



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

Regular Meeting of January 15, 2015 – 6:00 p.m.
City Council Chambers
140 West Highway 246, Buellton, California

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

CALL TO ORDER

Vice Chair Lisa Figueroa

PLEDGE OF ALLEGIANCE

Commissioner Reif

OATH OF OFFICE

1. Oath of Office for Newly Appointed Commission Members
 - A. Art Mercado
 - B. Brian Dunstan
 - C. Joe Padilla

ROLL CALL

Commissioners Brian Dunstan, Art Mercado, Joe Padilla, Foster Reif and Vice Chair Lisa Figueroa

REORDERING OF AGENDA

ELECTION OF OFFICERS

2. Election of Chair and Vice Chair
3. Appointments to Committees
 - A. Community Block Grant Committee (CDBG)
 - B. Visioning Steering Committee (2)
 - C. Sustainability Committee (2)

PRESENTATIONS

None

APPROVAL OF MINUTES**4. Minutes of the regular Planning Commission meeting of December 4, 2014****PUBLIC COMMENTS**

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

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS**5. Resolution No. 15-01 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Adopt a Negative Declaration (14-ND-02) for the 2015-2023 Housing Element (14-GPA-01), and Making Findings in Support Thereof”**

And

Resolution No. 15-02 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Approve the 2015-2023 Housing Element (14-GPA-01), and Making Findings in Support Thereof”

OTHER BUSINESS**6. Preliminary Review of Terravant Storage Annex, 14-FDP-05, Located at 80 Industrial Way****WRITTEN COMMUNICATIONS****PLANNING COMMISSIONER COMMENTS****PLANNING DIRECTOR REPORT****ADJOURNMENT**

To the next regularly scheduled Planning Commission meeting of Thursday, February 5, 2015 at 6:00 p.m. in the Council Chambers located at 140 West Highway 246.

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

CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

Regular Meeting of December 4, 2014 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Commissioner Mercado led the Pledge of Allegiance

ROLL CALL

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

Absent: Commissioner Foster Reif

Staff: City Manager Marc Bierdzinski
Contract Planner Irma Tucker
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

APPROVAL OF MINUTES

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

MOTION:

Commissioner Mercado moved and Commissioner Fussel seconded the motion to approve the Minutes of October 16, 2014.

VOTE:

Motion passed by a 4-0 voice vote.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

NEW PUBLIC HEARINGS

None

CONTINUED PUBLIC HEARINGS

None

OTHER BUSINESS**2. Preliminary Review of Tilton Racing 14-FDP-04**

Contract Planner Irma Tucker presented the staff report and summarized staff's initial comments including:

- possible development plan modification to eliminate 5 required parking spaces
- additional sign detail including dimensions, design and materials
- identify fencing types, materials, colors, location and height
- identify the size and species of existing trees, noting trees to be removed
- revise landscape plan
- submit an exterior lighting plan
- submit color elevations and a 3D model and revise color scheme of building to be less monochromatic

The Applicant Steve Rarig introduced Val Milosovic, Architect and Todd Cooper, Tilton Engineering, and stated that they are available for questions.

The Commission spoke in favor of the proposed project and suggested adding an accent color and additional landscaping to the project.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

City Manager Bierdzinski updated the Commission on the status of upcoming planning projects and recent City Council actions and stated that the next meeting of the Planning Commission will be on January 15, 2015.

PRESENTATIONS

3. Presentations to outgoing Commissioner Jason Fussel and Chairman Craig Adams

The Commission presented Jason Fussel and Craig Adams parting gifts and thanked them for their years of service on the Planning Commission.

ADJOURNMENT

Chair Adams adjourned the meeting at 6:57 p.m. to the next regular scheduled meeting of the Planning Commission to be held January 15, 2015 at the City Council Chambers, 140 West Highway 246, Buellton.

Craig Adams, Planning Commission Chair

ATTEST:

Clare Barcelona, Planning Commission Secretary

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

CITY OF BUELLTON
Planning Commission Agenda Staff Report

Planning Director Review: MPB
Planning Commission Agenda Item No.: 5

To: The Honorable Chair and Commission Members

From: Irma Tucker, Contract Planner
Angela Perez, Assistant Planner

Date: January 15, 2015

Subject: Resolution No. 15-01 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Adopt a Negative Declaration (14-ND-02) for the 2015-2023 Housing Element (14-GPA-01), and Making Findings in Support Thereof”

Resolution No. 15-02 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Approve the 2015-2023 Housing Element (14-GPA-01), and Making Findings in Support Thereof”

BACKGROUND/DISCUSSION

The City’s current Housing Element was adopted on July 23, 2009, and amended on November 12, 2009. The updated Housing Element will have a planning period of 2015 through 2023.

Among numerous existing State Law requirements for Housing Elements, the City must provide adequate housing sites to accommodate the City’s Regional Housing Needs Assessment (RHNA) allocation. The City’s allocation for the RHNA is 275 housing units. This includes 33 extremely low income units, 33 very low income units, 44 low income units, 41 moderate income units, and 124 above moderate income units. The State only requires that the City show that it has the land available to build 275 housing units. The City is not required to approve or show that 275 units have been constructed during the Housing Element cycle.

On August 21, 2014, the Planning Commission discussed the Housing Element update. The Planning Commission recommended that Program 1 of the Housing Element be revised to state that the city will re-evaluate and re-allocate the Affordable Housing Overlay Zone sites in 2015. There were no public comments at the Planning Commission meeting.

On September 11, 2014, the Housing Element update was discussed by the City Council. The City Council did not recommend any changes to the preliminary draft Housing Element. There were no public comments at the City Council meeting.

The Housing Element draft was then sent to the State Department of Housing and Community Development (State HCD) for their initial 60 day review period. City staff spoke with State HCD staff and made minor revisions to the Housing Element (Attachment No. 1-Draft Housing Element) based on their comments. The minor revisions include the following:

- Specify if there was any public comment on the preliminary draft Housing Element and if there were any changes requested by the Planning Commission or City Council.
- Revise Program 4 to state that the city's density bonus regulations will be revised to comply with state law.
- Clarify when the items listed in Program 7, Targeted Assistance, will occur.
- Revise Program 8 to clarify how information about the AHOZ regulations is distributed to interested parties.
- Revise Program 11 to clarify when the adaptive retrofit process is modified it will include modifications to the findings required for approval.
- Added a program that says the Municipal Code will be updated to allow transitional and supportive housing in all zones that allow residential uses as required by State law.
- Added more information regarding the housing needs for people with developmental disabilities.
- Added the city's development impact fees to the table showing fees, Table H-42.

State HCD provided a letter stating that the Housing Element, including the revisions, meets the statutory requirements (Attachment No. 2). Therefore, no further changes are required to meet State Law. Following the City Council's approval of the updated Housing Element, the Housing Element will be submitted to State HCD for certification.

An Initial Study and Negative Declaration were prepared in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code section 21000 et seq., the State CEQA Guidelines, 14 C.C.R. section 15000 et seq., and the Environmental Impact Report Guidelines of the City of Buellton (Attachment No. 3 – Draft Negative Declaration). The comment period for the Negative Declaration was from December 15, 2014 through January 15, 2015. As of the date of the preparation of the staff report, no comments have been received.

RECOMMENDATION

That the Planning Commission consider the adoption of the following:

Resolution No. 15-01 - “A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Adopt a Negative Declaration (14-ND-02) for the 2015-2023 Housing Element (14-GPA-01), and Making Findings in Support Thereof”; and

Resolution No. 15-02 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Approve the 2015-2023 Housing Element (14-GPA-01), and Making Findings in Support Thereof”, by title only and waive further reading.

ATTACHMENTS

Attachment No. 1 – Draft Housing Element ([linked from City website](#))

Attachment No. 2 – Letter from State HCD, dated November 21, 2014

Attachment No. 3 – Draft Negative Declaration

Resolution No. 15-01

Resolution No. 15-02

Attachment 2

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



November 21, 2014

Mr. Marc P. Bierdzinski, Director
Planning Department
City of Buellton
107 W. Highway 246
Buellton, CA 93427

Dear Mr. Bierdzinski:

RE: City of Buellton's 5th Cycle (2015 -2023) Draft Housing Element

Thank you for submitting the City of Buellton's draft housing element update which was received for review on September 22, 2014, along with additional revisions received on November 5 and November 21, 2014. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by telephone conversations with Ms. Irma Tucker and Angela Perez of your staff.

The Department conducted a streamlined review of the draft housing element based on the City meeting all eligibility criteria detailed in the Department's Housing Element Update Guidance. The City also utilized HCD pre-approved housing element data.

The draft element meets the statutory requirements of State housing element law. The element will comply with State housing element law (GC, Article 10.6) when these revisions are adopted and submitted to the Department, in accordance with GC Section 65585(g).

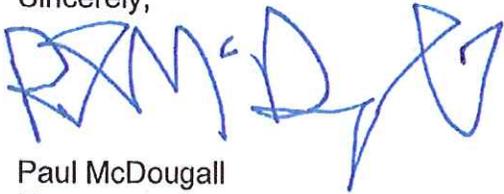
To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of February 15, 2015 for SBCOG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit our website at: http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

HCD Review of Buellton's Housing Element
November 21, 2014
Page 2

The Department appreciates the hard work and dedication of your staff in preparation of the housing element and looks forward to receiving the City of Buellton's adopted housing element. If you have any questions or need additional technical assistance, please contact James Johnson, of our staff, at (916) 263-7426.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall". The signature is stylized and cursive, with the first name "Paul" and last name "McDougall" clearly visible.

Paul McDougall
Housing Policy Manager

Attachment 3

Draft
Initial Study/ Negative Declaration
for the
2015 Housing Element Update
14-ND-02

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



Prepared by:
Planning Department
City of Buellton
331-B Park Street
Buellton, California 93427

November 21, 2014

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INTRODUCTION

LEGAL AUTHORITY

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

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

- (1) To provide the Lead Agency with the necessary information to decide whether to prepare an Environmental Impact Report (EIR) or a (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/ND provide discussions of the possible environmental effects of the proposed project for specific issue areas that have been identified in the CEQA Initial Study Checklist. For each issue area, potential effects are isolated.

