG Reduction Plan.** The project shall reduce operational GHG emissions through implementation of one or more of the following measures:

- A. Prior to permit issuance, develop a project GHG Reduction Plan that reduces annual GHG emissions from the project by a minimum of 13.3 MT CO₂e per year over the operational life of the project. The plan will be implemented on site by the project applicant and may include, but is not be limited to, the following components:
 - 1. Charging stations for alternative fuel vehicles
 - 2. Water conservation and recycling
 - 3. Renewable energy production
 - 4. Trip reduction (e.g., employee ridesharing, vanpool/shuttle)
 - 5. Carbon sequestration
 - 6. Recycling and composting of solid waste

and/or

- B. If GHG emissions cannot be fully reduced by a minimum of 13.3 MT CO₂e per year over the operational life of the project through compliance with a project GHG Reduction Plan, purchase carbon offsets to reduce GHG emissions below threshold levels.

Plan Requirements and Timing. Applicable elements of the project GHG Reduction Plan shall be reflected on project site plans prior to permit approval. If GHG emissions cannot be reduced through compliance with such a plan, purchased carbon offsets shall be approved by Planning Department staff prior to permit approval.

Monitoring: Planning Department staff shall monitor and verify implementation of measures included in the GHG Reduction Plan to ensure implementation of mitigation measures included in the plan.

Mitigation Measure GHG-1 would feasibly reduce GHG-related impacts to a less than significant level.

b) The City of Buellton has not adopted a Climate Action Plan. The County of Santa Barbara Planning Commission adopted the Energy and Climate Action Plan (ECAP) for the County of Santa Barbara in May 2015 (County of Santa Barbara 2015). However, this plan applies to unincorporated areas of Santa Barbara County and not incorporated cities such as Buellton. SBCAG has incorporated sustainable community strategy into its Regional Transportation Plan / Sustainable Communities Strategy (RTP/SCS) plan, which is designed to help the region achieve its SB 375 GHG emissions reduction target. The SBCAG 2040 RTP/SCS demonstrates that the SBCAG region would achieve its regional emissions reduction targets for the 2020 and 2035 target years. The RTP/SCS sets forth goals and objectives related to mixed-use development and the jobs-housing imbalance. The RTP/SCS includes an objective to “encourage affordable and workforce housing and mixed-use development within urban boundaries.” In addition, the RTP/SCS looks to increase jobs within the City of Buellton, in order to bring the jobs-housing

ratio in Buellton up from 1.08 to closer to the ideal ratio of 1.5. The project is consistent with the mixed-use objective through the creation of a work and residential campus and includes businesses, light industrial and manufacturing uses, and ancillary employee housing apartments with a community center. The project would also create job opportunities within Buellton to improve the jobs-housing balance. In addition, the project would be required to comply with existing State regulations, which include increased energy conservation measures and other actions adopted to achieve the overall GHG emissions reduction goals identified in AB 32 and SB 32.

Because there is no locally adopted GHG Reduction Plan to reduce emissions from new development, the project would be consistent with the applicable land use and zoning designations, and the project would not conflict with any State regulations intended to reduce GHG emissions statewide, the project would be consistent with applicable plans and programs designed to reduce GHG emissions. The project would not conflict with any plan, policy, or legislation related to GHG emissions. Therefore, impacts would be *less than significant*.

Findings and Mitigation: Impacts would be less than significant, so no mitigation is required.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS				
- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?		X		
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

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

- b. Hazardous Materials Releases: Refer to the discussion in Section a. above.
- c. Hazardous Materials Near Schools: Zaca Pre-School and After School is located within ¼ mile of the project site. However, as noted in Section a above, no release of hazardous materials is anticipated with uses on the project site. No impacts are anticipated.
- d. Hazardous Materials Sites: The project site is vacant, and it is not anticipated that there will be any evidence of past underground storage tanks or soil contamination. However, no Environmental Site Assessment was conducted for the project to verify that the site is not included on the list pursuant to Government Code Section 65962.5. Therefore, the potential for contaminated soil on the project site exists. A mitigation measure is included to provide a Phase I Environmental Site Assessment prior to issuance of building permits. This would ensure that the impact would be less than significant.
- e., f. Public and Private Airstrip Safety Hazards: No public or private airports are in the vicinity of the project site.
- g. Emergency Response/Evacuation: The project site is not subject to an emergency response or evacuation plan. No impacts would occur.
- h. Wildland Fire Hazards: The proposed project is located on an infill site surrounded by existing development at the southern edge of the City. The site is located within a wildland fire hazard area as identified in the Safety Element of the Buellton General Plan. The proposed access and internal circulation system would ensure adequate emergency vehicle access to all portions of the site, including emergency ingress and egress to the east. Fire safety issues would be addressed through standard project conditioning including but not limited to the requirement for automatic sprinklers, alarm system, roadway and emergency access. Therefore, impacts are considered less than significant.

Findings and Mitigation: The following mitigation measure is required to reduce project impacts related to hazardous materials to a less than significant level:

- HAZ-1** **Phase I Environmental Site Assessment.** Prior to issuance of building permits, a Phase I Environmental Site Assessment prepared in accordance with the standards for such assessments promulgated by the EPA shall be conducted by a qualified professional to determine the potential for onsite soil contamination, and the recommendations of that report (if any) shall be followed.

Monitoring:

The Planning Department will verify that the Phase I ESA has been completed, and that its recommendations are followed prior to issuance of building permits.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY - Would the project:				
a) Violate Regional Water Quality Control Board water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?				X

a. **RWQCB Standards:** The proposed project would discharge wastewater directly to the public sewer system. Therefore, the impact is considered less than significant.

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

c. **Runoff/Erosion and Siltation:** The project proposes to collect runoff through the construction of several depressed bioretention facilities in the area of new development. The facilities will treat storm water runoff, as well as retain on-site stormwater runoff in swales and basins. The Preliminary Hydrology and Flood Study Report prepared by RRM Design Group (June 9, 2017), the Infiltration Testing Report by GeoSolutions (December 28, 2016), and the Stormwater Control Plan by RRM Design Group (June 9, 2017) have concluded that there will be a reduction

in the flow leaving the project site in a 10-year storm event. Therefore, less than a significant impact would result.

The project will also be required to comply with the City's 2013 Stormwater Ordinance.

By law, all grading of the site must conform to the erosion control requirements of the National Pollutant Discharge Elimination System (NPDES) regulations. As such, erosion and siltation during the construction period would be minimized and would result in less than significant impacts.

d. Alter Drainage Pattern: The existing drainage pattern of the site flows southerly as sheet flow to the Santa Ynez River. The drainage pattern would not change as a result of this project, and in fact may improve from an erosion perspective, since drainage will be regulated to flow into the proposed bioretention facility to regulate the flow to the river. Impacts are considered less than significant.

e. Runoff/Stormwater Drainage System Capacity: See items b. and d.

f. Substantially Degrade Water Quality: Increase in potential erosion and sedimentation to drainages is expected with grading activities, which could impact water quality. However, compliance with the NPDES and Regional Water Quality Control Board Resolution R3-2013-0032 (Adopted July 12, 2013, which addresses Post-Construction Stormwater Management Requirements for development projects, essentially updating previous SWPPP regulations) would result in less than significant impacts. Also see items b. and d.

g. Housing within Floodplains: A portion of the parcel which the project is located on is within the 100-year flood plain, however, the area where development will occur is not within the 100-year flood plain, including the buildings with the housing units. No impacts to housing would occur.

h. Flood Hazards: The portion of the site which the structures will be located are not within the 100-year flood plain. As a condition of approval, the Public Works Department is requiring a hydraulic and hydrologic study from the applicant that must demonstrate there will be no adverse impact to upstream properties. Once the recommendations of this study are implemented, the project is not expected to significantly impact existing development along the river upstream.

i. Flooding and Dam Failure: The project site is located in a dam failure inundation hazard area. However, as this is a commercial project with limited patronage at any one time, the impacts are not considered significant.

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

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

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

a. Physical Division of Established Communities: The proposed project is an urban infill site, on the edge of existing development in an industrial portion of the City. As such, it does not divide an established community.

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

GENERAL PLAN POLICY CONSISTENCY

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

Land Use Element

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

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

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

Consistent: The project will include bike racks to encourage bicycle use, and will provide easements and access for a trail along the Santa Ynez River pursuant to the City’s 2012 Bicycle and Pedestrian Master Plan.

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

Consistent: Lighting fixtures consistent with this policy and the Community Design Guidelines are shown on the project plans.

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

Consistent: The project uses Industrial Way for access.

Circulation Element

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

Consistent: The project will include bike racks to encourage bicycle use, and will provide easements and access for a trail along the Santa Ynez River pursuant to the City's 2012 Bicycle and Pedestrian Master Plan.

Policy C-5: Level of Service "C" or better traffic conditions shall be generally maintained on all streets and intersections, lower levels of service may be accepted during peak times or as a temporary condition, if improvements to address the problem are programmed to be developed.

Consistent: Based on the traffic study prepared for the project, all roads and intersections would operate at LOS "C" or better.

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

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

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

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

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

Consistent: The project will include bike racks to encourage bicycle use, and will provide easements and access for a trail along the Santa Ynez River pursuant to the City's 2012 Bicycle and Pedestrian Master Plan.

Conservation and Open Space Element

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

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

Noise Element

Policy N-4: New commercial and industrial development should incorporate design elements to minimize the noise impact on surrounding residential neighborhoods.

Consistent: The project is in an industrial-zoned area, with residential to the north and east. Activities associated with the project will occur inside enclosed buildings.

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

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

Public Facilities and Services Element

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

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

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

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

Policy PF-9: Engineered drainage plans may be required for development projects which: (a) involve greater than one acre, (b) incorporate construction or industrial activities or have paved surfaces which may affect the quality of stormwater runoff, (c) affect the existing drainage pattern, and/or (d) has an existing drainage problem which requires correction. Engineered drainage plans shall incorporate a collection and treatment system for stormwater runoff consistent with applicable federal and State laws.

Consistent: A portion of the project site is within the 100-year floodplain of the Santa Ynez River, however no development is proposed to occur within the floodplain, with the exception of a passive trail and habitat restoration. The project's grading and drainage plan shows how runoff from the site will be directed to a proposed detention basins. Onsite improvements will be constructed under the direction of the Public Works Department, and will be required to comply with all applicable regulations of the Regional Water Quality Control Board.

Safety Element

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

Consistent: The proposed buildings within the project area is setback at least 200 feet from the river bank. A proposed trail connection will also be located in the setback area. No other uses will be located in within the 200-foot setback area.

Policy S-4: As a condition of approval, continue to require any new development to minimize flooding problems identified by the National Flood Insurance Rate Program.

Consistent: Onsite grading and fill will ensure that buildings will be located at least 2 feet above the elevation of the 100-year flood zone.

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

Policy S-9: Geologic studies shall be required as a condition of project approval for new development on sites with slopes greater than 10%, and in areas mapped by the Natural Resource Conservation Service (NRCS) as having moderate or high risk of liquefaction, subsidence and/or expansive soils.

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

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

Policy S-12: New development should minimize erosion hazards by incorporating features into site drainage plans that would reduce impermeable surface area, increase surface water infiltration, and/or minimize surface water runoff during storm events. Such features may include:

- *Additional landscape areas,*
- *Parking lots with bio-infiltration systems,*
- *Permeable paving designs, and*
- *Storm water detention basins.*

Consistent: The project incorporates features called for in this policy, including a bio-filtration system to treat and capture stormwater on-site. This will minimize erosion potential.

Land Use Table 1. Project Consistency with M/Mixed Use Zoning District Standards

Development Feature	City Requirement	Proposed	Project Consistency
Minimum Lot Area	No minimum	17.22 acres	Consistent
Front Setback	20 feet	107 feet	Consistent
Side Setback	None, 10 feet minimum along street	14.5 feet and 40 feet	Consistent
Rear Setback	Minimum of 10 feet	Excess of 200 feet from top of bank	Consistent
Landscaping Res. Open Space	15% Minimum 250 sf per unit: 13,500 sf required	>50% 5,617 sf amenities and over 5 acres of open space	Consistent Consistent
Site Coverage	60% Maximum	18%	Consistent
Height Limits	45 feet	37 feet	Consistent
Res. Density	8 units per acre	3.2 units per acre	Consistent
Parking	Industrial: 1 per 500 sf Business/Research: 1 per 300 sf One bedroom apt: 1 space per unit Two bedroom apt: 2 spaces per unit Guest parking: 1 per 5 units 306 required	323 proposed	Consistent

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

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

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

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

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact

XII. NOISE - Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip would the project expose people residing or working in the project area to excessive noise levels?				X

a., b, c. The proposed project has industrial and residential components with no outdoor work areas proposed. No significant noise generating activities are proposed. All activities within the City of Buellton shall conform to the noise standards in the Noise Element of the General Plan as well as the noise regulations contained in the Municipal Code. Any violations would be addressed through the City’s existing Code Compliance procedures. No significant impacts are anticipated.

d. Construction noise is not expected to significantly impact noise sensitive receptors. Assuming onsite construction equipment may temporarily generate noise levels up to 88 dBA at 50 feet from the equipment, and assuming that point source noise attenuates at a rate of 6dB per doubling of distance, it is anticipated that the maximum noise levels experienced would be about 64 dB within 800 feet, and 58 dBA at 1,600 feet from the noise source. This does not account any barrier attenuation from intervening structures. The nearest residential neighborhood is roughly 200 feet away to the north and east. Policy N-7 of the Noise element of the General Plan requires that noise generated by construction activities should be limited to daytime hours to reduce nuisances at nearby noise receptors in accordance with the hours and days set in the adopted Standard Conditions of Approval. *Impacts would therefore be less than significant.*

e., f. The project is not located within an airport land use plan or near any airstrip. No impacts would occur.

Findings and Mitigation: Impacts would be less than significant, therefore no mitigation is required.

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

a. Population Growth: The site is planned for and zoned for industrial or mixed use development.

b, c. Displacement: The vacant site does not contain any housing units.

