



CITY OF BUELLTON

PLANNING COMMISSION AGENDA

**Regular Meeting of June 15, 2017 – 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

Chair Mercado

PLEDGE OF ALLEGIANCE

Commissioner Padilla

ROLL CALL

Commissioners Dan Heedy, Morgen McLaughlin, Joe Padilla, Vice Chair Brian Dunstan and Chair Art Mercado

REORDERING OF AGENDA

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of June 1, 2017

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

2. **Resolution No. 17-08 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Lot Line Adjustment (17-LLA-01) Between Lot 8 and Lot 9 of Tract 31,057, Located at the Southern Portion of the Vineyard Village Townhomes Property and Making Findings in Support Thereof”**
❖ *(Staff Contact Assistant Planner Andrea Keefer)*
3. **Resolution No. 17-07 - “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (17-DPM-02) to Two Previously-Approved Final Development Plans, 16-FDP-04 and 95-FDP-06, to Add Condition(s) Related to Amplified Music at the Flying Flags RV Resort Located at 180 Avenue of Flags (Assessor’s Parcel Number 137-200-085 and 137-200-086), and Making Findings in Support Thereof”**
❖ *(Staff Contact Assistant Planner Andrea Keefer)*

OTHER BUSINESS

4. **Preliminary Review of The Central Homes Project 17-FDP-02 and TTM 31060**
❖ *(Staff Contact Assistant Planner Andrea Keefer)*

WRITTEN COMMUNICATIONS

PLANNING COMMISSIONER COMMENTS

PLANNING DIRECTOR REPORT

ADJOURNMENT

To the next regularly scheduled Planning Commission meeting of Thursday, July 6, 2017 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 June 1, 2017 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Vice Chair Dunstan led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Dan Heedy, Joe Padilla and Vice Chair Brian Dunstan
Chair Art Mercado arrived at 6:04 p.m.

Absent: Commissioner Morgen McLaughlin

Staff: City Manager Marc Bierdzinski
Public Works Director Rose Hess
Assistant Planner Andrea Keefer
Contract City Planner Irma Tucker
Staff Assistant/Planning Technician Clare Barcelona

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of April 20, 2017

MOTION:

Commissioner Heedy moved and Commissioner Padilla seconded the motion to approve the Minutes of April 20, 2017.

VOTE:

Motion passed with a 3-0 voice vote.

PUBLIC COMMENTS

Philip Reed, Buellton, commented on the City's regulations regarding lot line adjustments and suggested the City simplify the process to allow voluntary mergers.

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARING

None

OTHER BUSINESS

2. **Resolution No. 17-06 – “A Resolution of the Planning Commission of the City of Buellton, California, Making Findings Concerning the Summary Vacation of Certain Portions of Excess Street Right-of-Way with Respect to the Consistency of the Proposed Vacation with the City of Buellton General Plan Pursuant to the Requirements of California Government Code Section 65402 for Property Abutting Assessor’s Parcel Numbers 137-170-068”**

STAFF REPORT:

Contract City Planner Irma Tucker presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

DISCUSSION/SPEAKERS:

The Commission discussed the history of the current right-of-way.

MOTION:

Vice Chair Dunstan moved and Commissioner Padilla seconded the motion to adopt Resolution No. 17-06 – “A Resolution of the Planning Commission of the City of Buellton, California, Making Findings Concerning the Summary Vacation of Certain Portions of Excess Street Right-of-Way with Respect to the Consistency of the Proposed Vacation with the City of Buellton General Plan Pursuant to the Requirements of California Government Code Section 65402 for Property Abutting Assessor’s Parcel Number 137-170-068”

VOTE:

Motion passed with a 4-0 roll call vote.

3. Review of Current Parking Standards for Retail and Restaurant Uses

STAFF REPORT:

Assistant Planner Andrea Keefer presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

DISCUSSION/SPEAKERS:

The Commission discussed the following:

- Current parking standards
- Parking issues at the Crossroads Center
- Comparison between the different cities in our area
- Should determination of number of parking spaces be based on type of restaurant, occupancy, square footage and employee parking

Don Conner, Los Olivos, discussed various parking options and factors for consideration.

Finn Runge, Buellton, stated that both occupancy and square footage should be considered when determining the number of parking spaces in a commercial zone.