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

INITIAL STUDY

PROJECT TITLE

City of Buellton – 2015 Housing Element Update

LEAD AGENCY and CONTACT PERSON

City of Buellton
Planning Department
331-B Park Street
Buellton, CA 93427
Marc Bierdzinski, Planning Director (805) 688-7474

PROJECT APPLICANT

City of Buellton
Planning Department
140 W. Hwy 246
Buellton, CA 93427

PROJECT SITE CHARACTERISTICS

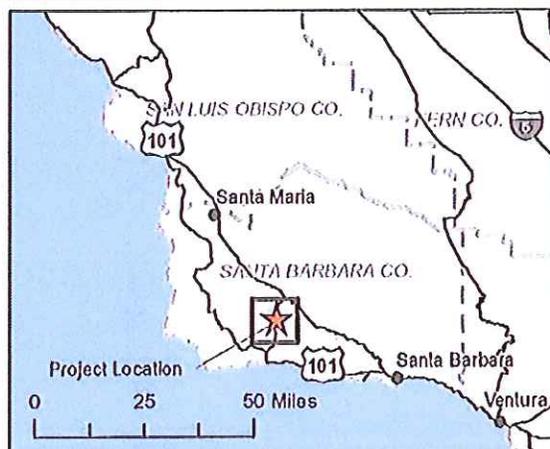
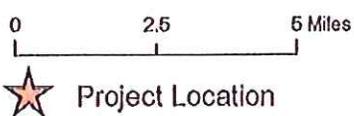
Location and Surrounding Land Uses: The City of Buellton is located along U.S. Highway 101 in Santa Barbara County, the western gateway to the Santa Ynez Valley. It is midway between the cities of Santa Maria and Santa Barbara, as shown in Figure 1. The City has a mix of residential, commercial, and industrial uses within its 1.6 square miles and is surrounded by equestrian ranches, farms, vineyards and wineries. As of 2014, Buellton has an estimated population of 4,893 (California Department of Finance, 2014).

PROJECT DESCRIPTION

The proposed project is an update of the 2009 City of Buellton Housing Element. A Draft 2015 Housing Element has been prepared by the City to comply with the legal mandate that requires each local government to adequately plan to meet the existing and projected housing needs of all economic segments of the community. The Housing Element is one of the seven state mandated elements of the local general plan.

The Housing Element sets forth goals and policies that have been developed to encourage the preservation, production, maintenance, and improvement of housing in the City of Buellton. These goals and policies are designed to:

1. Preserve and improve housing and neighborhoods;
2. Promote the production of a diversity of housing;
3. Provide adequate sites for a variety of housing types;
4. Remove or mitigate constraints to housing investment; and
5. Promote equal housing opportunity.



Base map sources: U.S. Bureau of the Census Tiger 2000 data and ESRI, 2002.

Regional Location Map

Figure 1

The proposed Housing Element provides programs, policies and actions that together evidence the ability to meet the City’s regional fair share of housing needs by the year 2023. The number assigned to the City of Buellton pursuant to the Regional Housing Needs Allocation (RHNA) process is 275 new dwelling units. The RHNA allocation for the 2009 Housing Element required the City to provide 279 affordable dwelling units. The current Land Use Element dedicated land sufficient to meet this requirement, and as such, the City will have sufficient land resources to achieve the new RHNA allocation for the 2015 Housing Element without the need to rezone additional land. In addition, through various implementing actions including density bonuses and application of the Affordable Housing Overlay Zone, the production of housing units in the City could exceed the City’s RHNA allocation.

The Housing Element does not require the construction of these units but rather establishes policies that will allow for and support their development. It is also the purpose of the Housing Element to define any revisions to existing policies and programs that are adopted in response to statutory requirements. The Land Use Element implements the Housing Element by designating various lands for residential uses and designating land sufficient to accommodate the RHNA allocation.

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

- California State Department of Housing and Community Development certification of the Draft 2015 Housing Element

REFERENCES

This Initial Study was prepared using the following information sources:

- Buellton General Plan
- Buellton Municipal Code
- Buellton Zoning Ordinance
- General Plan EIR
- California Department of Finance
- California Department of Conservation

ENVIRONMENTAL FACTORS AFFECTED

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

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

DETERMINATION

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 project proponent. 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 or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



City of Buellton

12-10-2014

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS - Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially 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	
<p>a - c) The existing General Plan Land Use Element and current Zoning already dedicate land sufficient to accommodate the RHNA allocation of 279 units for the 2009 Housing Element. The RHNA allocation for the proposed Housing Element is 4 units less than the allocation for the 2009 Housing Element. Because the 2015 Housing Element is required to provide for fewer residential units as compared to the 2009 Housing Element, the project will not affect scenic resources or the visual character of the City beyond that already anticipated by the City's adopted Land Use Element. It should be noted that the Housing Element Update does not specify designs of proposed dwelling units; nor does it compel construction of any kind. Future development would be reviewed to determine compliance with the City's development standards and Community Design Guidelines, as well as to determine impacts to scenic vistas, or resources that may be specific to the project. In order to obtain the necessary building permits, the project will have to meet the Zoning Ordinance that is already in place, including provisions to protect scenic vistas and incorporate acceptable aesthetic designs in the City of Buellton. Projects will be required to comply with applicable General Plan Conservation and Open Space policies requiring new development to protect scenic resources. No mitigation measures are required for the Housing Element Update.</p> <p>d) As discussed above, the City's 2015 RHNA allocation is lower than the allocation for the 2009 Housing Element and as such, the City's current Land Use Element and Zoning dedicate land sufficient to accommodate the level of development required under RHNA. Potential impacts related to light and glare associated with development in accordance with the 2015 Housing Element would not exceed that already anticipated by the City's adopted Land Use Element. It should be noted that future development anticipated by the Housing Element Update would be required to comply with applicable General Plan Land Use Element policies for any new lighting that would result from housing development. In addition, through the City's development review process, future development would be required to avoid significant glare impacts. No mitigation measures are required for the Housing Element Update.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	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) Involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland, to non-agricultural use?				X

a), c) Growth envisioned in the Housing Element, including provision of farmworker housing, would not exceed that already anticipated by the existing General Plan Land Use Element. In addition, future development in the City will require additional environmental review. Future development would be reviewed to determine compliance with the City's Zoning Ordinance, development standards, as well as to determine impacts to agricultural resources. The proposed Housing Element does not include policies to re-designate any agriculturally zoned land. No mitigation measures are required for the Housing Element Update.

b) There are no properties under a Williamson Act Contract within the City of Buellton, according to the State Williamson Act status report (California Department of Conservation, 2012). The proposed Housing Element does not include policies to re-designate any agriculturally zoned land. No mitigation measures are required for the Housing Element Update.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation 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	
<p>a - e) 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 (SBAPCD). The SCCAB is currently designated as non-attainment for the state eight-hour ozone standard, the state standard for PM₁₀ and the federal standard for PM₁₀. The proposed Housing Element Update sets policies that will facilitate the construction of 275 dwelling units between 2015 and 2023, which may contribute to the SCCAB's non-attainment status. However, the Housing Element is a policy document, and does not entitle or propose actual construction of housing units. Rather, the Land Use Element implements the policies of the Housing Element. The General Plan Land Use Element and current Zoning already dedicate land sufficient to accommodate the RHNA allocation of 279 units for the 2009 Housing Element. The RHNA allocation for the proposed Housing Element is 4 units less than the allocation required for the 2009 Housing Element. As such, the proposed Housing Element Update does not establish growth that would result in increased air emissions beyond that anticipated by the General Plan Land Use Element. No mitigation measures are required for the Housing Element Update.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES - Would the project:				
a) Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh, vernal pool, coastal, etc.) through direct removal filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?			X	
<p>a) The existing General Plan Land Use Element and current Zoning already dedicate land sufficient to accommodate the RHNA allocation of 279 units for the 2009 Housing Element. The RHNA allocation for the proposed Housing Element is 4 units less than the allocation for the 2009 Housing Element. As such, the proposed Housing Element Update does not establish a growth need that would result in biological resource impacts beyond that already anticipated by the General Plan Land Use Element. It should be noted that the future development will be reviewed on a project specific basis to determine compliance with the City's Zoning Ordinance as well as to determine impacts to candidate, sensitive, or special status species in the City. Specific projects will be required to comply with applicable General Plan Conservation and Open Space policies imposing mitigation measures for significant biological impacts and preservation of creek corridors for the protection of biological resources. Any potentially significant impacts to biological resources will be mitigated on a project specific basis in accordance with all applicable state and federal agency guidelines set forth by California Department of Fish and Game (CDFG) and (if appropriate) the U.S. Fish and Wildlife Service (USFWS) as a standard part of the application and review process for development in the City. No mitigation measures are required for the Housing Element Update.</p> <p>b) The existing General Plan Land Use Element and current Zoning already dedicate land sufficient to accommodate the RHNA allocation of 279 units for the 2009 Housing Element. The RHNA allocation for the proposed Housing Element is 4 units less than the allocation for the 2009 Housing Element. As such, the proposed Housing Element Update does not establish a growth need that would result in biological resource impacts beyond that already anticipated by the General Plan Land Use Element. It should be noted that future development will be reviewed on a project specific basis to determine compliance with the City's development standards as well as to assess potential impact to riparian habitat or other sensitive natural communities identified in local or regional plans, policies or regulations. Specific projects will be required to comply with applicable General Plan Conservation and Open Space policies imposing mitigation measures for significant biological impacts and preservation of creek corridors for the protection of biological resources. As each specific project will be required to evaluate sensitive biological resources present in the proposed project area,</p>				

mitigation will be required, as appropriate, through the City's development review process to minimize or eliminate potential impacts to biological resources present on-site. Impacts will be assessed and mitigated for each future project. No mitigation measures are required for the Housing Element Update.

c) The proposed Housing Element Update identifies an assigned growth need of 275 units for development between 2015 and 2023. Each individual project will be required to fully evaluate potential impacts to biological resources and to minimize or eliminate potentially adverse impacts to sensitive resources in conformance with City Zoning Ordinance and General Plan policies, and all applicable U.S. Army Corps of Engineers, CDFG and USFWS guidelines and policies. No mitigation measures are required for the Housing Element Update.