Findings and Mitigation: No impacts would occur so no mitigation is required.

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

a. Fire Services: The project area is served by Station 31 of the Santa Barbara County Fire Department located at 168 West Highway 246. The station is located within 1.0 mile of the project site and is within the 5-minute response time of the station. Fire protection impacts are considered less than significant.

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

c. School Services: The proposed project has 54 housing units but would not generate significant students to the local school districts. No impacts would occur.

d. Parks: The project is mixed use and is not expected to impact parks or park services. No impacts would occur.

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

Findings and Mitigation: Impacts are considered less than significant, therefore, no mitigation is required.

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

a. Demand for Parks and Recreation: The project is mixed use and is not expected to impact parks or park services. No impacts would occur.

b. Construction of Recreational Facilities: The project includes onsite trails, a community building, and other amenities for its residents and the general public. No adverse impacts would occur.

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

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

a, b. Traffic Congestion: A traffic study (July 18, 2017) has been prepared by Associated Transportation Engineers (ATE) for the project. The traffic study is summarized below and is hereby incorporated by reference into this initial study. The complete traffic study is available for review at the Buellton Planning Department, 107 West Highway 246, Buellton and on the City of Buellton website.

Access to the project site is proposed via an access easement through the adjacent Terravant Wine Company site from Industrial Way. Regional access to the Project site is provided by US 101 via the SR 246 interchange.

Because traffic flow on urban arterials is most constrained at intersections, detailed flow analyses focus on the operating conditions of critical intersections during peak travel periods. In rating intersection operations, "Levels of Service" (LOS) A through F are used. LOS A and LOS B represent primarily free-flow operations, LOS C represents stable conditions, LOS D nears unstable operations with restrictions on maneuverability within traffic streams, LOS E represents unstable operations with maneuverability very limited, and LOS F represents breakdown or forced flow conditions. The City of Buellton considers LOS C as the minimum standard for traffic operations on City roadways and intersections. LOS D is considered acceptable as an interim condition where programmatic implementation of transportation infrastructure improvements is planned to take place over a period that would return the level of service to an acceptable level.

Existing Conditions

Existing Street Network

The circulation system serving the Project is comprised of regional highways, arterials and collector streets. The following text discusses the major roadways serving the site.

US 101, located east of the Project, is a multi-lane highway serving the California coast between Los Angeles and San Francisco. U.S. 101 is 4-lanes wide in the City of Buellton and provides regional access to the Project.

SR 246, located north of the Project site, is an east-west state highway which extends from the Pacific Ocean west of Lompoc through Buellton, Solvang and Santa Ynez to SR 154 on the east. SR 246 is a 4-lane arterial from the western Buellton city limit to Freear Drive near the Eastern city limit.

Avenue of Flags is a north-south arterial roadway which parallels the west side of US 101. Avenue of Flags serves the business area of Buellton between the US 101 SB off-ramp and the Flying Flags RV Resort.

Industrial Way, located just east of the Project site is a north-south collector street which terminates approximately ¼ mile south of SR 246. Access to the Project is proposed via an access easement through the adjacent Terravant Wine Company site from Industrial Way.

Sycamore Drive, located west of the Project site, is a north-south collector street which terminates approximately ¼ mile north and south of SR 246.

Existing Intersection Operations

Existing peak hour volumes were obtained for the study-area intersections from traffic counts collected in March of 2017. Existing levels of service were calculated for the study-area

intersections using the Highway Capacity Manual (HCM)⁴ methodologies, as required by the City of Buellton. Traffic Table 1 summarizes the existing intersection levels of service (LOS calculations in technical appendix to traffic study).

**Traffic Table 1
Existing Levels of Service**

Intersection	Control	Delay / LOS (a)	
		AM Peak	PM Peak
#1 - SR 246/Sycamore Drive	Unsignalized	11.0 Sec/LOS B	8.2 Sec/LOS A
#2 - SR 246/Industrial Way	Signal	20.8 Sec/LOS C	17.4 Sec/LOS B
#3 - SR 246/Avenue of Flags	Signal	27.4 Sec/LOS C	30.2 Sec/LOS C

(a) LOS based on average delay per vehicle in seconds pursuant to HCM procedures.

The data presented in Traffic Table 1 indicate that the study-area intersections currently operate at LOS C or better during the A.M. and P.M. peak hour periods, which meets the City’s LOS C operating standard.

Project Generated Traffic

Trip generation estimates were calculated for the Hub project using rates presented in the Institute of Transportation Engineers (ITE), Trip Generation, 9th Edition for General Light Industrial (Land-Use Code #110), Research and Development (Land-Use Code #760), and Apartment (Land-Use Code #220) uses. Traffic Table 2 summarizes the average daily trips (ADT), and P.M. peak hour generation estimates for the project.

**Traffic Table 2
Project Trip Generation**

Land Use	Size	ADT		AM Peak Hour		PM Peak Hour	
		Rate	Trips	Rate	Trips	Rate	Trips
Light Industrial	46,676 SF	6.97	325	0.92	43	0.97	45
Business/Research	28,066 SF	8.11	228	1.22	34	1.07	30
Residential	54 Units	6.65	359	0.51	28	0.62	33
Total			912		105		108

The data presented in Traffic Table 2 shows that the Hub would generate 912 average daily trips and 108 P.M. peak hour trips.

Traffic Table 3 shows the trip distribution pattern developed for the Project. The trip distribution pattern was developed based on existing traffic flows and surrounding land uses in the area.

**Traffic Table 3
Project Trip Distribution**

⁴ Highway Capacity Manual, Transportation Research Board, 2010.

Origin/Destination	Direction	Percentage
SR 246	East	35%
	West	35%
Avenue of the Flags	North	20%
	South	10%
Total		100%

Project Traffic Impacts

Intersection Impacts

Levels of service were calculated for the study-area intersections assuming the Existing + Project volumes. Traffic Table 4 lists the Existing + Project levels of service for the study-area intersections.

**Traffic Table 4
Existing + Project Levels of Service**

Intersection	Delay / LOS (a)			
	AM Peak Hour		PM Peak Hour	
	Existing	Existing+Project	Existing	Existing+Project
#1 - SR 246/Sycamore Drive	11.0 Sec/LOS B	11.2 Sec./LOS B	8.2 Sec/LOS A	8.4 Sec./LOS A
#2 - SR 246/Industrial Way	20.8 Sec/LOS C	25.4 Sec./LOS C	17.4 Sec/LOS B	17.9 Sec./LOS B
#3 - SR 246/Avenue of Flags	27.4 Sec/LOS C	27.8 Sec./LOS C	30.2 Sec/LOS C	31.4 Sec./LOS C

(a) LOS based on average delay per vehicle in seconds pursuant to HCM procedures.

The data presented in Traffic Table 4 indicate that the study-area intersections will continue to operate at LOS C or better with Existing+Project traffic, which meets the City’s LOS C standards. Based on the City’s impact threshold criteria, the Project would not generate significant impacts at the study-area intersections.

Cumulative Traffic Impacts

Intersection Operations

Cumulative traffic volumes were forecast for the study-area intersections assuming development of the approved and pending projects proposed within the City of Buellton (a copy of the March 2017 list summarizing the approved and pending projects is contained in the Technical Appendix to the traffic study). Trip generation estimates were developed for the cumulative projects using the rates presented in the ITE Trip Generation Report. Cumulative traffic volumes are shown on Figure 7 and Cumulative + Project volumes are shown on Figure 8. Traffic Table 5 compares the Cumulative and Cumulative + Project levels of service for the study-area intersections.

**Traffic Table 5
Cumulative + Project Levels of Service**

Intersection	Delay / LOS (a)			
	AM Peak Hour		PM Peak Hour	
	Cumulative	Cumulative+Project	Cumulative	Cumulative+Project
#1 - SR 246/Sycamore Drive	11.3 Sec./LOS B	11.5 Sec./LOS B	8.2 Sec./LOS A	8.3 Sec./LOS A
#2 - SR 246/Industrial Way	29.7 Sec./LOS C	30.8 Sec./LOS C	18.0 Sec./LOS B	23.0 Sec./LOS C
#3 - SR 246/Avenue of Flags	27.6 Sec./LOS C	27.9 Sec./LOS C	32.8 Sec./LOS C	33.3 Sec./LOS C

(a) LOS based on average delay per vehicle in seconds pursuant to HCM procedures.

The data presented in Traffic Table 5 indicate that the study-area intersections are forecast to operate at LOS C or better with Cumulative and Cumulative + Project Traffic, which meets the City’s LOS C standard. Based on the City’s impact threshold criteria, the Project would not contribute to cumulative impacts at the study-area intersections.

Site Access and Circulation

Primary access to the Project site is proposed via a 50-foot-wide access easement that connects the Project site to the south end of the Industrial Way. Emergency access is proposed via a second roadway connection located just east of the Project site that would provide emergency access through the adjacent residential neighborhood to the east.

The proposed access driveway would connect to the south end of the Industrial Way cul-de-sac where two other driveways also connect. Further, there are several approved or pending developments that will add traffic to the driveways at the south end of the cul-de-sac, including The Network development, the Figueroa Mountain Brewery Expansion development, the Terravant Annex development, and The Hub development. The cumulative traffic volumes are relatively low, which equate to LOS A operations. The proposed access driveway and the two other driveways that connect to the south end of the Industrial Way cul-de-sac are currently uncontrolled. It is recommended that lane striping and a 3-way Stop-Sign be installed to control turning movements at the intersection. Implementation of this improvement would reduce site access impacts to a level of insignificance.

Pedestrian and Bicycle Facilities

There are existing pedestrian sidewalks along both sides of Industrial Way from SR 246 and its terminus. Pedestrian sidewalks are also provided on both sides of State Route 246 between Avenue of Flags and Sycamore Drive. The City of Buellton’s bicycle and pedestrian master plan proposes Class II bicycle routes for State Route 246 and Class III bicycle routes for Industrial Way. These facilities will be able to accommodate pedestrian and bicycle traffic generated by the Project.

Congestion Management Program Analysis

The Santa Barbara County Association of Governments (SBCAG) has developed a set of traffic impact thresholds to assess the impacts of land use decisions made by local jurisdictions on regional transportation facilities located within the Congestion Management Program (CMP) roadway system. The following guidelines were developed by SBCAG to determine the significance of project-generated traffic impacts on the regional CMP system.

1. For any roadway or intersection operating at "Level of Service" (LOS) A or B, a decrease of two levels of service resulting from the addition of project-generated traffic.
2. For any roadway or intersection operating at LOS C, project-added traffic that results in LOS D or worse.

Figure 9

3. For intersections within the CMP system with existing congestion, the following table defines significant impacts.

Level of Service	Project-Added Peak Hour Trips
LOS D	20
LOS E	10
LOS F	10

4. For freeway or highway segments with existing congestion, the following table defines significant impacts.

Level of Service	Project-Added Peak Hour Trips
LOS D	100
LOS E	50
LOS F	50

Potential Intersection Impacts

The traffic analysis found that the intersections along SR 246 are forecast to operate at LOS C or better under Existing + Project and Cumulative + Project traffic conditions. These operations are acceptable based on the CMP standards. Therefore, the Hub Project would not impact the CMP intersections in the study-area.

Potential Freeway Impacts

The Hub Project would add less than 100 peak hour trips to U.S. Highway 101 north and south of SR 246. Based on CMP criteria, the Project would not significantly impact the freeway segments within the study-area.

Findings and Mitigation: The proposed project would not create significant project or cumulative related traffic impacts. However, the intersection configuration at the cul-de-sac could create traffic conflicts. The project is also required to pay the City's AB 1600 traffic mitigation fee. The following required mitigation measure would reduce site access traffic impacts to a level of insignificance:

- T-1** **Striping and Signage.** The cul-de-sac intersection shall be striped and signs installed in accordance with the diagram included as Appendix D to this initial study prior to the issuance of the certificate of final occupancy.

Monitoring:

Planning Department and Public Works will verify installation of striping and signs prior to final occupancy.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>XVII. TRIBAL CULTURAL RESOURCES -</i> Would the project:				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				X
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				X

a. **Tribal Cultural Resources.** The property is an urban infill site. The site is highly disturbed as a result of past flooding events. Therefore, if any tribal cultural resources were present on the site in the past, it is highly unlikely that they would be present today. Additionally, Mitigation Measure CR-1 in the Cultural Resources section includes the requirement to conduct an extended Phase 1 archaeological survey. The procedures laid out in this mitigation measure would be followed in the event any cultural resources are discovered. This City has followed the required AB52 consultation prior to release of this initial study.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>XVIII. UTILITIES AND SERVICE SYSTEMS -</i> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

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

b., e. Water and Wastewater Facility Construction: The General Plan already accounts for development of the intensity proposed as part of the project. Therefore, its water consumption and wastewater generation characteristics are already accounted for in the General Plan and associated Environmental Impact Report. Water use is estimated at 14.61 acre-feet per year and wastewater generation at 13,565 gallons per day. The City has adequate water supply with its three sources of water. The City's wastewater treatment plant has a total capacity of 650,000 gallons per day, and has a current average daily flow of approximately 450,000 gallons per day. The project generation will increase the current average daily flow by less than 1 percent. The existing wastewater treatment plant and sewer mains have sufficient capacity to accommodate the project's flows. Impacts would be less than significant.

c. Storm Drain Construction: The project would convey drainage to proposed on-site depressed bio-infiltration facilities on the project site. No additional impacts are anticipated. The impacts would be less than significant.

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

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

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

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

a. Impacts related to drainage and water quality were determined to be less than significant. Compliance with stormwater and other water quality regulations ensures that the project's impacts are not cumulatively considerable. Potential impacts related to biological resources and cultural resources were identified, however the appropriate mitigation measures have been included to mitigate these impacts to a less than significant level and ensure that there are no cumulatively considerable impacts. The project is also required to comply with federal, state and local laws that address biological resources. Standard conditions of approval would also apply. There are no important examples of major period of California history or prehistory that will be impacted by this project.

b. Potential cumulative impacts with mitigation required related to greenhouse gases and transportation and traffic were determined. The appropriate mitigation measures have been included to lessen these potential impacts to a less than cumulatively considerable level.