The Commission concurred that current parking standards need to be updated for restaurant uses and directed Staff to prepare several parking scenarios for future discussion.

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

City Manager Marc Bierdzinski updated the Commission the status of various projects and mentioned several upcoming projects.

ADJOURNMENT

Chair Mercado adjourned the meeting at 6:52 p.m. to the next regular scheduled meeting of the Planning Commission to be held June 1, 2017 at the City Council Chambers, 140 West Highway 246, Buellton.

ATTEST:

Art Mercado, Planning Commission Chair

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.: 2

To: The Honorable Chair and Commission Members

From: Andrea Keefer, Assistant Planner

Date: June 15, 2017

Subject: Resolution No. 17-08 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Lot Line Adjustment (17-LLA-01) Between Lot 8 and Lot 9 of Tract 31,057, Located at the Southern Portion of the Vineyard Village Townhomes Property and Making Findings in Support Thereof”

BACKGROUND/DISCUSSION

Tract 31,057 was previously approved for the Vineyard Village Townhomes property (Attachment 1) and included nine lots. The applicant has submitted an application for a Lot Line Adjustment (17-LLA-01) to adjust the lot line between Lot 8 (APN 137-790-017) and Lot 9 (APN 137-790-018) of recorded Tract 31,057 in order to comply with the required fire separation distance between Building 25 and the lot line, required under the California Building Code. The lot line will be moved from its current location along the east side of Chalone Drive toward the west side of Chalone Drive. The lot line will be moved approximately 17 feet and 1 inch to the west.

The Lot Line Adjustment Map is included in Attachment 2 and proposes the following adjusted lots:

- Proposed Lot 1: 0.58 acres
- Proposed Lot 2: 1.07 acres

The proposed lot line adjustment does not result in any changes in land use or density and no additional lots will result. The project is exempt from the requirements of CEQA pursuant to the State CEQA Guidelines, 14 California Code of Regulations section 15000 *et seq.*, section 15305 (a), because it only involves a minor lot line adjustment with no new lots resulting. Accordingly, the proposal is being processed with a Class 5 Categorical Exemption.

RECOMMENDATION

Staff recommends that the Planning Commission consider the adoption of Resolution No. 17-08, “A Resolution of the Planning Commission of the City of Buellton, California,

Approving a Lot Line Adjustment (17-LLA-01) Between Lot 8 and Lot 9 of Tract 31,057, Located at the Southern Portion of the Vineyard Village Townhomes Property and Making Findings in Support Thereof”

ATTACHMENTS

Attachment 1 – Tract Map 31,057

Attachment 2 – Lot Line Adjustment Map

Planning Commission Resolution No. 17-08

TRACT 31,057

(AIRSPACE CONDOMINIUMS)

IN THE CITY OF BUELLTON, COUNTY OF SANTA BARBARA,
STATE OF CALIFORNIA

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

OWNER'S STATEMENT

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

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

PREP: HCPD BUELLTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: PREP HCPD BUELLTON MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS MEMBER

BY: BALTO REAL ESTATE FUND II, L.P., A DELAWARE LIMITED PARTNERSHIP
ITS SOLE MEMBER

BY: BALTO PARTNERS GP II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY (SIGNATURE): *Anthony Seijas*
NAME (PRINTED): Anthony Seijas DATE: 11/10/15
TITLE: Vice President

NOTARY

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS
STATEMENT SHALL SIGN AND PRINT THE NAME OF THE
PERSONAL WHOSE NAME APPEARS ON THIS
CERTIFICATE & ATTACHED, AND NOT THE NOTARY'S
ACCURACY OR VALIDITY OF THE DOCUMENT.