d - f) The Housing Element Update identifies an assigned growth need that will be accommodated on vacant and underutilized land. The vacant parcels potentially available for development are located throughout the City. Although development could occur on vacant and underutilized land, the General Plan Land Use Element and current Zoning already dedicate land sufficient to accommodate the RHNA allocation of 279 units for the 2009 Housing Element. As such, the proposed Housing Element Update does not establish a growth need that would result in biological resource impacts beyond that already anticipated by the General Plan Land Use Element and Public Facilities and Services Element. In addition, proposed future development on these parcels will be reviewed on a project specific basis to determine compliance with the City's Zoning Ordinance and General Plan as well as to determine impacts to migratory fish or wildlife species in the City. Specific projects will be required to comply with applicable General Plan Conservation and Open Space imposing mitigation measures for significant biological impacts and preservation of creek corridors for the protection of biological resources. Any potentially significant impacts to biological resources will be mitigated on a project specific basis in accordance with all applicable state and federal agency guidelines set forth by California Department of Fish and Game (CDFG) and (if appropriate) the U.S. Fish and Wildlife Service (USFWS) as a standard part of the application and review process for development in the City. In addition, future developments will be reviewed to determine compliance with any adopted Habitat Conservation Plans or Natural Community Conservation Plans. Projects will be required to minimize or eliminate potential impacts to a less than significant level on a project specific basis. No mitigation measures are required for the Housing Element Update.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	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 - d) The existing General Plan Land Use Element and current Zoning already dedicate land sufficient to accommodate the RHNA allocation of 279 units for the 2009 Housing Element. The RHNA allocation for the proposed Housing Element is 4 units less than the allocation for the 2009 Housing Element. As such, the proposed Housing Element Update does not establish a growth need that would result in cultural resource impacts beyond that anticipated by the General Plan Land Use Element. In addition, each specific future housing development project will be required to be evaluated for the potential for occurrence of historical resources on-site, and to comply with applicable General Plan Land Use Element and Conservation and Open Space policies requiring that sites be evaluated for cultural resources and appropriate mitigation measures are taken to prevent the loss of important historical, archeological, and paleontological resources in accordance with CEQA. Proposed future development will be reviewed by the City for compliance with CEQA Guidelines Section 15000 et. Seq., the City General Plan, and City Zoning Ordinance. Projects will be reviewed relative to

the following inventories: National Register of Historic Places, California Archaeological Inventory, California Historic Resources Inventory, California Historical Landmarks and Points of Historic Interest, and relative to the Archaeological Information Center. Specific projects will also be analyzed for compliance with all applicable state and federal guidelines for the preservation of historical, archeological, and paleontological resources. In addition, specific housing projects will be reviewed for compliance with City development standards and with regard to the disruption of human remains, will be required to comply with CEQA Guidelines Section 15000 et. seq. which set procedures for notifying the County Coroner and Native American Heritage Commission for identification and treatment of human remains if they are discovered during construction. No mitigation measures are required for the Housing Element Update.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	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? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) 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
c) Be located on expansive soil creating substantial risks to life or property?				X
d) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

a), b) There are no known active or potentially active faults in close proximity to Buellton. For this reason the potential hazard from a fault rupture in the City is very low. Two potentially active faults that could cause groundshaking in Buellton in the future are the San Andreas, located about 50 miles to the northwest, and the Santa Ynez Fault, located approximately six miles to the south. The San Andreas would generate a very large earthquake which would cause some groundshaking in Buellton. However, the damage resulting from such an earthquake is not expected to be severe. The likelihood of an earthquake on the Santa Ynez Fault is low by comparison. The Santa Ynez Fault is active, but its history is relatively unknown. Some estimates place the likelihood of a major earthquake on this fault at once in several hundred years to perhaps a thousand years. Liquefaction during a major earthquake could occur in Buellton. Liquefaction occurs during an earthquake when groundwater migrates upward into sandy soils, which then become liquefied and lose their cohesiveness and their ability to support structures. The potential for liquefaction is highest in areas with sandy, alluvial soil and shallow groundwater, such as areas of the City nearest the Santa Ynez River. Liquefaction hazards can be avoided with proper foundation engineering based on an analysis of the soils on a given building site.

The existing General Plan Land Use Element and current Zoning already dedicate land sufficient to accommodate the RHNA allocation of 279 units for the 2009 Housing Element. The RHNA allocation for the proposed Housing Element is 4 units less than the allocation for the 2009 Housing Element. As such, the proposed Housing Element Update does not establish a growth need that would result in geologic impacts

beyond that anticipated by the General Plan Land Use Element and Safety Element. In addition, individual projects to be constructed in support of the assigned Housing Element Update will be evaluated for consistency with the City Zoning Ordinance, California Building Code, and City General Plan. Each project will be evaluated on a project specific basis for land use compatibility in Alquist-Priolo Special Studies Zones and Fault Hazards Zones, seismic ground shaking, ground failure, inundation, landslides, and flooding. Such projects will also be reviewed for consistency with all goals, objectives, and policies of the City General Plan Safety Element minimizing hazards to public health, safety, and welfare resulting from natural and manmade phenomena. Geotechnical reports will be required for individual projects as needed and as set forth in policies embodied in the General Plan Safety Element. Seismic safety issues would be addressed through the CBC and implementation of the recommendations on foundation and structural design contained in geotechnical investigations for specific projects as stated in the General Plan Safety Element and companion Program EIR. No mitigation measures are required for the Housing Element Update.

c) The City's established development review process will ensure that no adverse impacts related to geologic and soil hazards would result. Future development that would occur in conformance with the proposed Housing Element would be required to prepare geotechnical studies, as appropriate, as stated in the General Plan Safety Element and companion Program EIR, to determine necessary measures to reduce potential geological hazards and soil-related hazards to levels that are less than significant. No mitigation measures are required for the Housing Element Update.

d) Future developments that occur in conformance with the proposed Housing Element Update are anticipated to be developed in areas where local sewer system infrastructure is available. No mitigation measures are required for the Housing Element Update.

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

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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	
<p>a - c). Implementation of the Housing Element Update's assigned growth need would not require the use of any significant amounts of hazardous materials. No significant amounts of hazardous materials will be transported, used, or disposed of in conjunction with housing units specified by the Housing Element. There would be no long-term significant hazards associated with the project. Incidental amounts of hazardous materials could be used during construction operations. Small quantities of household hazardous materials, such as cleaning material and solvents, may be used in conjunction with future housing projects. However, each development would be subject to environmental review and an analysis of hazards and hazardous materials. No mitigation measures are required for the Housing Element Update.</p> <p>d) Future residential development anticipated by the Housing Element Update may be located on or in the vicinity of sites identified on hazardous material lists. Through the City's development review process, it would be determined whether a Phase 1 Environmental Site Assessment would be necessary to determine whether a proposed development site is on or within the immediate vicinity of any known hazardous material sites. Where appropriate, mitigation measures would be required at that time to reduce potential hazards to the public to a level that is less than significant. No mitigation measures are required for the Housing Element Update.</p> <p>e), f) The City is not in the vicinity of an airstrip or within an airport land use plan. No mitigation measures are required for the Housing Element Update.</p> <p>g) Without specific details regarding future residential developments, it is infeasible to identify specific potential conflicts with an emergency response plan with any precision. Through the City's development review process, future development projects will be evaluated for consistency with adopted emergency response plans and will include measures if necessary to ensure that impacts are less than significant. No mitigation measures are necessary.</p> <p>h) Wildland fires are particularly acute in the Santa Ynez Valley due to its dry climate. Prolonged dry periods from the late spring through the fall and seasonal winds increase local fire hazards. High fire risk areas often correspond to dense chaparral plant associations, which contain scrubs that emit volatile oils when heated. Through the City's development review process, future residential development projects will be evaluated to determine potential hazards related to the exposure of people or structures to a significant risk of loss due to wildland fires. The review process will ensure consistency with applicable General Plan Safety Element policies setting standards and imposing mitigation for ensuring fire safety. Each future development project would be required to demonstrate consistency with the goals, policies and actions of the General Plan. No mitigation measures are required for the Housing Element Update.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY -				
Would the project:				
a) Violate any 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 (e.g., 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 which 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	
<p>a) As housing units are developed in conformance with the Housing Element Update, wastewater will be discharged into the local sewer system and on-site drainage will flow into the local storm drain system. As part of section 402 of the Clean Water Act, the U.S. Environmental Protection Agency has established regulations under the National Pollution Discharge Elimination System (NPDES) program to control both construction and operation (occupancy) storm water discharges. In California, the State Water Quality Control Board administers the NPDES permitting program and is responsible for developing permitting requirements. Each proposed future project will be evaluated as appropriate on an individual basis for reduction of impacts in conformance with the NPDES program, and in conformance with any requirements for the preparation of an erosion and sediment control program, otherwise termed a Storm Water Pollution Prevention Plan (SWPPP). These measures are part of the existing development review process for development projects in the City, and will ensure that impacts are maintained at a less than significant level. The Housing Element does not provide for development of industrial or commercial uses for which waste discharge requirements may be required. No mitigation measures are required for the Housing Element Update.</p>				
<p>b) The existing General Plan Land Use Element and current Zoning already dedicate land sufficient to accommodate the RHNA allocation of 279 units for the 2009 Housing Element. The RHNA allocation for the proposed Housing Element is 4 units less than the allocation for the 2009 Housing Element. As such, the proposed Housing Element Update does not establish a growth need that would result increase water demand beyond that anticipated by the General Plan Land Use Element and Public Facilities and Services Element. In addition, through the City's development review process, future development will be evaluated as appropriate</p>				

for potential impacts to groundwater supply and recharge on a local as well as regional basis as each future development project is proposed. Additional development review in conjunction with State water legislation will also be performed. No mitigation measures are required for the Housing Element Update.

c) -f) Ultimate build-out of the dwelling units assigned in the Housing Element Update is not expected to substantially alter the existing drainage pattern of the 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-site or off-site. The General Plan Update identifies an assigned growth need for housing that can be met using vacant, under developed, underutilized and public-owned sites located throughout the City. Some of these vacant sites may involve slight changes to the existing on-site drainage network. However all developed sites would connect to the existing storm drain system and as such are not anticipated to generate significant erosion, siltation or stormwater impacts. Each future residential development will be evaluated regarding drainage patterns and stormwater runoff on an individual basis in order to obtain building permit approval. No mitigation measures are required for the Housing Element Update.

g), h) Future developments that would occur in conformance with the Housing Element Update would be subject to floodplain development requirements to limit the personal and property damage that may occur due to flooding and inundation. Each development will be evaluated on an individual basis and will be required to comply with California Building Codes and regulations, FEMA rules, the General Plan and City Zoning Ordinance. Policies embodied in the General Plan Safety Element set standards and mitigation measures for development in flood prone areas that prevents flood damage. No mitigation measures are required for the Housing Element Update.

i) The only major dam in the Buellton area is the Bradbury Dam at Lake Cachuma. This dam is located seven miles east of the City. In the unlikely event of a dam failure, floodwaters would inundate some properties in the City that are adjacent to the Santa Ynez River. Neighborhoods that could potentially be impacted as a result of a failure of the Bradbury Dam, include neighborhoods closest to the river, south of Highway 246. However, the proposed Housing Element Update does not establish a growth need that would result in additional population within a dam inundation area beyond that anticipated by the General Plan Land Use Element and Safety Element. It should be noted that mitigation measures already required by the environmental review of the adopted Land Use Element mitigate potential dam inundation impacts to a less than significant level. These mitigation measures apply to all development within City limits. No mitigation measures are required for the Housing Element Update.