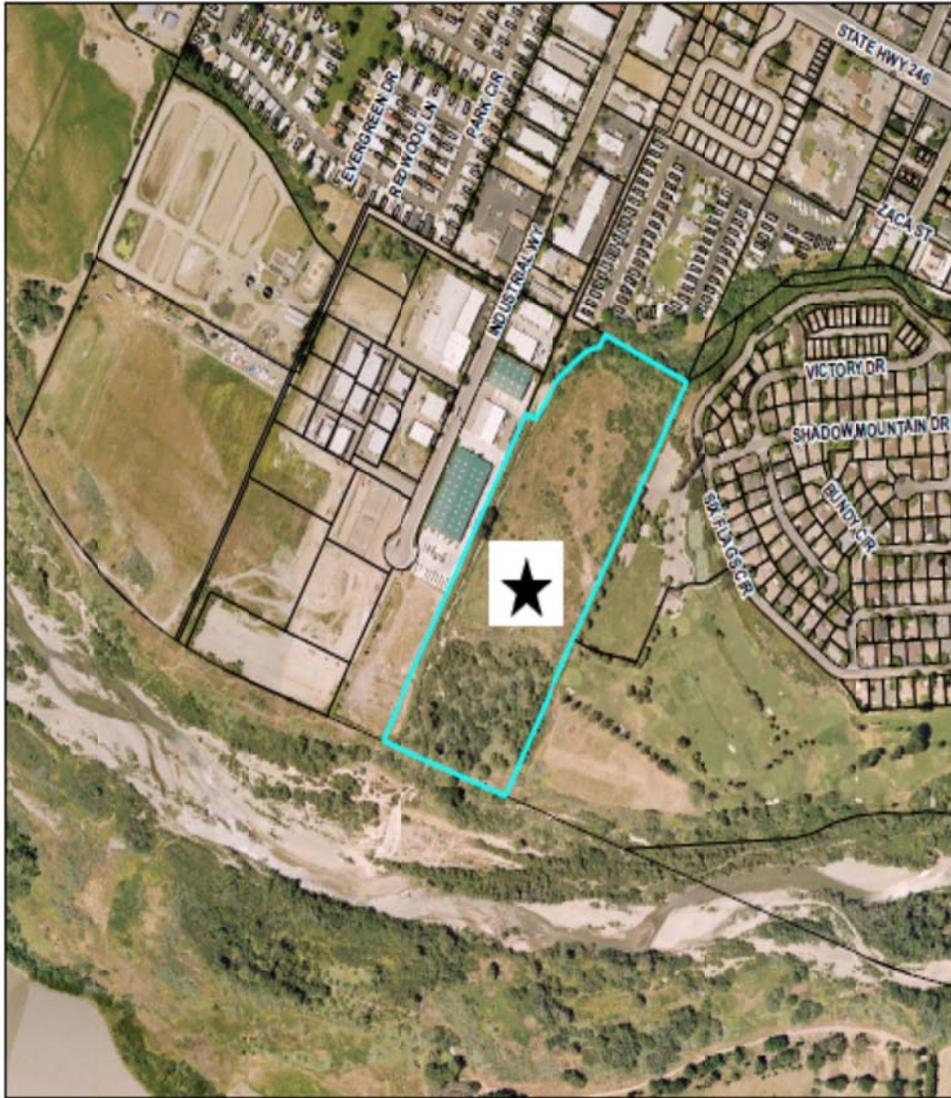
c. The incorporation of required mitigation measures and adherence to General Plan policies would reduce all impacts that have the potential to affect human beings to a less than significant level. Mitigation measures are required for the following issues: hazards and hazardous materials, greenhouse gas emissions, and transportation/traffic.

Appendix A

Project Vicinity Map

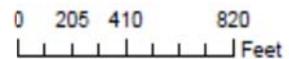


Appendix A



Legend

- City Parcels
- Project Location



Appendix B

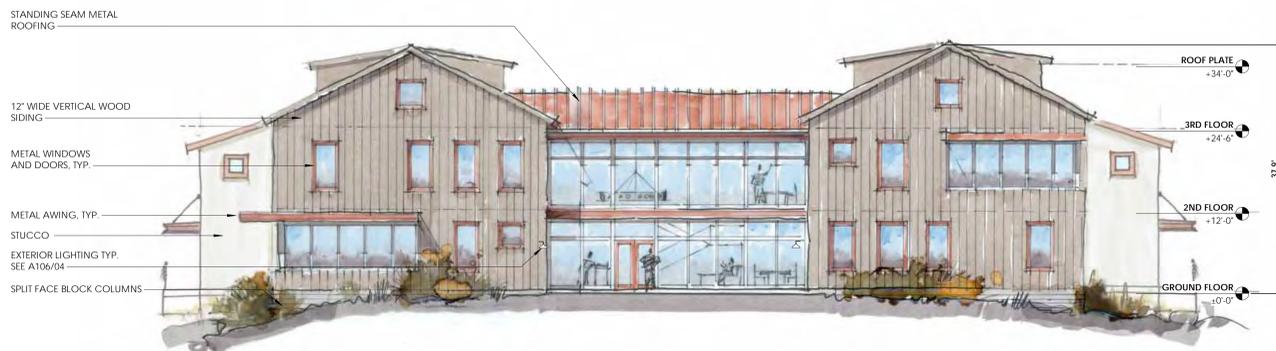
Project Plans



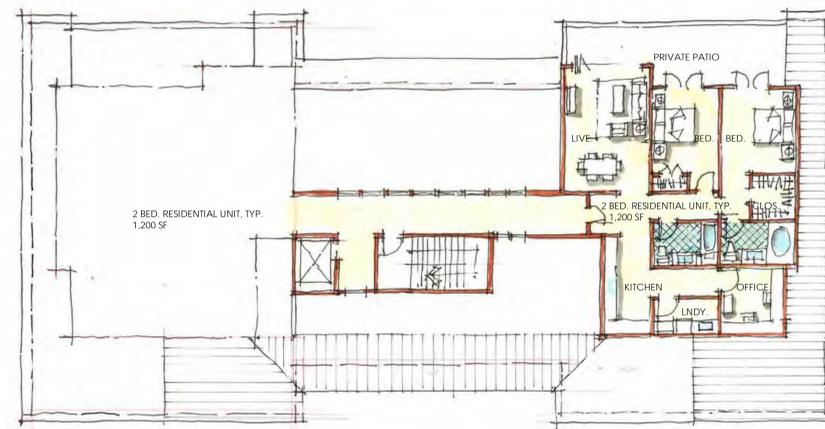
HUB FRONT ELEVATION 06
3/32" = 1'-0"



HUB SIDE ELEVATION 05
3/32" = 1'-0"



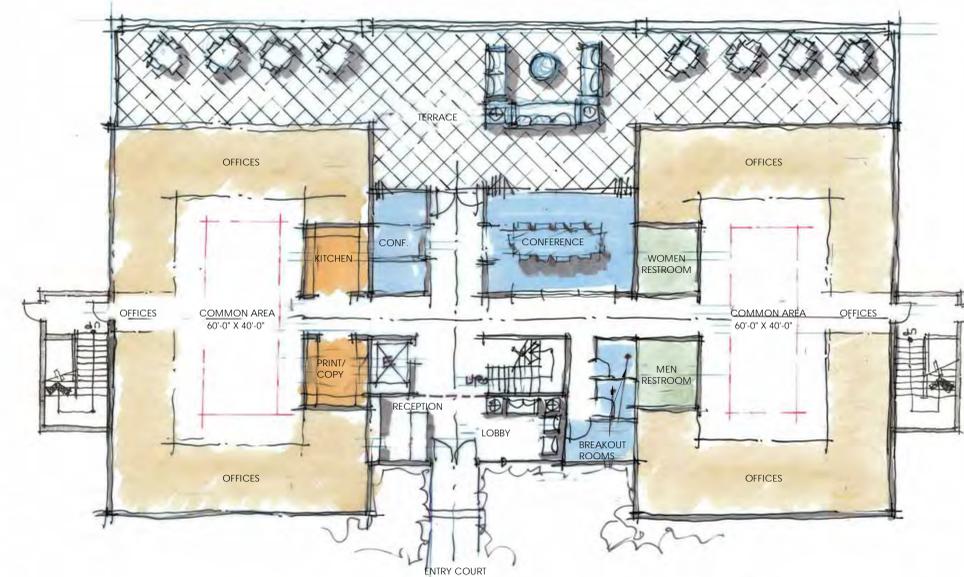
HUB REAR ELEVATION 04
3/32" = 1'-0"



TYPICAL HUB THIRD FLOOR PLAN 03
3/32" = 1'-0"



TYPICAL HUB SECOND FLOOR PLAN 02
3/32" = 1'-0"



TYPICAL HUB FIRST FLOOR PLAN 01
3/32" = 1'-0"

Buellton Hub

Industrial Way
Buellton, CA 93427

PROJECT #: 16C105

NO.	DESCRIPTION	DATE
1	Coordination	11/30/2016
2	Planning Submittal	12/16/2016
3	Planning Resubmittal	06/09/2017

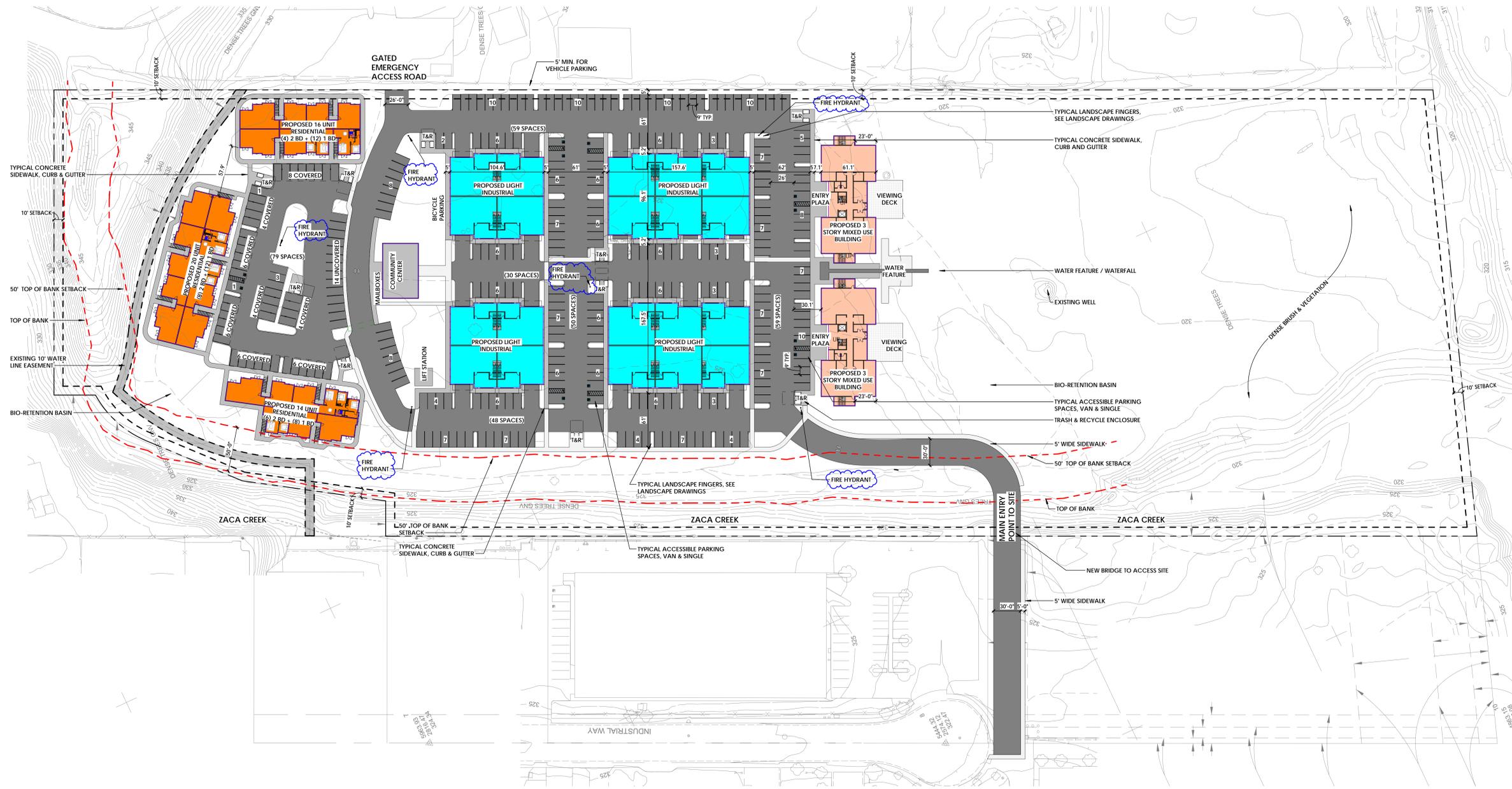
A101

BUSINESS HUB TYPICAL FLOOR PLANS & ELEVATIONS

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

0 32 64 128

NOT FOR CONSTRUCTION



SITE PLAN 01
1" = 50'-0"

AREA SUMMARY	
USE	AREA
BUSINESS AREAS	28,066 SF
COMMON AREAS	2,377 SF
LIGHT INDUSTRIAL	46,676 SF
MULTI-FAMILY RESIDENTIAL	48,051 SF
TOTAL NET	125,170 SF

PARKING CALCULATIONS			
BUILDING	USE	AREA	PARKING
HUB	BUSINESS AREA	28,066 SF	93.6
TOTAL	28,066 SF		93.6
BUILDING	USE	AREA	UNITS
HUB	2 BEDROOM UNIT	6,334 SF	4
TOTAL		6,334 SF	4
1 SPACE / 300 SQ.FT. = 95 2 SPACE / 2 BEDROOM = 8 TOTAL = 103			