j) Inundation by a seiche or tsunami is unlikely given the distance between the City and the Pacific Ocean. The proposed Housing Element Update does not establish a growth need that would result in potential mudflow impacts beyond that anticipated by the General Plan Land Use Element and Safety Element. In addition, individual projects to be constructed in conformance with the Housing Element Update will be evaluated for consistency with the City Zoning Ordinance, California Building Code, and City General Plan. Each project will be evaluated on a project specific basis for issues related to slope instability and mudflow potential. Geotechnical reports for individual projects will be required as needed and as set forth in policies embodied in the General Plan Safety Element. No mitigation measures are required for the Housing Element Update.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IX. 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 community conservation plan?			X	
<p>a - c) Implementation of the Housing Element Update could involve a change from vacant to residential urban uses, but would not significantly divide any community or reduce access to community amenities. All future residential development projects would be reviewed for consistency with the General Plan and Zoning Ordinance and other applicable plans. There are no habitat conservation plans or natural community conservation plans that would apply to future development in the City. No mitigation measures are required for the Housing Element Update.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES - 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
<p>a - b) The General Plan Land Use Element and current Zoning already dedicate land sufficient to accommodate the RHNA allocation of 279 units for the 2009 Housing Element. The RHNA allocation for the proposed Housing Element is 4 units less than the allocation for the 2009 Housing Element. As such, the proposed Housing Element Update does not establish a growth need that would result in impacts to mineral resources beyond that anticipated by the General Plan Land Use Element. In addition, future development in conformance with the Housing Element will require City review to determine compliance with all applicable General Plan policies and development guidelines related to minerals, mining activities, and other potential environmental constraints. Projects will be required to comply with City and State standards governing mineral resources. No mitigation measures are required for the Housing Element Update.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XI. 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
<p>a -- d) The existing General Plan Land Use Element and current Zoning already dedicate land sufficient to accommodate the RHNA allocation of 279 units for the 2009 Housing Element. The RHNA allocation for the proposed Housing Element is 4 units less than the allocation for the 2009 Housing Element. As such, the proposed Housing Element Update does not establish a growth need that would result noise levels beyond that anticipated by the General Plan Land Use Element and the Noise Element. In addition, future residential development anticipated in the Housing Element Update will be subject to the General Plan Noise Element and noise guidelines incorporated therein. The General Plan discusses the effects of noise exposure on the population and sets land-use compatibility goals aimed at protecting its residents from undue noise. The Housing Element Update identifies an assigned housing need that will be implemented through the construction of individual projects. Individual projects to be constructed in support of the assigned housing need will be evaluated for consistency with the City General Plan and Zoning Ordinance. No mitigation measures are required for the Housing Element Update.</p> <p>e), f) The proposed project area is not located within the vicinity of an airport or private airstrip and therefore would not be affected by air traffic noise impacts. No mitigation measures are required for the Housing Element Update.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. 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) The existing General Plan Land Use Element and current Zoning already dedicate land sufficient to accommodate the RHNA allocation of 279 units for the 2009 Housing Element. The RHNA allocation for the proposed Housing Element is 4 units less than the allocation for the 2009 Housing Element. As such, the proposed Housing Element Update does not establish a growth need that would result a population beyond that anticipated by the General Plan Land Use Element. No mitigation measures are required for the Housing Element Update.

b), c) Future developments that would be constructed in conformance with Housing Element Update would be on vacant, under developed and underutilized land in the City. No existing housing is anticipated to be displaced that would not be replaced. Implementation of the Housing Element Update would increase access to decent, affordable housing to meet housing needs within the City. No mitigation measures are required for the Housing Element Update.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. 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), b), d), e) The General Plan Land Use Element and current Zoning already dedicate land sufficient to accommodate the RHNA allocation of 279 units for the 2009 Housing Element. The RHNA allocation for the proposed Housing Element is 4 units less than the allocation for the 2009 Housing Element. As such, the proposed Housing Element Update does not establish a growth need that would result in a need for public services beyond that anticipated by the General Plan Land Use Element and the Public Facilities and Services Element. In addition, as growth in conformance with the Housing Element Update occurs, any needs that arise will be addressed and met as each development is proposed, and will be funded through the payment of appropriate development fees or project specific mitigation, as appropriate. No mitigation measures are required for the Housing Element Update.

c) The proposed Housing Element Update does not establish a growth need that would impact schools beyond that anticipated by the General Plan Land Use Element and the Public Facilities and Services Element. In addition, future residential development in conformance with the Housing Element will be evaluated for impacts to the schools under the City's development review process. Each project will also be evaluated for compliance with the City General Plan and Zoning Ordinance. As growth in conformance with the Housing Element Update occurs, any needs that arise will be addressed and met as each development is proposed, and will be funded through the payment of appropriate development fees. No mitigation measures are required for the Housing Element Update.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. 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 which might have an adverse physical effect on the environment?			X	
<p>a), b) The existing General Plan Land Use Element and current Zoning already dedicate land sufficient to accommodate the RHNA allocation of 279 units for the 2009 Housing Element. The RHNA allocation for the proposed Housing Element is 4 units less than the allocation for the 2009 Housing Element. As such, the proposed Housing Element Update does not establish a growth need that would result in a need for parkland beyond that anticipated by the General Plan Land Use Element and the Parks and Recreation Element. In addition, future residential development in conformance with the Housing Element Update would be subject to the City's development review process where impacts to parkland would be further evaluated and required to pay Quimby fees, which is the funding equivalent to the provision of parkland. No mitigation measures are required for the Housing Element Update.</p>				

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. 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
d) Substantially increase hazards due 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, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X	
<p>a), b) The existing General Plan Land Use Element and current Zoning already dedicate land sufficient to accommodate the RHNA allocation of 279 units for the 2009 Housing Element. The RHNA allocation for the proposed Housing Element is 4 units less than the allocation for the 2009 Housing Element. As such, the proposed Housing Element Update does not establish a growth need that would result in traffic impacts beyond that anticipated by the General Plan Land Use Element and Circulation Element. In addition, through the City's development review process, future development projects would be evaluated for potential traffic impacts. Appropriate mitigation measures would be required to reduce potential project specific traffic impacts in order to</p>				

maintain consistency with the General Plan and the Zoning Ordinance. No mitigation measures are required for the Housing Element Update.

c) The Housing Element Update would not result in any impacts to air traffic patterns, as no airports and private airstrips are located in the vicinity of the City. No mitigation measures are required for the Housing Element Update.

d), e) Through the City's development review process, future development projects will be required to maintain consistency with the General Plan Safety Element and all other applicable guidelines and regulations related to providing adequate emergency access in the City. Future residential development in conformance with the Housing Element will be evaluated on a project specific basis to determine adequacy of emergency access. No mitigation measures are required for the Housing Element Update.

f) Future residential development in conformance with the Housing Element Update will be required to satisfy City parking standards. Future residential development will be evaluated to determine adequacy of parking as part of the standard City development review process. No mitigation measures are required for the Housing Element Update.

g) The City of Buellton General Plan Circulation Element encourages facilities that promote the use of alternate modes of transportation, including bicycle lanes, pedestrian and hiking trails, park-and-ride lots and facilities for public transit shall be incorporated into new development. Through the City's development review process, future residential development in conformance with the Housing Element Update will be required to maintain consistency with the General Plan and all other applicable guidelines and regulations related to alternative transportation. No mitigation measures are required for the Housing Element Update.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS - 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) The protection of water quality in the region is under the jurisdiction of the Regional Water Quality Control Board, Central Coast Region (RWQCB). The regulatory authority of the RWQCB is provided by the federal and state Clean Water Acts (CWA). The RWQCB Basin Plan sets standards for water contaminant levels. The				

existing General Plan Land Use Element and current Zoning already dedicate land sufficient to accommodate the RHNA allocation of 279 units for the 2009 Housing Element. The RHNA allocation for the proposed Housing Element is 4 units less than the allocation for the 2009 Housing Element. As such, the proposed Housing Element Update does not establish a growth need that would result in wastewater treatment needs beyond that anticipated by the General Plan Land Use Element and the Public Facilities and Services Element. Through the City's development review process, future development projects will be required to maintain consistency with the Basin Plan as well as City standards. Appropriate mitigation measures would be required of individual residential developments to reduce potential project specific water quality impacts to a level that is less than significant. No mitigation measures are required for the Housing Element Update.

b), c) The proposed Housing Element Update does not establish a growth need that would result in wastewater treatment or drainage infrastructure needs beyond that anticipated by the General Plan Land Use Element and the Public Facilities and Services Element. In addition, future residential development in conformance with the Housing Element will be evaluated to determine adequacy of utility infrastructure as part of the standard City development review process. No mitigation measures are required for the Housing Element Update.

d) All of the City's water is obtained from five wells that draw from two sources: the Santa Ynez River Underflow and the Buellton Upland Groundwater Basin. The City retains surplus water supply to address full buildout of the City. The proposed Housing Element Update does not establish a growth need that would result in water demand beyond that anticipated by the General Plan Land Use Element and the Public Facilities and Services Element. In addition, future specific housing projects will be reviewed for compliance with all applicable City policies and development standards. No mitigation measures are required for the Housing Element Update.

e) The proposed Housing Element Update does not establish a growth need that would result in wastewater treatment needs beyond that anticipated by the General Plan Land Use Element and the Public Facilities and Services Element. In addition, specific housing projects will be reviewed for compliance with applicable City policies and development standards. No mitigation measures are required for the Housing Element Update.

f) Weekly garbage collection and disposal for the City is currently provided by Marborg Industries of Santa Barbara. Waste is ultimately disposed at Tajiguas Sanitary Landfill, located approximately 15 miles southeast of the City. The landfill serves waste disposal needs for the unincorporated areas of the south coast of Santa Barbara County, the City of Santa Barbara, Santa Ynez Valley and the Cuyama Valley. The proposed Housing Element Update does not establish a growth need that would result in solid waste disposal needs beyond that anticipated by the General Plan Land Use Element and the Public Facilities and Services Element. In addition, future development in conformance with the Housing Element will be reviewed for compliance with applicable City policies and development standards. No mitigation measures are required for the Housing Element Update.

g) Future development in conformance with the Housing Element will be reviewed for compliance with applicable Federal, State and City policies and development standards. No mitigation measures are required for the Housing Element Update.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	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 which will cause substantial adverse effects on human beings, either directly or indirectly?			X
<p>a) No significant biological or historical impacts are anticipated to result from implementation of the proposed Housing Element Update, as each specific project to be implemented in conformance with the Housing Element Update will be required to conform to the City General Plan and development standards. In addition, through the City's development review process, future development projects will be evaluated for potential direct and indirect impacts on biological and cultural resources. Appropriate mitigation measures will be required to reduce potential impacts to a level that is less than significant and thus in conformance with the General Plan and Zoning Ordinance. No mitigation measures are necessary for the Housing Element Update.</p> <p>b) The proposed project involves the implementation of the Housing Element Update for the City of Buellton. The Housing Element is a policy document designed to assist the City in future planning. The Housing Element identifies an assigned growth need for additional housing units within the City. Through the City's development review process, future development projects will be evaluated for potential cumulative impacts and for consistency with all applicable policies of the City General Plan and Zoning Ordinance. Through this review process, potential cumulative impacts to various natural and man-made resources will be evaluated and mitigated as appropriate. No mitigation measures are necessary as the existing City development review process is sufficient to maintain impacts at a less than significant level.</p> <p>c) The Housing Element is a policy document designed to assist the City in future planning. Nothing in the Housing Element Update would harm human beings. To the contrary, the purpose of the Housing Element is to establish policies that remove barriers and encourage housing development and a variety of programs designed to increase access to decent affordable housing for all economic segments of society. Although the Housing Element Update identifies an assigned growth need for additional housing units within the City, all units will not necessarily be constructed. Through the City's development review process, future residential development projects will be evaluated for potential direct and indirect impacts on human beings. Appropriate mitigation measures will be required to reduce potential impacts to a level that is less than significant. No mitigation measures are necessary for the Housing Element Update.</p>			

PLANNING COMMISSION RESOLUTION NO. 15-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUELLTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL ADOPT A NEGATIVE DECLARATION (14-ND-02) FOR THE 2015-2023 HOUSING ELEMENT (14-GPA-01), AND MAKING FINDINGS IN SUPPORT THEREOF

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

WHEREAS, Housing Element law is codified in Article 10.6 of the California Government Code commencing with Section 65580. Under these statutes, all communities in California are required to have a Housing Element as part of their adopted General Plan. Furthermore, these Elements are to be updated every five years. Buellton's existing Housing Element was adopted on July 23, 2009 and amended on November 12, 2009. Under recent legislative amendments, the City is required to update its Housing Element by February 15, 2015, reflecting an eight-year planning horizon from 2015 to 2023. The eight-year planning horizon is permitted by State law because the Santa Barbara County Association of Governments elected to shift from a five-year to a 4-year Regional Transportation Plan update and met the requirements as specified in Government Code Section 65080(b)(2)(M) and 65588(e)(3)(c).

WHEREAS, in accordance with the requirements of the California Environmental Quality Act, California Public Resources Code section 21000 *et seq.*, the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, sections 15000 *et seq.*, and the Environmental Procedures of the City of Buellton (collectively, "CEQA"), the Planning Director of the City of Buellton has prepared an Initial Study and approved for circulation a Negative Declaration for the Housing Element Update (the "Initial Study/Negative Declaration", Exhibit A hereto); and,

WHEREAS, the Initial Study/Negative Declaration dated November 21, 2014 was circulated for public and agency review and comment on December 15, 2014 through January 15, 2015. Copies of the Initial Study/Negative Declaration were made available to the public at the Planning Department on December 15, 2014, and the Initial Study/Negative Declaration was distributed to interested parties and agencies. On December 18, 2014, a Notice of Availability of the Initial Study/Mitigated Negative Declaration, including the time and place of the Planning Commission meeting to review the Application and Initial Study/Negative Declaration was published in the local newspaper and posted in three public locations; and,

WHEREAS, the Initial Study/Negative Declaration and all related environmental documents forming the basis for the Initial Study/Negative Declaration and Resolution are located in, and in the custody of, the Planning Department, City of Buellton; and,

WHEREAS, on January 15, 2015, the Planning Commission of the City of Buellton conducted a duly noticed public hearing in connection with the Housing Element Update and the Initial Study/Negative Declaration and considered all evidence, oral and written; and,

WHEREAS, all legal prerequisites have occurred prior to the adoption of this Resolution.

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

SECTION 1. The Planning Commission hereby finds that the above recitations are true and correct and, accordingly, are incorporated as a material part of this Resolution.

SECTION 2. The Planning Commission does hereby make the following findings: (1) it has independently reviewed and analyzed the Initial Study/Negative Declaration and other information in the record and has considered the information contained therein, prior to acting upon or approving the Housing Element Update; (2) the Initial Study/Negative Declaration prepared for the Housing Element Update has been completed in compliance with CEQA; and (3) the Initial Study/Negative Declaration represents the independent judgment and analysis of the Planning Commission.

SECTION 3. The Planning Commission hereby recommends that the City Council approve the Negative Declaration for the Housing Element Update.

SECTION 4. The Planning Commission Secretary shall certify to the adoption of this Resolution.

PASSED AND ADOPTED this 15th day of January 2015

Chair

Clare Barcelona, Planning Commission Secretary

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

I, Clare Barcelona, Planning Commission Secretary of the City of Buellton, do hereby certify that the above and foregoing Resolution No. 15-01 was duly passed and adopted by the Planning Commission of said City at a regular meeting thereof, held on the 15th day of January, 2015, by the following vote, to wit.

AYES: (0)

NOES: (0)

ABSENT: (0)

NOT VOTING: (0)

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of January, 2015.

Clare Barcelona
Planning Commission Secretary

PLANNING COMMISSION RESOLUTION NO. 15-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUELLTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE THE 2015-2023 HOUSING ELEMENT (14-GPA-01), AND MAKING FINDINGS IN SUPORT THEREOF

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

SECTION 1: Housing Element law is codified in Article 10.6 of the California Government Code commencing with Section 65580. Under these statutes, all communities in California are required to have a Housing Element as part of their adopted General Plan. Furthermore, these Elements are to be updated every five years. Buellton's existing Housing Element was adopted on July 23, 2009 and amended on November 12, 2009. Under recent legislative amendments, the City is required to update its Housing Element by February 15, 2015, reflecting an eight-year planning horizon from 2015 to 2023. The eight-year planning horizon is permitted by State law because the Santa Barbara County Association of Governments elected to shift from a five-year to a 4-year Regional Transportation Plan update and met the requirements as specified in Government Code Section 65080(b)(2)(M) and 65588(e)(3)(c).

SECTION 2: As set forth in Article 10.6 of the California Government Code commencing with Section 65580, the Housing Element is required to contain: (i) an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs; (ii) a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and (iii) a program that sets forth an eight-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

SECTION 3: A Draft Housing Element, dated November 2014, has been presented to the Planning Commission along with a Negative Declaration, dated November 21, 2014, prepared pursuant to the California Environmental Quality Act of 1970. All proceedings having been duly taken as required by law, and upon review of the information provided by staff and consultants, consideration of the testimony given at a public meeting, as well as other pertinent information, the Planning Commission finds the following:

- A. Record.** Prior to rendering a decision on any aspect of the Draft Housing Element, the Planning Commission considered the following:
1. All public testimony, both written and oral, received in conjunction with that certain public hearing conducted by the Planning Commission on January 15, 2015 (the "Public Hearing").

2. All oral, written and visual materials presented by City staff and consultants in conjunction with the Public Hearing.
3. The following informational documents which, by this reference, are incorporated herein.
 - a. That certain written report concerning the Draft Housing Element dated January 15, 2015 (the "Staff Report"), and all attachments.
 - b. The November 2014 Draft Housing Element.
 - c. The Negative Declaration (Case No. 14-ND-02) prepared for the Draft Housing Element and dated November 21, 2014, on file with the Planning Department.

B. Public Review. On the basis of evidence hereinafter listed, all administrative procedures and public participation requirements concerning the Draft Housing Element and Negative Declaration have been lawfully satisfied:

1. The proposed Negative Declaration was mailed to the Clearinghouse of the State of California on December 10, 2014, commencing a 30-day review period by State agencies beginning December 15, 2014 and ending on January 15, 2015.
2. A notice of the January 15, 2015 public hearing regarding the Negative Declaration and Draft Housing Element was mailed to responsible agencies and interested persons on December 31, 2014, and was published as a display advertisement in a newspaper of general circulation on January 1, 2015, a minimum of ten days prior to the Public Hearing (the "Public Notice").
3. The Public Notice was posted in three public locations on December 31, 2015, a minimum of 10 days in advance of the Public Hearing.

C. Environmental Clearance. An Initial Study and Negative Declaration were prepared in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code section 21000 *et seq.*, the State CEQA Guidelines, 14 C.C.R. section 15000 *et seq.*, and the Environmental Impact Report Guidelines of the City of Buellton. The Initial Study and Negative Declaration and all related environmental documents forming the basis for this Negative Declaration

and Resolution are located in and in the custody of the Planning Department, City of Buellton.

- D. **Consistency Finding.** Based on the whole of the Record as set forth in Paragraphs A, B and C of this Section 3 above, the Planning Commission finds and declares that the Draft Housing Element: (i) conforms with the requirements of State Housing Law as summarized in Table H-1, pages 3 through 6 of the draft Housing Element; and (ii) is consistent with the General Plan insofar as conforming revisions will be undertaken to ensure internal consistency following adoption of the Housing Element.

SECTION 4: Based upon the findings set forth in Section 3 above, the Planning Commission hereby recommends that the City Council amend the General Plan of the City of Buellton to incorporate the changes set forth in the Draft Housing Element dated November 2014 and send the adopted Housing Element to State HCD for final certification.

SECTION 5: The Planning Commission Secretary shall certify as to the adoption of this Resolution.

PASSED, APPROVED, AND ADOPTED this 15th day of January, 2015.

Chair

ATTEST:

Clare Barcelona, Planning Commission Secretary

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

I, Clare Barcelona, Planning Commission Secretary of the City of Buellton, do hereby certify that the above and foregoing Resolution No. 15-02 was duly adopted by the Planning Commission of the City of Buellton at a regular meeting held on the 15th day of January, 2015, by the following vote of the Planning Commission:

AYES: (0)

NOES: (0)

ABSENT: (0)

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of January 2015.

Clare Barcelona
Planning Commission Secretary

CITY OF BUELLTON
Planning Commission Agenda Staff Report

Planning Director Review: MPB
Planning Commission Agenda Item No: 6

To: The Honorable Chair and Commission Members
From: Irma Tucker, Contract City Planner
Date: January 15, 2015
Subject: Preliminary Review – Terravant Annex Storage Facility
14-FDP-05

BACKGROUND/DISCUSSION

Owner: Kaygrape, LLC
Applicant: Lew Eisaguirre, Terravant Wine Company
Zoning: M (Industrial & Manufacturing) and OS (Open Space)
APN: 099-69-53

The proposed project consists of a Final Development Plan for the construction of a new building with a footprint of 48,600 square feet and 54,000 of total gross floor area. Referred to as the Terravant Annex, the proposed building would accommodate wine tank storage and bottling operations for Terravant Wine Company, which has been located since 2007 on the adjacent parcel to the west (35 Industrial Way). The project is situated on a 128,857 square foot parcel (a little under 3 acres) at 80 Industrial Way, Assessor's Parcel Number 099-69-53. The northern portion of the property is zoned Industrial & Manufacturing (M); the southern portion is Open Space (OS) and is within the floodway of the Santa Ynez River.