BUILDING	USE	AREA	PARKING
COMMUNITY	COMMUNITY CENTER	2,377 SF	0.0
TOTAL		2,377 SF	0.0

BUILDING	USE	AREA	PARKING
INDUSTRIAL	LIGHT INDUSTRIAL	46,676 SF	93.4
TOTAL		46,676 SF	93.4
1 SPACE / 500 SQ.FT. = 95 + 1 SPACE / 1.5 EMPLOYEES = 30 TOTAL = 125			

BUILDING	USE	AREA	UNITS
RESIDENTIAL	1 BEDROOM UNIT	23,575 SF	32
RESIDENTIAL	2 BEDROOM UNIT	18,142 SF	18
TOTAL		41,717 SF	50
1 SPACE / 1 BEDROOM = 32 2 SPACE / 2 BEDROOM = 36 1/5 UNIT GUEST PARKING = 10 TOTAL = 78			

**TOTAL PARKING REQUIRED = 277
PROVIDED = 316**

Buellton Hub

Industrial Way
Buellton, CA 93427

PROJECT #: 16C105

NO.	DESCRIPTION	DATE
1	Coordination	11/30/2016
2	Planning Submittal	12/16/2016
3	Planning Resubmittal	06/09/2017

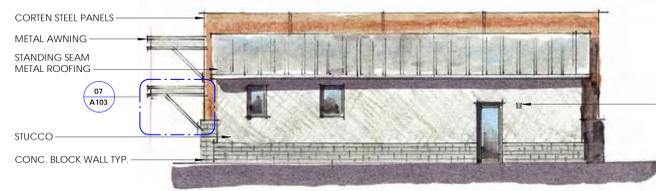
AS101

SITE PLAN

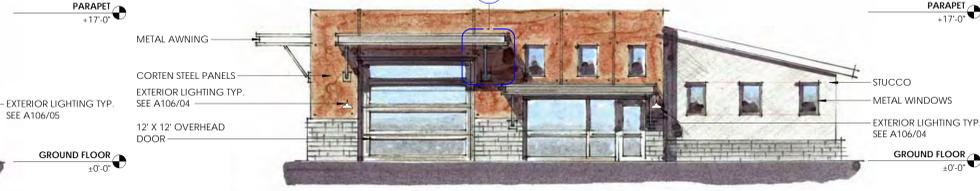
SCALE - 1" = 50'

NOT FOR CONSTRUCTION

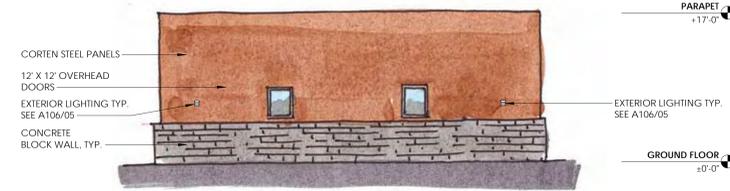
7/22/2017 12:28:31 PM Y:\06\DMHA\DMHA\Projects\16C105 - Buellton Hub - CP\11 Drawings and Presentations - Archival and Reference Files\16C105_BuelltonHub.rvt



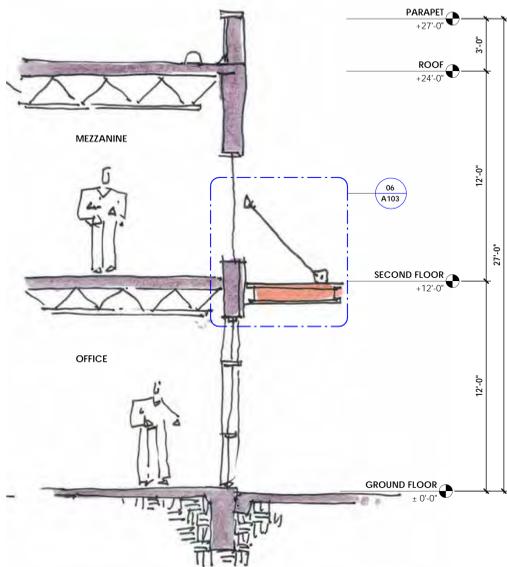
COMMUNITY BUILDING RIGHT ELEVATION 10
1/8" = 1'-0"



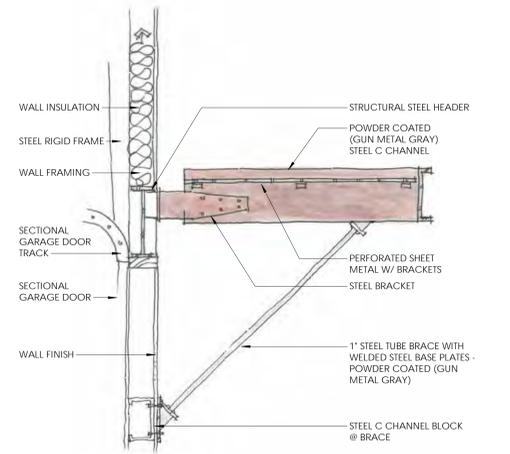
COMMUNITY BUILDING FRONT ELEVATION 03
1/8" = 1'-0"



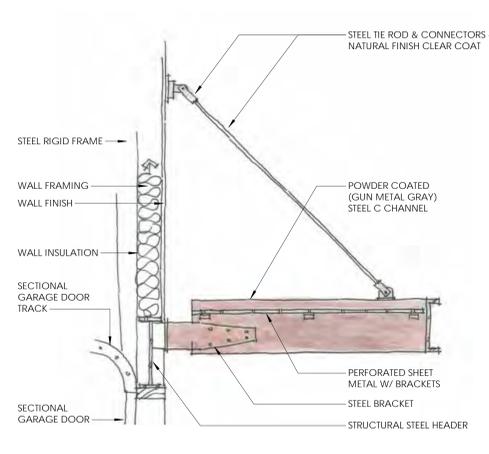
COMMUNITY BUILDING LEFT ELEVATION 08
1/8" = 1'-0"



TYPICAL LIGHT INDUSTRIAL WALL SECTION 09
1/4" = 1'-0"



METAL AWNING DETAIL 07
3/4" = 1'-0"



METAL AWNING DETAIL 06
3/4" = 1'-0"



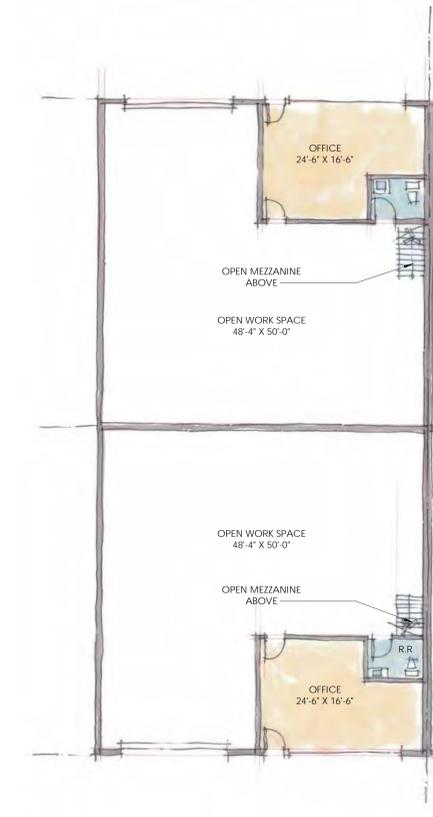
COMMUNITY BUILDING FLOOR PLAN 02
3/32" = 1'-0"



TYPICAL INDUSTRIAL END ELEVATION 05
1/8" = 1'-0"



TYPICAL INDUSTRIAL FRONT ELEVATION 04
1/8" = 1'-0"



INDUSTRIAL TYPICAL FLOOR PLAN 01
3/32" = 1'-0"

Buellton Hub

Industrial Way
Buellton, CA 93427

PROJECT #: 16C105

NO.	DESCRIPTION	DATE
1	Coordination	11/30/2016
2	Planning Submittal	12/16/2016
3	Planning Resubmittal	06/09/2017

A103

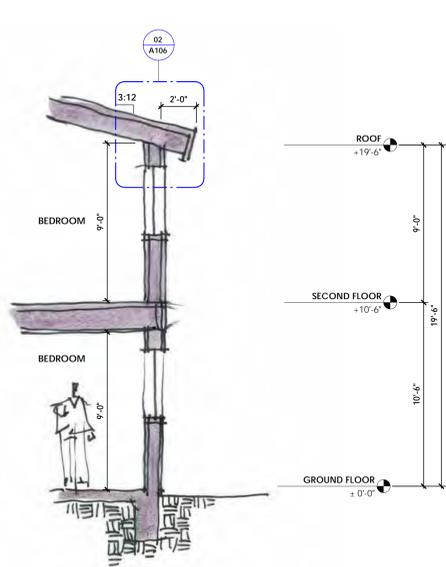
INDUSTRIAL BUILDINGS &
COMMUNITY BUILDING TYPICAL
FLOOR PLANS & ELEVATIONS

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

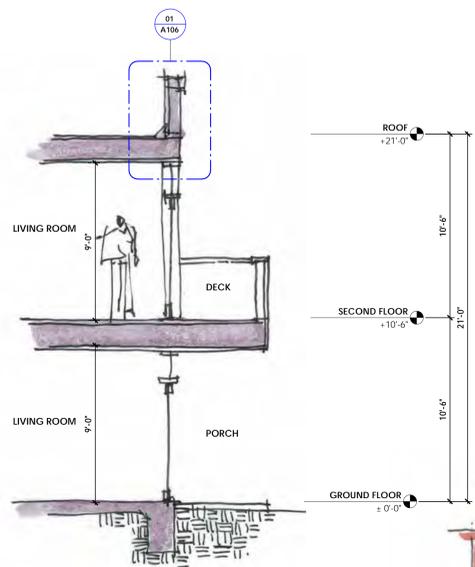
NOT FOR CONSTRUCTION



ALTERNATE END UNITS
RESIDENTIAL TYPICAL FRONT ELEVATION 03
1/8" = 1'-0"



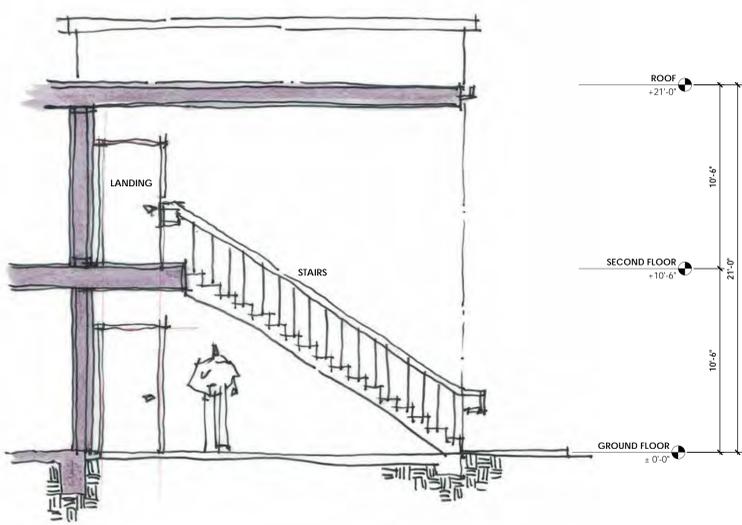
TYPICAL RESIDENTIAL WALL SECTION - SLOPED ROOF 06
1/4" = 1'-0"



TYPICAL RESIDENTIAL WALL SECTION - FLAT ROOF 05
1/4" = 1'-0"



RESIDENTIAL TYPICAL END ELEVATION 02
1/8" = 1'-0"



TYPICAL RESIDENTIAL SECTION 04
1/4" = 1'-0"



TYPICAL RESIDENTIAL FLOOR PLAN 01
1/4" = 1'-0"

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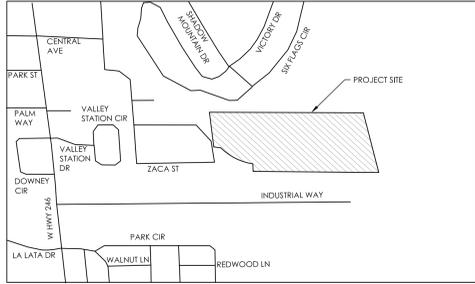
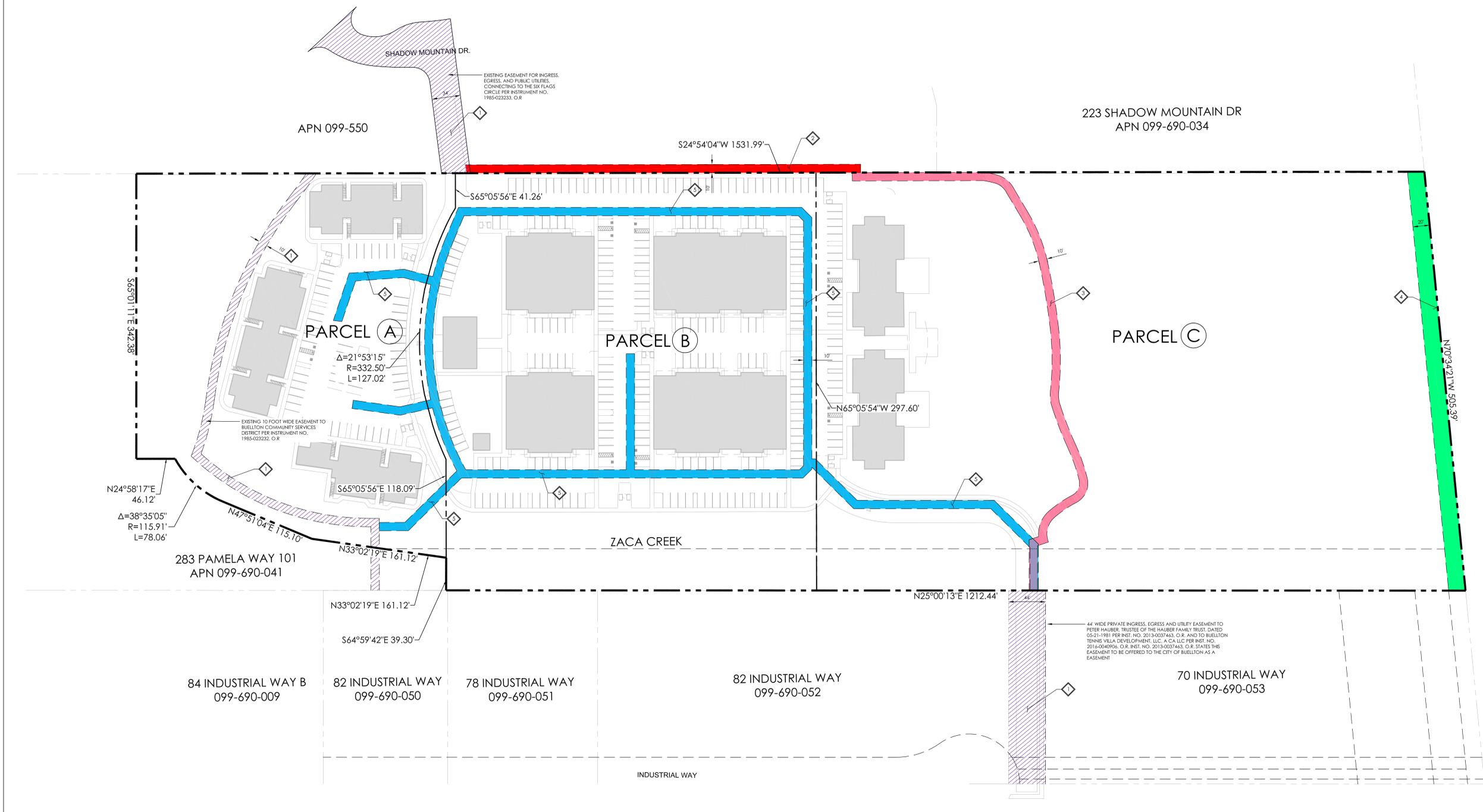
NOT FOR CONSTRUCTION

Buellton Hub
Industrial Way
Buellton, CA 93427
PROJECT #: 16C105

NO.	DESCRIPTION	DATE
1	Coordination	11/30/2016
2	Planning Submittal	12/16/2016
3	Planning Resubmittal	06/09/2017

A104
RESIDENTIAL BUILDINGS TYPICAL FLOOR PLANS & ELEVATIONS
SCALE = 1/4" = 1'-0"

06/20/17 16:22 AM Y:\Shared\DMHA\Projects\16C105 - Buellton Hub - CPD\11 Drawings and Presentations - Archival and Reference Files\16C105 Buellton Hub.rvt



PROJECT STATISTICS

EXISTING	GROSS	NET
APN 099-690-048	17.22 ACRES	
ACRES		
PROPOSED		
PARCEL A	RESIDENTIAL/CONDOMINIUM	147,592 SF
PARCEL B	LIGHT INDUSTRIAL/CONDOMINIUM	226,091 SF
PARCEL C	MIXED USE/CONDOMINIUM	375,627 SF

SURVEY NOTES
MAP PREPARER: BRIAN BOROM (L.S. 8006)

UTILITIES

WATER:	BUELLTON WATER DISTRICT 107 W HWY 246, BUELLTON, CA 93427 (805) 688-5177
SEWER:	BUELLTON SANITARY DISTRICT 107 W HWY 246, BUELLTON, CA 93427 (805) 688-5177
ELECTRICAL:	SOUTHERN CALIFORNIA EDISON 81 DAVID LOVE PL, GOLETA, CA 93117 (805) 683-5229
GAS:	SOUTHERN CALIFORNIA GAS COMPANY P.O. BOX 818, GOLETA, CA 93116 (805) 966-6212

EASEMENTS

	EXISTING EASEMENT. SEE PLAN FOR DESCRIPTION.
	PROPOSED PUBLIC ACCESS EASEMENT FOR PEDESTRIAN PURPOSES.
	PROPOSED OPEN SPACE/TRAIL EASEMENT - APPROXIMATE LOCATION SHOWN
	PROPOSED PUBLIC TRAIL EASEMENT - APPROXIMATE LOCATION SHOWN
	PROPOSED PUBLIC WATER MAIN EASEMENT

SHEET INDEX

TM1	TENTATIVE MAP
TM2	UTILITY
TM3	GRADING
TM4	SECTIONS

GENERAL PLAN AND ZONING DESIGNATIONS

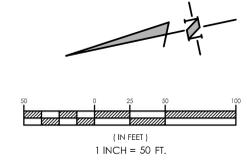
SUBJECT PARCEL	LAND USE	ZONING
APN 099-690-048	INDUSTRIAL	M
ABUTTING PARCELS	LAND USE	ZONING
APN 099-690-053	INDUSTRIAL	M
APN 099-690-052	LIGHT MANUFACTURING	M
APN 099-690-051	LIGHT MANUFACTURING	M
APN 099-690-049	INDUSTRIAL	M
APN 099-690-053	MOBILE HOME PARKS	MHP
APN 099-690-034	GOLF COURSES	PRD-OS

SETBACKS
PI - PROFESSIONAL AND INSTITUTIONAL ZONE
FRONT: 45 FEET FROM CENTERLINE AND 15 FEET FROM RIGHT-OF-WAY LINE OF ANY PUBLIC STREET
SIDE AND REAR: 15 FEET

FLOOD HAZARD
THE SUBJECT PROPERTY SHOWN HEREON LIES INSIDE A SPECIAL FLOOD ZONE HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF BUELLTON, SANTA BARBARA COUNTY, STATE OF CALIFORNIA, PANEL 1052 OF 1835, MAP NUMBER 06083C1052G, DATED DECEMBER 4, 2012.

LEGEND

	SUBJECT PROPERTY EXISTING BOUNDARY
	PROPOSED PARCEL LINE
	EASEMENT LINE
	ADJACENT PARCEL LINE
	RIGHT-OF-WAY CENTER LINE



N:\2017\0593-01-1N16\BueLLtonIndustrialHubMixedUseDevelopment\CKEngineering\Engineering\TM1\Map\Map.dwg, SHEET TITLE: JULY 2017 1:50pm, cshy



THIS INCLUDES PROFESSIONAL DESIGN AND APPROVALS REPRESENTED THEREIN AND SHALL REMAIN THE PROPERTY OF RRM DESIGN GROUP AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF RRM DESIGN GROUP. VISUAL CONTACT WITH THESE DRAWINGS OR PROJECTS DOES NOT CONSTITUTE AN ENDORSEMENT OF ANY PRODUCT OR SERVICE. RRM DESIGN GROUP IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DOCUMENTS FOR PUBLIC AGENCY REVIEW SHALL NOT BE CONSIDERED A WAIVER OF ANY DESIGN OR CONSTRUCTION. RRM DESIGN GROUP COPYRIGHT 2016 RRM is a California Corporation

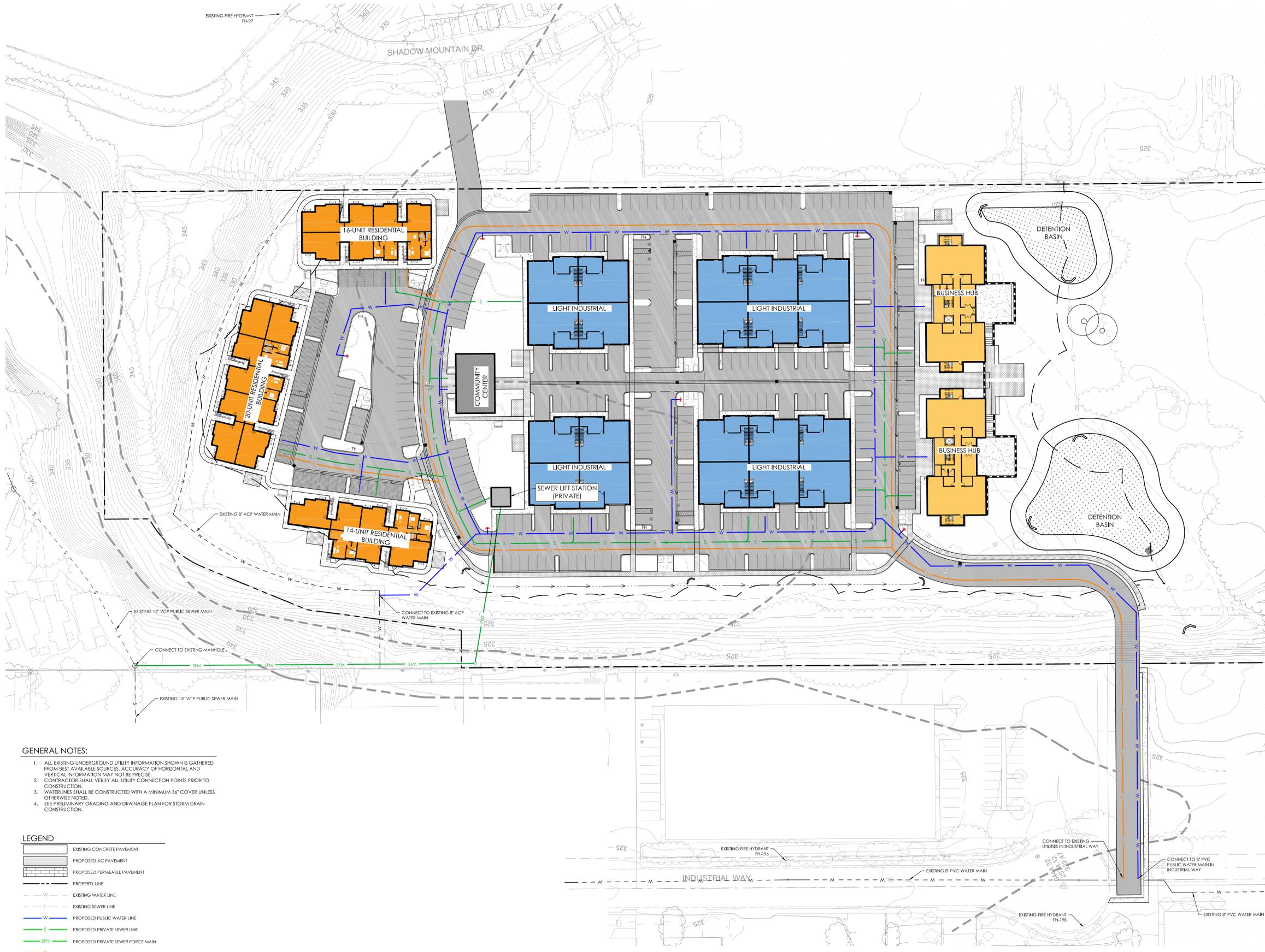


BUELLTON HUB
INDUSTRIAL WAY, BUELLTON, CA
PRELIMINARY UTILITY PLAN

NO.	REVISION	DATE

PROJECT MANAGER: MICHAEL HAMILTON
DRAWN BY: ADW DESIGNED BY: MCH
DATE: JUNE 8, 2017
CAD FILE: C:\1.0\Utility.dwg
JOB NUMBER: 0593-01-IN16
SHEET: TM2

** NOT FOR CONSTRUCTION **

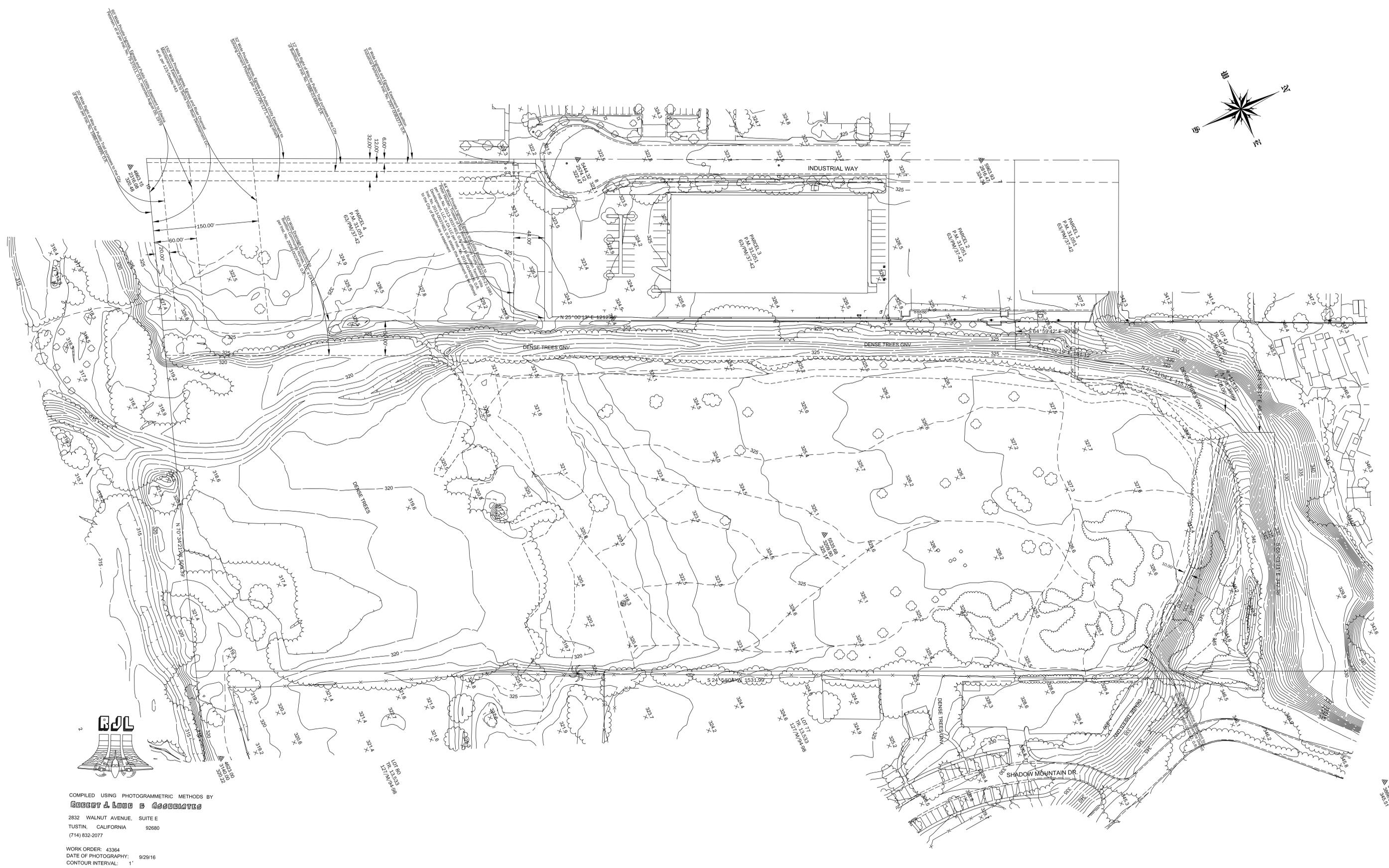
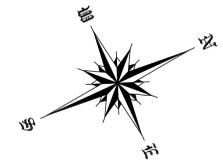


- GENERAL NOTES:**
1. ALL EXISTING UNDERGROUND UTILITY INFORMATION SHOWN IS GATHERED FROM BEST AVAILABLE SOURCES. ACCURACY OF HORIZONTAL AND VERTICAL INFORMATION MAY NOT BE PRECISE. CONTRACTOR SHALL VERIFY ALL UTILITY CONNECTION POINTS PRIOR TO CONSTRUCTION.
 2. WATERLINES SHALL BE CONSTRUCTED WITH A MINIMUM 36" COVER UNLESS OTHERWISE NOTED.
 3. SEE PRELIMINARY GRADING AND DRAINAGE PLAN FOR STORM DRAIN CONSTRUCTION.