The proposed building consists of 32,400 square feet dedicated to wine storage tanks with an approximate capacity of 2.5 million gallons, and 16,200 square feet of space to contain two bottling lines and a small office. In addition, there will be a 5,400 square foot mezzanine over the bottling lines used for storage of packaging supplies. The building is a maximum 40 feet in height at the peak of the roof, which has a shallow pitch. An overhead pedestrian/utility bridge is proposed to connect the new building with the existing Terravant Wine Company building; the bridge is 30 feet 6 inches high with an underpass clearance of 25 feet 6 inches, and it spans the drive aisle located along the western property line.

The project site is currently vacant, undeveloped land, and contains both M and OS zoning designations. The boundary between the two zones generally follows the floodway line as shown on **Attachments 1 and 2**. The site is generally flat, and is surrounded by primarily industrial uses to the north and west, open space and commercially zoned vacant property to the east, and open space (Santa Ynez River floodway) to the south. The proposed buildings are located entirely within the M zoning designation. The two bio-filtration basins, landscaping, parking and loading areas, trash enclosure, and a portion of the drive aisles are located in the OS zone; location of these non-building facilities are allowed in the OS zone.

The proposal conforms with the City's industrial zoning standards, except as noted, per the following zoning analysis table (reference Buellton Municipal Code sections 19.02.220, 19.04.120, and 19.04.142). The project is generally in conformance with the applicable policies of the Buellton General Plan.

The preliminary architectural, landscape, and civil plans have been submitted by the Applicant and are attached hereto, **Attachments 3, 4 and 5**. A Geotechnical Engineering Report and Database & Records Search with Risk Assessment have also been submitted for staff review.

ZONING ANALYSIS

Development Standard	Ordinance Requirement	Proposed Project
Proposed Use	Wine Storage & Bottling Facility	Consistent
Minimum Lot Size	None required	n/a
Front Setback	20 feet	Consistent - 54 feet
Side Setback	10 ft. minimum street-side; otherwise none.	Consistent - Eastern side, 20 feet Western side, 15 feet
Rear Setback	None required	Consistent - 220 feet
Floor Area	No maximum	n/a
Site Coverage	50% maximum	Consistent - 37%
Height Limit	45 feet	Consistent - 40 feet
Landscaping a. Overall Site b. Side Property Lines c. Rear Property Line d. Front Property Line	a. 10% b. 5 ft. wide planted area c. 5 ft. wide planted area d. 10 ft. wide planted area	a. Consistent - 29% b. Inconsistent - Eastern P/L, only small portion is planted - Western P/L, public trail easement not shown, unable to tell dimensions of planted area, need additional detail c. Consistent - Min 30 ft. existing and proposed planted area d. Consistent - 10 ft. planted area from edge of 44 ft. wide access easement

The proposed building footprint is an estimated 48,600± square feet, roughly 37% of the parcel area. The building footprint is in conformance with the Municipal Code, which allows for maximum site coverage of 50% in the M Zone. The total proposed landscape area of 37,865 s.f. (roughly 29% of site area) meets and exceeds the City’s minimum landscape requirement of 10% of lot area.

The parking requirement is determined by breaking down the building into its component uses as set forth in the following parking analysis table:

PARKING ANALYSIS BY BUILDING USE

Use	Proposed Area (or Factor)	Parking Space Ratio	Parking Req'd	Parking Provided
Warehouse/Storage (32,400sf 1 st Flr + 5,400sf Mezz)	37,800 s.f.	1 per 1,000 s.f.,	38	
Other Industrial Use (Bottling Lines & Office)	16,200 s.f. (5 new employees)* [*Note: Total number of employees not specified for bottling line; need to provide.]	1 per 4 employees	2	
TOTAL	54,000 Gross Sq. Ft.		40	27
Handicapped	Total number of spaces on site: 1 - 40	1 space per 40 total spaces on site	1	2
Loading Space	Industrial bldgs w/ floor area of 25,000 to 49,000 s.f. Each add'l 50,000 s.f. or fraction TOTAL LOADING SPACES	2 spaces 1 space	3 spaces 10 ft. x 30 ft.	4 spaces 12 ft. x 60 ft.

Municipal Code Sections 19.04. -140 and -142 require a total of 40 on-site parking spaces, as calculated in the above table; the proposed plans show 27 parking spaces. In order to accurately calculate the number of spaces required per Code, plans need to show the total number of employees specifically for the bottling line and office uses. Considering the nature of the proposed uses overall, staff would support a request to the Planning Commission for a Development Plan Modification to allow for a reduced number of parking spaces per the proposed project plans.

Bicycle racks are not proposed; the need to provide for bicycle parking is at the discretion of the Planning Commission, and the applicant may wish to consider adding this feature for the convenience of their employees.

Construction design details need to be verified for the trash enclosure area. Applicant to submit trash and recycle area plans to Marborg for review and incorporate required design considerations into revised plans.

Landscaping

In the M Zone, Municipal code section 19.04.120 requires side and rear property lines to each be landscaped with a minimum 5 foot wide planted area, and the front property line shall have 10 foot wide planted area.

- The project site's front property line (defined as the shortest boundary which corresponds with a street) is on the northern boundary, which gains access from Industrial Way. There is a 44 foot wide ingress/egress easement along this property line, and the requirement for a planted area is determined from the edge of this easement. The project provides for a 10 foot planted area and is in compliance.
- The eastern side property line is required to have a 5 foot planted area; only a small length of this property line is planted. The project landscape plan needs to be revised to show the required landscaped areas.
- Along the western side property line, a 12 foot wide easement will be dedicated for public trail purposes, and the requirement for the planted area is determined from the edge of this easement. The project landscape plans need to be revised to show the boundaries of the 12 foot easement and required 5 foot planted areas; the employee break area needs to be located outside of the public trail easement.
- The rear property line requires a 5 foot planted area. The rear of the property is in the Santa Ynez River floodway; a planted area ranging in width from 30 feet to over 100 feet is proposed, consisting of existing and new landscaping, and is in compliance.

The plans show 15 existing non-native oak trees to be relocated approximately 10 feet to the west to accommodate the proposed building and parking areas. However, subsequent discussions with the applicant indicate that the trees may have a low likelihood of surviving the relocation. The applicant needs to submit an inventory of the trees to be relocated or removed and a copy of the arborist's report, including the basis for determination of relocation success/failure rate. Staff recommends: that the existing oak tree adjacent to the northern building not be removed; that the two existing oak trees in the southerly parking area not be removed; and that design of the parking area be revised to make the best use of the existing growth and shade, consistent with Municipal Code Section 19.04.144 (E)(2).

The landscape plan needs to be revised to show the specific proposed location of the trees to be relocated or the new replacement trees; replacement trees shall be at a 1:1 ratio, 24 inch box size required. Strategic placement of trees and landscaping will be required in relation to the 12 foot wide public trail, which is a public improvement to be constructed by the applicant along the western property line (City will construct public trail along southern property line). The landscape plan needs to show location and construction details of the public trail (western property line); and transitions to areas beyond the public trail (such as the employee break area and future southerly trail) and at intersections with drive aisles.

Municipal Code Section 19.04.144 calls for additional landscape treatment where total outdoor parking area exceeds 3,500 square feet. The proposed Project has over 11,000 square feet (estimated) of parking area and will be required to incorporate the following: landscaped islands at all ends of parking lanes; and trees, shrubbery and ground cover at suitable intervals to break up the continuity of the parking area; curbs to protect planting islands from vehicle traffic.

Comments received from the City's contract Landscape Architect as part of the Architectural Design Review process are set forth in **Attachment 6**, and shall be addressed in resubmittal of plans.

Architectural Design

The architectural character applicable to the project is Contemporary Ranch per the City's Community Design Guidelines. Proposed building materials are: flat seam metal panels for the walls, and standing seam metal panels for the roof, both in "sandstone" color, with accent color in colonial red; doors, frames and bridge frame are dark bronze metal. Comments received from the City's contract Architect as part of the Architectural Design Review process are set forth in **Attachment 7**, and shall be addressed in resubmittal of plans; the comments are summarized below.

1. Project plans need to call out the specific Community Ranch design features and describe details/functions (i.e. skylights, translucent panels, roof overhangs, projections, asymmetrical forms, trims, mix of rustic and modern materials, etc.) on the plans.
2. Review design of adjacent Terravant building for massing, colors, materials and design. Proposed building does not meet the community design guidelines and is not contextual with the adjacent Terravant industrial building.
3. Multiple exterior wall finishes shall be used to define building form and create interest at entries. Building shall not employ a singular material from base to parapet. Consider corrugated or standing seam metal for roof and wall panels. Introduce a split block or stone base on the building similar to the adjacent Terravant building. Review color selections and placement of color bands to be compatible with adjacent building.
4. Add decorative lighting similar to the adjacent Terravant building to unify the two sites.
5. Use more shapes and asymmetry to reduce the scale of the building; similar to approach used in adjacent building which contrasts a rectangular mass with a pitched gable roof.
6. Introduce front porch or covered entry courts, and consider adding awnings, trellises, canopies, iron, or heavy timber details to enhance the Contemporary Ranch style.
7. Additional architectural elements including cantilevered forms, overhangs, projections, and/or insets should be incorporated in the building design to create shadow patterns that contribute to the buildings character.
8. Revise architectural plans to address the design comments set forth above.

Signage and Lighting

One wall sign with the lettering "Terravant Wine Company" is shown on the overhead pedestrian/utility bridge which connects the existing and proposed Terravant building. Dimensions of the sign are: 1.5 x 30 feet = 45 square feet, consistent with the City's Sign Regulations, which allow a minimum 60 square feet of signage. Sign lighting is described as "light strip illumination".

Applicant is required to submit a proposed exterior lighting plan, including signage. All outdoor lighting fixtures shall be night sky friendly and directed downward; this includes all lighting associated with signage. Lighting shall conform to the City of Buellton Community Design Guidelines and shall incorporate decorative lighting similar to adjacent Terravant building, grounds and parking area.

Public Works

Project access will be from the southern terminus of Industrial Way, via a drive aisle which runs along the western and northern side of the site. Dedication of a 12 foot wide public trail easement and construction of the trail will be required along the entire western side of the site. The following comments from the Public Works Department are required to be addressed in the resubmittal of plans:

1. Show the upstream Base Flood Elevation (BFE) on the plans; provide supporting calculations in the studies to show extrapolation for the BFE the project will be subject to.
2. Submit the draft Stormwater Control Plan to provide calculations supporting LID improvements (and calculation supporting capacity available in the stormwater detention basin for proposed flows), draft Hydrology and Hydraulics study including the flood impact map that shows pre-development flood conditions and post development flood conditions to ensure no adverse effects to adjacent properties upstream and downstream.
3. Identify all existing and proposed easements. At this time, it appears new drainage easement and access easement will be required.
4. Show public trails improvements. The trail from the Industrial Way cul-de-sac to the Santa Ynez River is required to be constructed with the project and maintained by the property owner. The design shall include special warnings/signing for pedestrians and vehicles alike at the south vehicular crossing.
5. Show locations of all utilities, including utilities to be located on the pedestrian bridge.
6. Additional details are required for the overhead bridge and should be shown in some form on the engineering plans.
7. Design calculations for the Waste Water Treatment Plant improvements will be required to ensure sufficient capacity for this expansion, as well as a means to address odor control.
8. Submit capacity calculations (and subsequent design if required) for the existing private lift station for capacity to handle this expansion. There are currently several projects that intend to utilize this lift station – please coordinate accordingly.