LEGEND

	EXISTING CONCRETE PAVEMENT
	PROPOSED AC PAVEMENT
	PROPOSED PERMEABLE PAVEMENT
	PROPERTY LINE
	EXISTING WATER LINE
	EXISTING SEWER LINE
	PROPOSED PUBLIC WATER LINE
	PROPOSED PRIVATE SEWER LINE
	PROPOSED PRIVATE SEWER FORCE MAIN
	PROPOSED DRY UTILITY TRENCH
	PROPOSED FIRE HYDRANT
	PROPOSED MANHOLE

N:\0501\0593-01-IN16\16-BUELLTON-HUB\Business-Hub\Development-CAD\Engineering\16\Utility.dwg SHEET TITLE: JUNE 8, 2017 1:59pm cadw

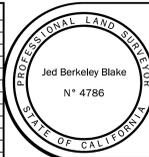


COMPILED USING PHOTOGRAMMETRIC METHODS BY
Robert A. Lingo & Associates
 2832 WALNUT AVENUE, SUITE E
 TUSTIN, CALIFORNIA 92680
 (714) 832-2077

WORK ORDER: 43384
 DATE OF PHOTOGRAPHY: 9/29/16
 CONTOUR INTERVAL: 1'

NOTES
 BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF INDUSTRIAL WAY SHOWN AS
 N 25° 00' 15" E ON PARCEL MAP NO. 31.051, 63/PM/37-42
 BENCHMARK IS A DIVISION OF HIGHWAYS BRASS CAP STAMPED "FLAGS 1976" SHOWN ON
 THE RECORD OF SURVEY FILED IN BOOK 177 AT PAGES 89 - 90 WITH AN ELEVATION OF 346.48'
 AREA - 17.20 ACRES

REVISIONS	REMARKS
DATE	



Surveyor's Statement
 This map is a true depiction of a field survey made by this office and meets the standards
 of my profession for the date that it was prepared.
 Jed Berkeley Blake
 N° 4786
 Jed B. Blake, PLS 4786
 Dated _____

prepared by:
Blake Land Surveys
 250 Industrial Way, Suite C
 P.O. box 869
 Buellton, CA 93427
 TEL: 805-688-2054
 FAX: 805-686-1976
 EMAIL: us@blakelandsurveys.com
 established 1980

TOPOGRAPHIC MAP OF THAT PORTION OF TR. MAP NO. 31.040 PER MOOK 201, PAGES 63 TO 67
 OF MAPS, LYING IN THE CITY OF BUELLTON, COUNTY OF SANTA BARBARA, CA
 AT THE REQUEST OF GAVIN MOORES

DATE PREPARED 10-17-0216	SHEET 106F 1
DRAWING NO. 2016071_BOUND	PROJECT NO. 2016071
BY JBB	SCALE 1" = 50'
	DATUM CITY NAVD88
	REF:





Robert F. Adams, ASLA
 EARTHKNOWER STUDIO
 LANDSCAPE ARCHITECT
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 225 W. FIGUEROA STREET
 SANTA BARBARA, CA 93101
 (805) 722-2144
 robert@earthknower.com
 WEB: EARTHKNOWER.COM

LANDSCAPE PLAN

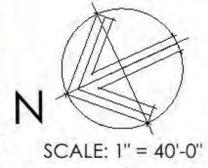
BUELLTON HUB (BUE-17)
 Industrial Way
 Buellton, California 93427
 APN: 099-690-048

Revisions

SHEET 1 OF 5

L-1

DATE PREPARED
 JULY 25, 2017



PLANT LEGEND

- * TREES NOT ON THE CITY OF BUELLTON TREE PLANTING LIST, BUT THRIVE IN ZONE 14 - SUNSET CLIMATE ZONE
- DECIDUOUS TREES - 24" BOX**
 - * ALNUS RHOMBIFOLIA (WHITE ALDER)
 - GINGKO BILOBA (MAIDENHAIR TREE)
 - PLATANUS RACEMOSA (CALIFORNIA SYCAMORE)
- EVEGREEN TREES - 24" BOX**
 - * CALOCEDRUS DECURRENS (INCENSE CEDAR)
 - MELAEUCA QUINQUENERVIA (CAJEPUT TREE)
 - QUERCUS AGRIFOLIA (OAK) (STANDARD FORM)
- INTERIOR TREES (SMALL OR NARROW) - 24" BOX**
 - * ARBUTUS MARINA (MARINA MADRONE TREE)
 - CERCIS OCCIDENTALIS (WESTERN REDBUD)
 - GEIJERA PARVIFLORA (AUSTRALIAN WILLOW)
 - * OLEA EUROPEA (OLIVE TREE) (FRUITLESS)
- PALMS**
 - CHAEMEROPS CERIFERA (ATLAS MOUNTAIN PALM)
- SCREENING SHRUBS - 5 GALLON**
 - RHAMNUS ALATERNUS (ITALIAN BUCKTHORN)
 - PITOSPORIUM TENUIFOLIUM (PITOSPORIUM) 'SILVER SHEEN'
- LARGE SHRUBS - 5 GALLON**
 - CEANOTHUS 'CONCHA' (CONCHA CEANOTHUS)
 - HETEROMELES ARBUTIFOLIA (TOYON)
 - OSMANTHUS FRAGRAS (SWEET OLIVE)
 - RHAMNUS CALIFORNICA (COFFEEBERRY)
 - RHUS INTEGRIFOLIA (LEMONADE BERRY)
- FLOWERING VINE (PLANT TBD) - 5 GALLON**
 - THUMBERGIA (ORANGE CLOCK VINE)
- SUCCULENTS:**
 - AGAVE DESMETTINA (DWARF CENTURY PLANT)
 - EUPHORBIA CHARACIAS WULFENII (EUPHORBIA)
 - HEPERALOE PARVIFLORA (RED YUCCA)
- SHRUBS - 5 GALLON**
 - CEANOTHUS 'CONCHA' (CALIFORNIA LILAC)
 - ESCALLONIA NEWPORT DWARF (ESCALLONIA)
 - NANDINA 'GULF STREAM' (DWARF HEAVENLY BAMBOO)
 - PHORMIUM MAORI SUNRISE (NEW ZEALAND FLAX)
 - ROSMARINUS TUSCAN BLUE (ROSEMARY)
 - WESTRINGIA (COAST ROSEMARY)
- ORNAMENTAL GRASSES - 1 GALLON**
 - CAREX DIVULSA (BERKELEY SEDGE)
 - CHONDROPETALUM TECTORUM (SMALL CAPE RUSH)
 - MUHLENBERGIA RIGENS (DEER GRASS)
 - MISCANTHUS SINENSIS 'CABERET' (CABERET SILVERGRASS)
- SMALL PERENNIALS**
 - CAUSTEMON 'LITTLE JOHN' (DWARF BOTTLEBRUSH)
 - CISTUS X PURPUREUS (ORCHID ROCKROSE)
 - LAVANDULA X INTERMEDIA 'PROVENCE' (BLUE LAVENDER)
 - SALVIA CHAMAEDRYOIDES (GERMANDER SAGE)
- LOW GROUNDCOVERS - 1 Gallon at 48 INCHES O.C.**
 - ARCOTOSTAPHYLOS 'EMERALD CARPET' (CARPET MANZANITA)
 - CEANOTHUS 'GLORIOSA' 'ANCHOR BAY'
- MEADOW GROUNDCOVER**
 - BOULELOUA GRACILIS (BLUE GRAMA 'HACHITA')
 - SEEDED AT 60 LBS. PER ACRE

- KEY LANDSCAPE PLAN NOTES**
- LANDSCAPE AND IRRIGATION PLANS TO COMPLY WITH MWEL0 (2015 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE)
 - IF TREE NOT ON THE CITY OF BUELLTON TREE PLANTING LIST, WILL BE LOW WATER USE AND THRIVE IN ZONE 14 - SUNSET CLIMATE ZONE
 - NO EXISTING TREES LARGER THAN 3" DBH TO BE REMOVED
 - ALL PLANTS APPROPRIATE FOR SUNSET ZONE 14 - CLIMATE ZONE
 - 92% LOW WATER USE PLANTINGS: PER WUCOLS IV, STATE OF CALIFORNIA FOR REGION 2 (INLAND VALLEYS - CALIFORNIA)
 - PLANTS NON-INVASIVE PER CALIFORNIA INVASIVE PLANT COUNCIL
 - FOR DRIP IRRIGATION PLANS & DETAILS SEE SHEETS L-3 AND L-4
 - PROVIDE MINIMUM 3" BARK MULCH FOR ALL NEW PLANTING BEDS
 - MINIMUM SOIL DEPTHS: 12" FOR GROUNDCOVER AREAS; 18" FOR SHRUB/VINE AREAS, 3 FT. DEPTH FOR TREE WELLS/TREE PLANTING AREAS

LEGEND (CONTINUED)

- NATIVE TREE:** BOTANIC NAME (COMMON NAME) - SIZE AT PLANTING -
 - * UMBELLULARIA CALIFORNICA (CALIFORNIA BAY LAUREL) - 15 GAL
- NATIVE LARGE SHRUBS**
 - HETEROMELES ARBUTIFOLIA (TOYON) - 15 GALLON
 - RHAMNUS CALIFORNICA (COFFEEBERRY) - 1 GALLON
- NATIVE SHRUBS and GROUNDCOVERS**
 - ARTEMESIA DOUGLASSIANA (MUGWORT) - 1 GALLON
 - CEANOTHUS GLORIOSA ANCHOR BAY (CALIF. LILAC) 4 FT. O.C. - 1 GALLON
 - LONICERA SUBSPICATA (SANTA BARBARA HONEYSUCKLE) - 1 GALLON - PLANT 3 FT. O.C.
 - RUBUS URSINUS (PACIFIC BLACKBERRY) - 1 GALLON
 - RIBES VIBURNIFOLIUM (CATALINA CURRANT) 1 GALLON - PLANT 3 FT. O.C.
- NATIVE AND ORNAMENTAL GRASSES (1 GALLON SIZE)**
 - ELYMUS TRITICOIDES (CREEPING WILD RYE) 1 GALLON - AT 2 FT. O.C.
 - JUNCUS PATENS (CALIFORNIA GRAY RUSH) - 1 GALLON - PLANT AT 2 FT. O.C.
 - MUHLENBERGIA RIGENS (DEER GRASS) - 1 GALLON - PLANT AT 2 FT. O.C.
- BIO RETENTION BASIN HYDROSEED MIX** AT BOTTOM INCLUDE LEYMUS CONDENSATUS, JUNCUS PATENS (GRAY RUSH), MUHLENBERGIA RIGENS (DEER GRASS); - SLOPED EDGES TO INCLUDE ACHILLEA (FARROW); SALVIA SPATHECEA (HUMMINGBIRD SAGE), SISYRINCHIUM BELLUM (BLUE-EYED GRASS), SOLIDAGO CALIFORNICA (CALIF. GOLDENROD)
- COASTAL SAGE SCRUB WITH JUTE NETTING (1 GALLON SIZE)**
 - ADENOSTOMA FASCICULATUM (CHAMISE) 36" O.C.
 - ARTEMESIA CALIFORNICA (CALIFORNIA SAGEBRUSH) 36" O.C.
 - BACCHARIS PILULARIS (COYOTE BRUSH) 36" O.C.
 - ERIOGONUM FASCICULATUM FOLIOLOSUM (CALIFORNIA BUCKWHEAT) 36" O.C.
 - SALVIA MELLIFERA (BLACK SAGE) 36" O.C.
- INFORMAL PATHWAYS - DECOMPOSED GRANITE OVER COMPACTED ROAD BASE**
- PERMEABLE PAVING (PAVERS WITH GRAVEL JOINTS OVER COMPACTED SUB-SURFACE) - EARTH-TONE COLOR BORDERS TO BE 6" WIDE CONC. CURBS**
- T&R - TRASH & RECYCLING ENCLOSURE - SEE DETAIL ON SHEET L-2**
- RAPTOR ROOST /NESTING BOX**

LANDSCAPE STATISTICS:
 AS INDICATED ON THIS PLAN:

PROPERTY SIZE: 17.1 ACRES (747,581 SF)
 TOTAL LANDSCAPE AREA: 445,790 SF (60%)
 OPEN AREAS (NON-IRRIGATED) 289,640 SF
 LANDSCAPE AREA (IRRIGATED) 156,150 SF
 BUILDINGS & COMMON AREAS: 125,170 SF (17%)
 HARDSCAPE: 173,916 SF (23%)
 OPEN SPACE REQUIRED (250 SF PER UNIT) 13,500 SF (1.5%)
 *OPEN SPACE PROVIDED: 20,216 SF (>1.5%)
 *INCLUDES PLAY AREAS, PLAZAS, WATER FEATURE, SEATING AREAS, BBQ AREAS, PASSIVE RECREATION AREAS WITHIN THE DEVELOPED AREAS



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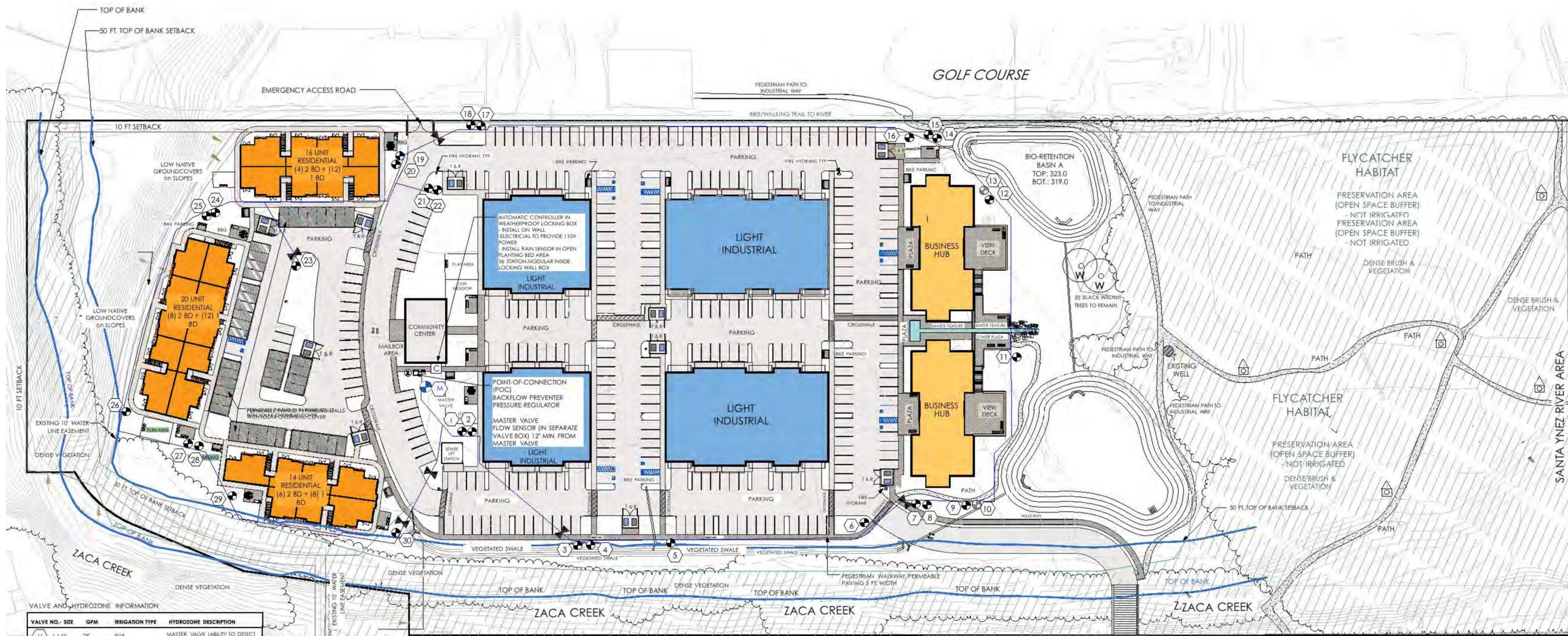
IRRIGATION PLAN

BUELLTON HUB (BUE-17)
 Industrial Way
 Buellton, California 93427
 APN: 099-690-048

Revisions

SHEET 3 OF 5

L-3
 DATE PREPARED
 JULY 25, 2017



VALVE AND HYDROZONE INFORMATION

VALVE NO.	SIZE	GPM	IRRIGATION TYPE	HYDROZONE DESCRIPTION
14	1-1/2"	25	N/A	MASTER VALVE (ABILITY TO DETECT LEAK)
1	1"	15	DRIP	COMMUNITY CENTER NW (4)
2	1"	12	DRIP	COMMUNITY CENTER NW (5)
3	1"	12	DRIP	LIGHT INDUSTRIAL NW
4	1"	15	DRIP	WEST SWALE - CENTRAL
5	1"	15	DRIP	LIGHT INDUSTRIAL SW
6	1"	15	DRIP	WEST EDGE ZACA CREEK
7	1"	15	DRIP	FRONT BUSINESS HUB
8	1"	15	DRIP	BRIDGE AND PATHWAY
9	1"	15	DRIP	BUSINESS HUB WEST - BACK
10	1-1/2"	25	ROTOR	RETENTION BASIN SW
11	1"	15	DRIP	LOWER PLAZA
12	1"	15	DRIP	BACK BUSINESS HUB (EAST)

NOTE: DRIP VALVES ARE GROUPED PER HYDROZONE. NUMBER OF EMITTERS MAY VARY DEPENDING ON PLANT IS A CIRCUMSCRIBED PERIMETER OR TREE. SEE EMITTER AND/OR DETAIL ON SHEET L-4 FOR GUIDANCE.

VALVE NO.	SIZE	GPM	IRRIGATION TYPE	HYDROZONE DESCRIPTION
13	1-1/2"	25	ROTOR	RETENTION BASIN SE
14	1"	15	DRIP	FRONT BUSINESS HUB (EAST)
15	1"	15	DRIP	EAST SCREENING
16	1"	15	DRIP	LIGHT INDUSTRIAL SE
17	1"	15	DRIP	LIGHT INDUSTRIAL NE
18	1"	15	DRIP	NE SCREENING
19	1"	15	DRIP	16 UNIT RESID. - FRONT
20	1"	15	DRIP	16 UNIT RESID. - BACK
21	1"	15	DRIP	COMMUNITY CENTER - EAST
22	1"	15	DRIP	COMMUNITY CENTER - TREES
23	1"	15	DRIP	RESIDENTIAL UNITS - MEDIAN
24	1"	15	DRIP	20 UNIT RESIDENTIAL - FRONT
25	1"	15	DRIP	20 UNIT RESIDENTIAL - BACK SLOPE

VALVE NO.	SIZE	GPM	IRRIGATION TYPE	HYDROZONE DESCRIPTION
26	1"	15	DRIP	BACK SLOPE - NW
27	1"	15	DRIP	NW CORNER
28	1"	15	DRIP	FRONT - 14 UNIT RESIDENTIAL
29	1"	15	DRIP	BACK - 14 UNIT RESIDENTIAL
30	1"	15	DRIP	SOUTH SIDE 14 UNIT RESIDENTIAL

GENERAL IRRIGATION NOTES

A. AUTOMATIC IRRIGATION CONTROLLERS USING EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA SHALL BE REQUIRED FOR IRRIGATION SCHEDULING IN ALL IRRIGATION SYSTEMS.

B. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO ENSURE THAT THE DYNAMIC PRESSURE AT EACH EMISSION DEVICE IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE FOR OPTIMAL PERFORMANCE.

(1) IF THE STATIC PRESSURE IS ABOVE OR BELOW THE REQUIRED DYNAMIC PRESSURE OF THE IRRIGATION SYSTEM, PRESSURE-REGULATING DEVICES SUCH AS IN-LINE PRESSURE REGULATORS, BOOSTER PUMPS, OR OTHER DEVICES SHALL BE INSTALLED TO MEET THE REQUIRED DYNAMIC PRESSURE OF THE IRRIGATION SYSTEM.

(2) STATIC WATER PRESSURE, DYNAMIC OR OPERATING PRESSURE AND FLOW READING OF THE WATER SUPPLY SHALL BE MEASURED AT THE POINT OF CONNECTION. THESE PRESSURE AND FLOW MEASUREMENTS SHALL BE CONDUCTED AT THE DESIGN STAGE. IF THE MEASUREMENTS ARE NOT AVAILABLE AT THE DESIGN STAGE, THE MEASUREMENTS SHALL BE CONDUCTED AT INSTALLATION.

C. SENSORS (RAIN, FREEZE, WIND, ETC.), EITHER INTEGRAL OR AUXILIARY THAT SUSPEND OR ALTER IRRIGATION OPERATION DURING UNFAVORABLE WEATHER CONDITIONS SHALL BE REQUIRED ON ALL IRRIGATION SYSTEMS, AS APPROPRIATE FOR LOCAL CLIMATIC CONDITIONS. IRRIGATION SHALL BE AVOIDED DURING WINDY OR FREEZING WEATHER OR DURING RAIN.

D. MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY (SUCH AS A MAIN LINE BREAK) OR ROUTINE REPAIR.

E. BACKFLOW PREVENTION DEVICES SHALL BE REQUIRED TO PROTECT THE WATER SUPPLY FROM CONTAMINATION BY THE IRRIGATION SYSTEM. A PROJECT APPLICANT SHALL REFER TO THE APPLICABLE LOCAL AGENCY CODE (I.E., PUBLIC HEALTH) FOR ADDITIONAL BACKFLOW PREVENTION REQUIREMENTS.

F. HIGH FLOW SENSORS THAT DETECT AND REPORT HIGH FLOW CONDITIONS CREATED BY SYSTEM DAMAGE OR MALFUNCTION ARE RECOMMENDED.

G. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, OR OTHER SIMILAR CONDITIONS WHERE IRRIGATION WATER FLOWS ONTO NON-TARGETED AREAS, SUCH AS ADJACENT PROPERTY, NON-IRRIGATED AREAS, HARDCAPES, ROADWAYS, OR STRUCTURES.

H. RELEVANT INFORMATION FROM THE SOIL MANAGEMENT PLAN, SUCH AS SOIL TYPE AND INFILTRATION RATE, SHALL BE USED WHEN DESIGNING IRRIGATION SYSTEMS.

GENERAL IRRIGATION NOTES CONTINUED

I. THE DESIGN OF THE IRRIGATION SYSTEM SHALL CONFORM TO THE HYDROZONES OF THE LANDSCAPE DESIGN PLAN.

(1) EACH VALVE SHALL IRRIGATE A HYDROZONE WITH SIMILAR SITE, SLOPE, SUN EXPOSURE, SOIL CONDITIONS, AND PLANT MATERIALS WITH SIMILAR WATER USE.

(2) SPRINKLER HEADS AND OTHER EMISSION DEVICES SHALL BE SELECTED BASED ON WHAT IS APPROPRIATE FOR THE PLANT TYPE WITHIN THAT HYDROZONE.

(3) WHERE FEASIBLE, TREES SHALL BE PLACED ON SEPARATE VALVES FROM SHRUBS, GROUND COVERS, AND TURF.

J. THE IRRIGATION SYSTEM MUST BE DESIGNED AND INSTALLED TO MEET, AT A MINIMUM, THE IRRIGATION EFFICIENCY CRITERIA AS DESCRIBED IN SECTION E OF THIS APPLICATION SUPPLEMENT REGARDING THE MAXIMUM APPLIED WATER ALLOWANCE.

K. IT IS HIGHLY RECOMMENDED THAT THE PROJECT APPLICANT INQUIRE WITH THE LOCAL WATER PURVEYOR ABOUT PEAK WATER OPERATING DEMANDS (ON THE WATER SUPPLY SYSTEM) OR WATER RESTRICTIONS THAT MAY IMPACT THE EFFECTIVENESS OF THE IRRIGATION SYSTEM.

L. IN MULCHED PLANTING AREAS, THE USE OF LOW VOLUME IRRIGATION IS REQUIRED TO MAXIMIZE WATER INFILTRATION INTO THE ROOT ZONE.

M. SPRINKLER HEADS AND OTHER EMISSION DEVICES SHALL HAVE MATCHED PRECIPITATION RATES, UNLESS OTHERWISE DIRECTED BY THE MANUFACTURER'S RECOMMENDATIONS.

N. HEAD TO HEAD COVERAGE IS RECOMMENDED. HOWEVER, SPRINKLER SPACING SHALL BE DESIGNED TO ACHIEVE THE HIGHEST POSSIBLE DISTRIBUTION UNIFORMITY USING THE MANUFACTURER'S RECOMMENDATIONS.

O. SWING JOINTS OR OTHER RISER-PROTECTION COMPONENTS ARE REQUIRED ON ALL RISERS THAT ARE ADJACENT TO HIGH TRAFFIC AREAS AND SO ARE SUBJECT TO DAMAGE.

P. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED FOR ALL IRRIGATION SYSTEMS.

Q. NARROW OR IRREGULARLY SHAPED AREAS, INCLUDING TURF LESS THAN EIGHT FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR LOW VOLUME IRRIGATION SYSTEM.

R. OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24 INCHES OF ANY NON-PERMEABLE SURFACE. ALLOWABLE IRRIGATION WITHIN THE SETBACK FROM NON-PERMEABLE SURFACES MAY INCLUDE DRIP, DRIP LINE, OR OTHER LOW FLOW NON-SPRAY TECHNOLOGY. THE SETBACK AREA MAY BE PLANTED OR UNPLANTED. THE SURFACING OF THE SETBACK MAY BE MULCH, GRAVEL, OR OTHER POROUS MATERIAL. THESE RESTRICTIONS MAY BE MODIFIED IF:

(1) THE LANDSCAPE AREA IS ADJACENT TO PERMEABLE SURFACING AND NO RUNOFF OCCURS; OR

(2) THE ADJACENT NON-PERMEABLE SURFACES ARE DESIGNED AND CONSTRUCTED TO DRAIN ENTIRELY TO LANDSCAPING; OR

(3) THE IRRIGATION DESIGNER SPECIFIES AN ALTERNATIVE DESIGN OR TECHNOLOGY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE AND CLEARLY DEMONSTRATES STRICT ADHERENCE TO IRRIGATION SYSTEM DESIGN CRITERIA IN SUBSECTION G. BELOW. PREVENTION OF OVERSPRAY AND RUNOFF MUST BE CONFIRMED DURING THE CERTIFICATE OF COMPLETION AND MAY BE SUBJECT TO AN IRRIGATION AUDIT CONDUCTED BY THE LOCAL WATER PURVEYOR.