Environmental

The proposed Project is exempt from environmental review, as it meets the following criteria for a Categorical exemption under CEQA guidelines (Class 32 – Infill Development).

INITIAL STAFF REVIEW

After an initial review, it appears that the project is potentially consistent with the M (Industrial & Manufacturing) Zone, Industrial land use designation and other applicable Municipal Code requirements. In order to comply with the requirement to determine completeness of a permit application within 30 days of submittal, Planning Department has provided the applicant with an incomplete letter, which sets forth the items that need to be addressed before the City can formally accept the application as complete. The Incomplete Letter summarizes the items discussed in this staff report, and is included as **Attachment 8**.

Staff may have additional comments to be provided at the time of the meeting. Comments and corrections from staff and the Planning Commission will be summarized in an Addendum to the Incomplete Letter and provided to the applicant. The applicant will then respond to the Incomplete Letter and Addendum with a resubmittal of the project. If the resubmittal meets the requirements contained in the Incomplete Letter / Addendum, the project will move forward with a public hearing with the Planning Commission. At that time the Planning Commission would take an action on the project.

RECOMMENDATION

That the Planning Commission provide direction to the applicant and staff on the proposed project plans.

ATTACHMENTS

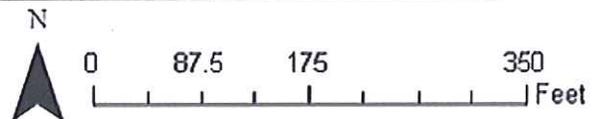
- Attachment 1 – Vicinity Map
- Attachment 2 - Floodway Map
- Attachment 3 – Architectural Plans ([linked from City website](#))
- Attachment 4 – Conceptual Landscape Plan ([linked from City website](#))
- Attachment 5 – Civil Plan (Preliminary Grading) ([linked from City website](#))
- Attachment 6 – Landscape Architect Design Review Comments
- Attachment 7 – Architectural Design Review Comments
- Attachment 8 – Incomplete Letter Dated January 6, 2015

ATTACHMENT 1

Terravant Annex - Vicinity Map



★ Subject Property



ATTACHMENT 2

Terravant Annex - Floodway Map



— FEMA_FLOODWAY_99
BOUNDARY



★ Subject Property



0 87.5 175 350 Feet

ATTACHMENT 6

IRRIGATION:

	N/A	Complete	Complete w/ Corrections	Incomplete
1. Cons. Statement	1 <input type="checkbox"/>	1 <input checked="" type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>
2. Estimated use	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input checked="" type="checkbox"/>	2 <input type="checkbox"/>
3. Irrigation type	3 <input type="checkbox"/>	3 <input checked="" type="checkbox"/>	3 <input type="checkbox"/>	3 <input type="checkbox"/>
4.	4 <input type="checkbox"/>	4 <input type="checkbox"/>	4 <input type="checkbox"/>	4 <input type="checkbox"/>
5.	5 <input type="checkbox"/>	5 <input type="checkbox"/>	5 <input type="checkbox"/>	5 <input type="checkbox"/>
6.	6 <input type="checkbox"/>	6 <input type="checkbox"/>	6 <input type="checkbox"/>	6 <input type="checkbox"/>
7.	7 <input type="checkbox"/>	7 <input type="checkbox"/>	7 <input type="checkbox"/>	7 <input type="checkbox"/>
8.	8 <input type="checkbox"/>	8 <input type="checkbox"/>	8 <input type="checkbox"/>	8 <input type="checkbox"/>

Remarks:

Water purveyor may require and estimated annual landscape water use for the provision of service or note if reclaimed water will be used.

PLANTING:

	N/A	Complete	Complete w/ Corrections	Incomplete
1. Plant coverage	1 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input checked="" type="checkbox"/>	1 <input type="checkbox"/>
2. Street Trees	2 <input type="checkbox"/>	2 <input checked="" type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
3. Replacement trees	3 <input type="checkbox"/>	3 <input type="checkbox"/>	3 <input type="checkbox"/>	3 <input checked="" type="checkbox"/>
4. Tree sizes	4 <input type="checkbox"/>	4 <input type="checkbox"/>	4 <input type="checkbox"/>	4 <input checked="" type="checkbox"/>
5. Shrub sizes	5 <input type="checkbox"/>	5 <input type="checkbox"/>	5 <input type="checkbox"/>	5 <input checked="" type="checkbox"/>
6. Turf percentage	6 <input type="checkbox"/>	6 <input checked="" type="checkbox"/>	6 <input type="checkbox"/>	6 <input type="checkbox"/>
7. Screening	7 <input type="checkbox"/>	7 <input type="checkbox"/>	7 <input type="checkbox"/>	7 <input checked="" type="checkbox"/>
8. Oak Tree protection	8 <input type="checkbox"/>	8 <input type="checkbox"/>	8 <input type="checkbox"/>	8 <input checked="" type="checkbox"/>
9. Master Tree list	9 <input checked="" type="checkbox"/>	9 <input type="checkbox"/>	9 <input type="checkbox"/>	9 <input type="checkbox"/>
10.	10 <input type="checkbox"/>	10 <input type="checkbox"/>	10 <input type="checkbox"/>	10 <input type="checkbox"/>
11.	11 <input type="checkbox"/>	11 <input type="checkbox"/>	11 <input type="checkbox"/>	11 <input type="checkbox"/>
12.	12 <input type="checkbox"/>	12 <input type="checkbox"/>	12 <input type="checkbox"/>	12 <input type="checkbox"/>
13.	13 <input type="checkbox"/>	13 <input type="checkbox"/>	13 <input type="checkbox"/>	13 <input type="checkbox"/>

Remarks:

There should more indication on the placement of shrubs and ground covers in future submittals
 A tree survey per the tree protection ordinance should be included in future submittals
 Consider some screening of the building and the open space area

ATTACHMENT 7

City of Buellton Design Review

Distribution:

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

VIA: Email Fax U.S. Mail Delivery

PROJECT:
TERRAVANT WINE COMPANY

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

DATE: 12/04/14

CITY FILE NO:

REVIEWER: Greg Ravatt AIA

General Comments:

SITE DESIGN:

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

Remarks:

1. The massing of the building is significant but in scale with other surrounding industrial buildings.
2. The building appears to be less articulated than other adjacent building of similar size, bulk, and scale.
3. Use more shapes to reduce scale of the building. Similar approach was used on the adjacent building by contracting a rectangular mass with a pitched gable roof. "Use simple geometric shapes such as rectangles, squares, cylinders, or plain curves".
4. Introduce asymmetry to the building. Refer to the Contemporary Ranch guidelines for examples.
5. Add additional architectural elements including cantilevered forms, overhangs, trellises, projections, awnings, and or insets should be incorporated into the building design to create shadow patterns that contribute to the buildings character.
6. If possible introduce front porch or covered entry courts as recommended by the "Community Design Guidelines"
7. Roof forms and planes should be varied to define the building edge, and materials and colors should be varied to create visual interest." "Consider peaked or gable end roof.
8. Consider corrugated or standing seam metal for roof and wall panels
9. Deep overhangs heavy wood beams, exposed timber rafter tails and timber trusses are suggested

ATTACHMENT 7

BUILDING DESIGN:

	N/A	Complete	Complete w/ Corrections	Incomplete
1. Design Style	1 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input checked="" type="checkbox"/>
2. Color Schemes	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input checked="" type="checkbox"/>
3. Detailing	3 <input type="checkbox"/>	3 <input type="checkbox"/>	3 <input type="checkbox"/>	3 <input checked="" type="checkbox"/>
4.	4 <input type="checkbox"/>	4 <input type="checkbox"/>	4 <input type="checkbox"/>	4 <input type="checkbox"/>
5.	5 <input type="checkbox"/>	5 <input type="checkbox"/>	5 <input type="checkbox"/>	5 <input type="checkbox"/>
6.	6 <input type="checkbox"/>	6 <input type="checkbox"/>	6 <input type="checkbox"/>	6 <input type="checkbox"/>
7.	7 <input type="checkbox"/>	7 <input type="checkbox"/>	7 <input type="checkbox"/>	7 <input type="checkbox"/>
8.	8 <input type="checkbox"/>	8 <input type="checkbox"/>	8 <input type="checkbox"/>	8 <input type="checkbox"/>

Remarks:

1. Multiple exterior wall finishes should be used to define building form and create interest at entries. Buildings should not employ a singular material from base to parapet. Consider introducing a split block or stone base on the building similar to the adjacent building.
2. Consider adding awnings, trellises, canopies iron or heavy timber details to enhance the Contemporary Ranch Style.
3. Provide details of added elements to demonstrate quality and construction of proposed design.
4. Review design of adjacent building for massing, colors, materials and design. Building as proposed does not meet the community design guidelines and is not contextual with the adjacent industrial buildings. Consider adding decorative lighting similar to the adjacent building to continue unify the two sites.
5. Review color selections and placement of color bands to be compatible with adjacent building.

ATTACHMENT 8

January 6, 2015

Lew Eisaguirre
35 Industrial Way
Buellton, CA 93401

e-mail: lew@terravant.com

RE: DETERMINATION OF APPLICATION INCOMPLETENESS
Terravant Annex Storage Facility, 14-FDP-05

Dear Mr. Eisaguirre:

Thank you for your submittal of an application dated December 8, 2014, for a Final Development Plan (14-FDP-05) regarding the proposed Terravant Annex Storage Facility project located at 80 Industrial Way. We have circulated your plans for review by appropriate staff and the following are the comments for your consideration. Several items need to be addressed before we can formally accept your application as complete as noted below.

A. General Comments

1. The application fee (deposit) for a Final Development Plan is \$4500. The City has received \$3900 for 14-FDP-05. Submit an additional \$600 for full payment of the required fee.
2. The proposed project description states that the building area is 48,600 square feet, however, building plans show an additional 5,400 square foot mezzanine, which counts toward the building area. Therefore, total building area for the project is 54,000 gross square feet. Revise plans and project description to show total square footage of gross building area.
3. Submit proposed exterior lighting plan, including signage. All outdoor lighting fixtures shall be night sky friendly and directed downward; this includes all lighting associated with signage. Lighting shall conform to the City of Buellton Community Design Guidelines. Incorporate decorative lighting similar to adjacent Terravant building, grounds and parking area.
4. Municipal Code Sections 19.04.140 and 19.04.142 require a total of 40 on-site parking spaces, as set forth in the parking analysis table on the following page; the proposed plans show 27 parking spaces.