S. SLOPES GREATER THAN 25 PERCENT SHALL NOT BE IRRIGATED WITH AN IRRIGATION SYSTEM WITH A PRECIPITATION RATE EXCEEDING 0.75 INCHES PER HOUR. THIS RESTRICTION MAY BE MODIFIED IF THE LANDSCAPE DESIGNER SPECIFIES AN ALTERNATIVE DESIGN OR TECHNOLOGY, AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE, AND CLEARLY DEMONSTRATES NO RUNOFF OR EROSION WILL OCCUR. PREVENTION OF RUNOFF AND EROSION MUST BE CONFIRMED DURING THE CERTIFICATE OF COMPLETION AND MAY BE SUBJECT TO AN IRRIGATION AUDIT CONDUCTED BY THE LOCAL WATER PURVEYOR.

T. DEDICATED LANDSCAPE WATER METERS ARE HIGHLY RECOMMENDED.

IRRIGATION EQUIPMENT LEGEND

SYMBOL EQUIPMENT DESCRIPTION

- POINT-OF-CONNECTION (POC)
- PROVIDE NEW BACKFLOW PREVENTION DEVICE - 1-1/2" PEBCO REDUCED BACKFLOW PRESSURE ASSEMBLY (RP2) 8251A - SEE DETAIL ON SHEET L-5
- LINE SIZE PRESSURE REGULATOR AT POINT-OF CONNECTION
- HUNTER I-CORE-4 STATION MODULAR WITH SOLAR SYNC, RAIN SENSOR AND FLOW MONITOR. WALL MOUNT AT APPROXIMATE LOCATION SHOWN IN LOCKING BOX. PAINT COLOR OF BUILDING - USE WALL MOUNT LOCKING BOX WITH WSS-SEN, HFS, AND PCT-100. WILL NEED A MINIMUM OF 36 STATIONS
- MASTER VALVE WITH FLOW SENSOR (IN SEPARATE VALVE BOX 12" FROM MASTER VALVE) - 1-1/2" SIZE (RAINBIRD 100 PEB OR EQUAL)
- RAINBIRD 100 PEB DRIP ASSEMBLY VALVE 1" SIZE UNLESS OTHERWISE NOTED - PROVIDE LINE-SIZE CHECK VALVE TO EACH VALVE IF NOT ALREADY PRESENT - DRIP VALVE ASSEMBLY INCLUDE TO INCLUDE PRESSURE REGULATOR AND WYE VALVE
- RAINBIRD 100 PEB VALVE 1-1/2" SIZE FOR LOW ANGLE ROTOR SPRAY FOR RETENTION BASINS
- INDICATES VALVE WITH VALVE NUMBER - SEE VALVE/HYDROZONE CHART FOR DESCRIPTION
- INSTALL LINE-SIZE BALL VALVE FOR EMERGENCY SHUT-OFF - HONEYWELL BRAUCKMANN D06-U BRONZE BALL VALVE - LINE SIZE IN VALVE BOX AT BOTH ENDS WHERE IRRIGATION MAIN OR SUPPLY LINES CROSS PAVED PARKING AREAS

IRRIGATION PIPING

- SCHEDULE 40 PVC PRESSURIZED MAINLINE - 1-1/2" SIZE CLASS 315
- SCH 40 PVC NON-PRESSURE LATERAL - SUPPLY LINE SIZE - 1/2" THROUGH 1-1/4" TYPICAL SIZE
- 4" PVC SLEEVE FOR ALL IRRIGATION PIPING OR WIRING UNDER CURBS, WALLS, STEPS OR PAVING
- DRIP TUBE STUBOUT
- XERI-TUBE DRIP LINE (1/2" INCH DRIP TUBING) SEE BELOW MULCH - SEE DRIP TUBING LAYOUT GUIDELINES SHEET L-4
- LINE-SIZE CHECK VALVE FOR DRIP IRRIGATION - CHECK VALVES INSTALLED AT LOW END OF IRR. SUPPLY LINES TO PREVENT DRAINING OF IRRIGATION LINES

EQUIPMENT NOTES:

- ALL EQUIPMENT TO BE HUNTER OR EQUAL, UNLESS OTHERWISE SPECIFIED BY THIS LEGEND.
- SLEEVES MIN. 4" SIZE UNDER OR THROUGH ALL DRIVEWAYS, PARKING AREAS, WALLS AND/OR UNDER ALL PERMEABLE PAVEMENT AREAS

Line Drop down values or Pipe in values in white cells only. Results appear in Yellow or Red highlighted cells below.

Site Information
 Site Name → BUELLTON HUB 17 (THE HUB) Industrial Way, Buellton, CA 93427
 Site Type → Commercial
 Annual Eto (inches/yr) → 50
 Allowed ETAF → 0.45

Hydrozone or Planning Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas							
1	0.5	Mod./Ave.	Overhead Spray	0.75	0.7	29,205	19,470
2	0.3	Low	Drip	0.81	0.4	126,595	46,887
3	0.9	High	Other	0.75	1.2	350	420
4							
5							
6							
7							
8							
SUBTOTAL →					156,150	66,777	2,070,088
Special Landscape Areas							
9							
10							
11							
12							
SUBTOTAL →					0	0	0
Estimated Total Water Use (ETWU) →							2,070,088
Maximum Allowed Water Allowance (MAWA) →							2,178,293

ETAF Calculations
 Regular Landscape Areas
 Total ETAF x Area 66,777
 Total Area 156,150
 Average ETAF 0.43

All Landscape Areas
 Total ETAF x Area 66,777
 Total Area 156,150
 Site-wide ETAF 0.43

Notes:
 Calculator developed to meet code effective Dec. 1, 2015
 This calculator is for estimating purposes only.
 Designer assumes no liability for application of this calculator.

WELO COMPLIANCE - IRRIGATION WATER USE CALCULATION
 5.16.2017

Appendix C

Plant List

MONOCOTS

ARECACEAE—PALM FAMILY

**Phoenix canariensis*—Canary Island date palm

POACEAE—GRASS FAMILY

- **Bromus diandrus*—ripgut brome
- **Bromus hordeaceus*—soft brome
- **Bromus madritensis* ssp. *rubens*—red brome
- **Festuca myuros*—rat-tail fescue
- **Hordeum murinum*—mouse barley
- **Phalaris paradoxa*—hood canarygrass
- **Schismus barbatus*—common Mediterranean grass
- **Stipa miliacea*—no common name

EUDICOTS

ADOXACEAE—MUSKROOT FAMILY

Sambucus nigra ssp. *caerulea*—blue elderberry

ANACARDIACEAE—SUMAC OR CASHEW FAMILY

- **Schinus molle*—Peruvian peppertree
- Toxicodendron diversilobum*—poison oak

APIACEAE—CARROT FAMILY

- **Anthriscus caucalis*—bur chervil
- **Conium maculatum*—poison hemlock

ASTERACEAE—SUNFLOWER FAMILY

- Artemisia californica*—California sagebrush
- Artemisia douglasiana*—Douglas' sagewort
- Baccharis pilularis*—coyote brush
- Baccharis salicifolia*—mulefat
- **Carduus pycnocephalus*—Italian plumeless thistle
- **Centaurea melitensis*—Maltese star-thistle
- Heterotheca grandiflora*—telegraphweed
- **Lactuca serriola*—prickly lettuce
- **Matricaria discoidea*—disc mayweed
- **Silybum marianum*—blessed milkthistle
- **Sonchus oleraceus*—common sowthistle

BORAGINACEAE—BORAGE FAMILY

- Amsinckia menziesii*—Menzies' fiddleneck
Pholistoma auritum var. *auritum*—blue fiestaflower

BRASSICACEAE—MUSTARD FAMILY

- **Brassica nigra*—black mustard
**Hirschfeldia incana*—shortpod mustard
**Sisymbrium irio*—London rocket

CHENOPODIACEAE—GOOSEFOOT FAMILY

- **Chenopodium album*—lambsquarters

CRASSULACEAE—STONECROP FAMILY

- Crassula connata*—sand pygmyweed

CUCURBITACEAE—GOURD FAMILY

- Cucurbita foetidissima*—Missouri gourd
Marah macrocarpa—Cucamonga manroot

FABACEAE—LEGUME FAMILY

- Acmispon americanus*—Spanish clover
Lupinus bicolor—miniature lupine
**Medicago polymorpha*—burclover
**Melilotus indicus*—annual yellow sweetclover
**Vicia sativa*—garden vetch

FAGACEAE—OAK FAMILY

- Quercus agrifolia*—coast live oak

GERANIACEAE—GERANIUM FAMILY

- **Erodium cicutarium*—redstem stork's bill
**Erodium moschatum*—musky stork's bill

JUGLANDACEAE—WALNUT FAMILY

- Juglans californica*—California walnut

LAMIACEAE—MINT FAMILY

- **Lamium amplexicaule*—henbit deadnettle
**Marrubium vulgare*—horehound
Salvia leucophylla—purple sage

MALVACEAE—MALLOW FAMILY

- **Malva parviflora*—cheeseweed mallow

MYRTACEAE—MYRTLE FAMILY

**Eucalyptus globulus*—Tasmanian bluegum

ONAGRACEAE—EVENING PRIMROSE FAMILY

Camissoniopsis micrantha—miniature suncup

Epilobium ciliatum—fringed willowherb

POLYGONACEAE—BUCKWHEAT FAMILY

**Rumex crispus*—curly dock

RUBIACEAE—MADDER FAMILY

Galium aparine—stickywilly

SALICACEAE—WILLOW FAMILY

Populus fremontii—Fremont cottonwood

Salix exigua—sandbar willow

Salix gooddingii—black willow

Salix lasiolepis—arroyo willow

SOLANACEAE—NIGHTSHADE FAMILY

Datura wrightii—sacred thorn-apple

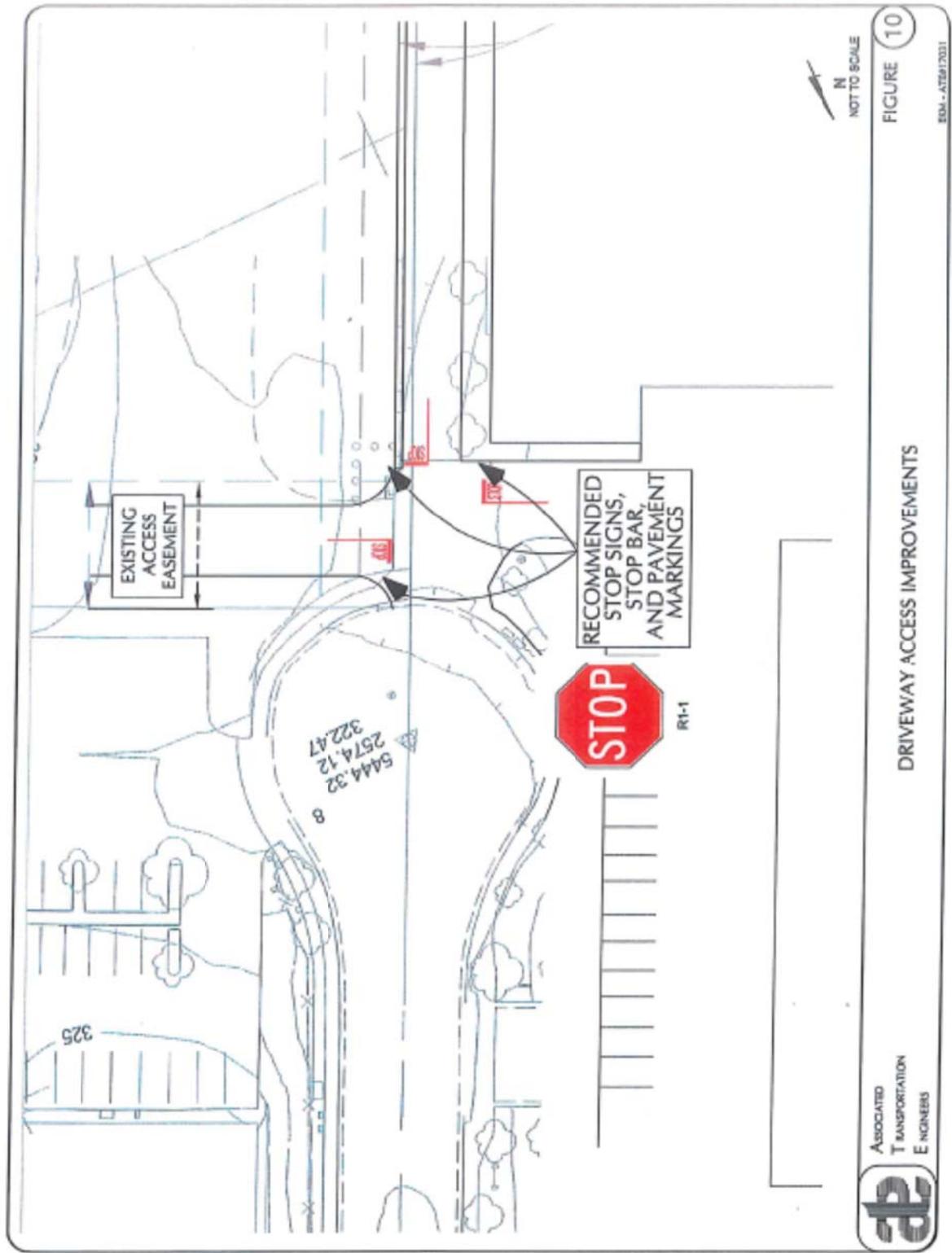
URTICACEAE—NETTLE FAMILY

Urtica dioica—stinging nettle

* - non-native naturalized species

Appendix D

Traffic Striping



DRIVEWAY ACCESS IMPROVEMENTS

FIGURE 10

EDM - AT&TE 7031