PARKING ANALYSIS BY BUILDING USE

Use	Proposed Area (or Factor)	Parking Space Ratio per Code	Parking Req'd	Parking Provided
Warehouse/Storage (32,400sf 1 st Flr	37,800 s.f.	1 per 1,000 s.f.,	38	

+ 5,400sf Mezz)				
Other Industrial Use (Bottling Lines & Office)	16,200 s.f. (5 new employees)* [*Note: Total number of employees not specified for bottling line; need to provide.)	1 per 4 employees	2	
TOTAL	54,000 Gross Sq. Ft.		40	27
Handicapped	Total number of spaces on site: 1 - 40	1 space per 40 total spaces on site	1	2
Loading Space	Indust'l bldgs w/ floor area of 25,000 to 49,000 s.f. Each add'l 50,000 s.f. or fraction TOTAL LOADING SPACES	2 spaces 1 space	3 spaces 10 ft. X 30 ft.	4 spaces 12 ft. X 60 ft.

In order to accurately calculate the number of spaces required per Code, please provide the total number of employees specifically for the bottling line and office uses. Considering the nature of the proposed uses overall, staff would support a request to the Planning Commission for a Development Plan Modification to allow for a reduced number of parking spaces per the proposed project plans.

5. Submit trash and recycle area plans to Marborg for review; incorporate any required design considerations into plans.
6. Submit updated Preliminary Title Report dated within 180 days of application.
7. Color elevations and a 3D model (computer model acceptable) need to be submitted.

B. Landscape Plan Comments

1. In the M Zone, Municipal code section 19.04.120 requires side and rear property lines to each be landscaped with a minimum 5-foot wide planted area, and the front property line shall have 10-foot wide planted area. The project site's front property line, defined as the shortest boundary which corresponds with a street, is on the northern boundary, accessed from Industrial Way.
2. Landscaping requirements along side property lines:
 - i. The eastern side property line is required to have a 5-foot planted area; only a small length of this property line is proposed planted. Revise plans to show the required landscaped areas.
 - ii. Along the western side property line, a 12-foot wide easement will be dedicated for public trail purposes, and the requirement for the additional 5-foot planted area is determined from the edge of this easement. Revise all applicable plans to show the boundaries of the easement, proposed plantings for the public trail, and the required 5-foot wide planted areas. Clarify location of the employee break area, which needs to be located outside of the public trail easement.

3. The submitted landscape plan shows several existing nursery-planted live oak trees to be relocated approximately 10 feet to the west to accommodate the proposed building. However, subsequent discussions with the project landscape architect indicate that, pursuant to an arborist inspection, the trees have a low likelihood (20% chance) of surviving the relocation due to the existing sandy soil (which may not hold the rootball together).
 - i. Submit an inventory of the trees to be removed and a copy of the arborist's report, including the basis for determination of potential relocation success rate.
 - ii. Revise landscape plan to show the proposed location and species of replacement trees at a 1:1 ratio, 24 inch box size required.
 - iii. Strategic siting of replacement trees and landscaping will be required in relation to the 12 foot wide public trail, which is a public improvement to be constructed by the applicant along the western property line.
4. Municipal Code Section 19.04.144 requires additional landscape treatment where total outdoor parking area exceeds 3,500 square feet. Revise plans to show the following:
 - i. Landscaped islands at all ends of parking lanes.
 - ii. Trees, shrubbery and ground cover at suitable intervals to break up the continuity of the parking area.
 - iii. Curbs to protect planting islands from vehicle traffic.
5. In addition to above comments, revise landscape plan to show:
 - i. More specificity on shrub and ground cover locations and general planting concepts.
 - ii. Transitions to areas beyond the public trail, and at vehicular drive aisles which bisect the trail.
 - iii. Note if reclaimed water will be used.
 - iv. Incorporate landscaping screening of the building and the open space area.

C. Architectural Design Comments

1. The overall design style applicable to the project is "Contemporary Ranch" per the City's Community Design Guidelines. Call out the specific Community Ranch design features and describe details/functions (skylights, translucent panels, roof overhangs, exposed timber, projections, asymmetrical forms, trims, mix of rustic and modern materials, etc.) on the plans.
2. Review design of adjacent Terravant building for massing, colors, materials and design. Proposed building does not meet the community design guidelines and is not contextual with the adjacent Terravant industrial building.
3. Multiple exterior wall finishes shall be used to define building form and create interest at entries. Building shall not employ a singular material from base to parapet. Consider corrugated or standing seam metal for roof and wall panels. Introduce a split block or stone base on the building similar to the adjacent Terravant building. Review color selections and placement of color bands to be compatible with adjacent building.
4. Add decorative lighting similar to the adjacent Terravant building to unify the two sites.

5. Use more shapes and asymmetry to reduce the scale of the building; similar to approach used in adjacent building which contrasts a rectangular mass with a pitched gable roof.
6. Introduce front porch or covered entry courts, and consider adding awnings, trellises, canopies, iron, or heavy timber details to enhance the Contemporary Ranch style.
7. Additional architectural elements including cantilevered forms, overhangs, projections, and/or insets should be incorporated in the building design to create shadow patterns that contribute to the buildings character.
8. Revise architectural plans to address the design comments set forth above.

D. Public Work Director / City Engineer Comments

1. Show the upstream BFE on the plans; provide supporting calculations in the studies to show extrapolation for the BFE the project will be subject to.
2. Submit the draft Stormwater Control Plan to provide calculations supporting your LID improvements (and calculation supporting capacity available in the stormwater detention basin for your proposed flows, draft Hydrology and Hydraulics study including the flood impact map that shows pre- development flood conditions and post development flood conditions to ensure no adverse affects to adjacent properties upstream and downstream.
3. Identify all existing and proposed easements. At this time, it appears new drainage easement and access easement will be required.
4. Show public trails improvements. The trail from the Industrial Way cul-de-sac to the Santa Ynez River is required to be constructed with the project and maintained by the property owner. The design shall include special warnings/signing for pedestrians and vehicles alike at the south vehicular crossing.
5. Show locations of all utilities, including utilities to be located on the pedestrian bridge.
6. Additional details are required for the overhead bridge and should be shown in some form on the engineering plans.
7. Design calculations for the WWTP improvements will be required to ensure sufficient capacity for this expansion, as well as a means to address odor control.
8. Submit capacity calculations (and subsequent design if required) for the existing private lift station for capacity to handle this expansion. There are currently several projects that intend to utilize this lift station – please coordinate accordingly.

E. County Building & Safety Division Comments (Beth Brooke 805-934-6250)

1. A Geology report prepared and signed by a California licensed geologist will be required.

2. A soils report to include an assessment and conclusion of the potential for liquefaction will be required. At a minimum, one boring to a depth of 50' will be required.
3. A separate, detailed egress plan will be required for clarity of plan review and field inspection. Clearly show egress requirements for the building. Show occupant load, number of exits required, and number of exits provided at each space and floor level. Provide a calculation for required exit width. Label all components of the exit access, exit, and exit discharge, and show compliance with applicable provisions addressing those components.
4. Provide a complete, independent plan (if applicable) which graphically delineates all fire areas, fire walls, fire barriers, horizontal fire-resistive assemblies, and/or fire partitions on the plans. Label all fire-resistive corridors, shafts, incidental use areas, etc. Cite code sections indicating reasons assemblies are rated. If fire-rated assemblies have been provided where not required by code or which exceed code minimum requirements, please indicate this on the plans. Delineate egress paths and indicate occupant/egress path loading to required egress routes. Cross-reference tag all fire-resistive assemblies to their respective construction details on the plans. Verify consistency between fire-resistive characteristics shown on this plan and the relative required fire-resistive characteristics shown on mechanical, electrical, and structural plans.
5. Provide an inventory of hazardous materials and quantities allowed for the appropriate occupancy classification per the California Code Building. Show the locations of any hazardous materials and the quantities allowed as determined by the applicable California Building Code on the plans.
6. Provide a separate "Site Accessibility Plan", showing accessible routes of travel between buildings and accessible site facilities. The accessible route of travel shall be the most practical direct route between accessible building entrances, accessible site facilities, and the accessible entrance to the site. Accessible parking in both lots will be required along with an accessible path of travel to entrances accessed from those parking areas.
7. Incorporate all City of Buellton discretionary conditions of approval and department condition letters into the plans.
8. Incorporate compliance with the applicable CA Green Code in the plans, to include commissioning. Incorporate compliance with the requirements of the Energy code in effect at the time of submittal to include commissioning, solar ready and day lit areas.
9. Provide a plumbing fixture analysis.
10. Incorporate any conditions of approval by the Flood Plain Administrator in the plans.
11. Plans will need to be signed and sealed by a California licensed architect or engineer and designed in compliance with the codes in effect at the time of building permit application submittal.

12. Please clarify “all utilities” to be located on the pedestrian bridge and provide utility approval for point of delivery locations for all utilities.

F. Fire Department Comments

1. Comments from Santa Barbara County Fire Department are pending, and will be provided to the applicant as soon as they are available.

G. Environmental Review

1. The proposed Project is exempt from environmental review, as it meets the criteria for a Categorical exemption under CEQA guidelines (Class 32 – Infill Development).

H. Planning Commission Comments

1. Additional comments from the Planning Commission meeting of January 15, 2015 will be provided under separate cover and will need to be addressed, as applicable, in the subsequent submittal of plans.

I. Miscellaneous

1. Digital copies of the revised plans shall be submitted in PDF format.
2. Story Poles - For all projects that exceed 25-feet in height, story poles shall be erected on the project site no later than 30 days before the first public hearing on the project and shall remain in place until a final decision is made on the project. A surveyor or registered civil engineer may be required to certify in writing to the City that the story poles are properly located and reflect proposed heights. This is a Municipal Code requirement [Section 19.08.120 (I) (2)].
3. Modeling – A scale model, a three dimensional computer graphic presentation, or a three dimensional graphic rendering shall be provided at the public hearings for the project. Said model or graphic presentations shall include structures on all surrounding properties. This is a Municipal Code requirement [Section 19.08.120 (I) (2)].

J. Resubmittal

Based on the above comments, please resubmit the following in order to complete processing of your application:

1. 10 copies of a complete revised set of plans, folded to an 8 ½” by 11” size, plus 6 sets of 11” by 17” color reductions of these plans and digital copies (PDF).
2. All additional materials requested in this letter.

Please call me at (805) 688-7474 if you have any questions.

Sincerely,

Irma L. Tucker
Contract City Planner

cc: Project File
Marc Bierdzinski, City Manager
Rose Hess, City Engineer