STATE OF: Florida
COUNTY OF: Miami-Dade

ON: November 10, 2015 BEFORE ME: Michelle Shaffer
PREVIOUSLY APPEARED: Anthony Seijas

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

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

PREP: HCPD BUELLTON, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: PREP HCPD BUELLTON MEMBER, LLC, A DELAWARE LIMITED LIABILITY COMPANY
ITS MEMBER

BY: BALTO REAL ESTATE FUND II, L.P., A DELAWARE LIMITED PARTNERSHIP
ITS SOLE MEMBER

BY: BALTO PARTNERS GP II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY
ITS GENERAL PARTNER

BY (SIGNATURE): *Anthony Seijas*
NAME (PRINTED): Anthony Seijas DATE: 11/10/15
TITLE: Vice President

SOILS ENGINEERING REPORT

A SOILS ENGINEERING REPORT ORIGINALLY DATED OCTOBER 02, 2008, WAS PREPARED BY PACIFIC
AERIAL LABORATORY AS FILE NO. 10-1574 AND SUBSEQUENTLY REVISED AND
UPDATED ON APRIL 14, 2008 AND OCTOBER 27, 2011, AS FILE NO. 08-1574-4 AND 11-1574-4. AND
WAS FILED WITH THE CITY OF BUELLTON.



Quality Surveying and Related Services
Phone: 800-441-9215 www.gromatic.com
000226401A-SUB-BV8

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN
CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL
ORDINANCES AT THE REQUEST OF PREP HCPD BUELLTON, LLC, A DELAWARE LIMITED LIABILITY
COMPANY. I HAVE PERSONALLY CONDUCTED A VISUAL INSPECTION OF THE TRACT MAP, AND I AM
SOUNDING TO THE APPROVAL OF THE CONDITIONS SHOWN ON THE TRACT MAP. I HAVE ALSO
CONDUCTED A VISUAL INSPECTION OF THE TRACT MAP AND I AM SOUNDING TO THE APPROVAL OF THE
MONUMENTS SHOWN ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, AND
THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE REPEATED.

ERIC J. CHERMAN
P.L.S. NO. 6224
Eric J. Cherman



CITY SURVEYOR'S STATEMENT

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

Mark E. Reinhardt
CITY SURVEYOR, CITY OF BUELLTON
P.L.S. 6392
Mark E. Reinhardt DATE



PLANNING DIRECTOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND HAVE DETERMINED THAT IT SUBSTANTIALLY
CONFORMS TO THE TENTATIVE MAP AS APPROVED BY THE CITY COUNCIL OF THE CITY OF
BUELLTON ON NOVEMBER 13, 2014, BY RESOLUTION NO. 14-9. PLANS TO THE CONDITIONS IMPOSED
THEREON.

MARC C. BERZDINSKI, PLANNING DIRECTOR
DATE

CLERK OF THE BOARD'S STATEMENT

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

MONA MRYLAND
CLERK OF THE BOARD OF SUPERVISORS
SANTA BARBARA COUNTY
By: *Monica Mryland*
DATE: 11-23-2015

RECORDER'S STATEMENT

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

LEE S. _____
COUNTY CLERK, RECORDER - ASSESSOR
BY: _____ DEPUTY

SHEET INDEX

- 1. TITLE SHEET
- 2. SIGNATURE SHEET
- 3. MAP SHEET - AIRSPACE CONDOMINIUMS, EASEMENTS
- 4. MAP SHEET - EASEMENTS, EMBANKMENT, EMBANKMENT
- 5. MAP SHEETS - EASEMENTS
- 6. LINE AND CURVE TABLE - EASEMENTS

TRACT 31,057

(AIRSPACE CONDOMINIUMS)

IN THE CITY OF BUELLTON, COUNTY OF SANTA BARBARA,
STATE OF CALIFORNIA,

BEING A NINE LOT, AIRSPACE SUBDIVISION OF PARCEL TWO OF
THAT CERTAIN LOT LINE ADJUSTMENT NO. 18-LLA-03, RECORDED
SEPTEMBER 23, 2014 AS INSTRUMENT NO. 2014-0043409 OF
OFFICIAL RECORDS OF SAID COUNTY
FOR CONDOMINIUM PURPOSES
NOVEMBER, 2015

BENEFICIARY

WESTERN ALLIANCE BANK, AN ARIZONA CORPORATION - BENEFICIARY,
RECORD OF TRUST RECORDED AUGUST 17, 2015 AS INSTRUMENT NO. 2015-0044332 OF OFFICIAL
RECORDS.

BY: [Signature]
NAME PRINTED: STEVENS A. STREIBER
TITLE: VICE PRESIDENT

BY: [Signature]
NAME PRINTED: James A. Spill
TITLE: Assistant Vice President

NOTARY

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

STATE OF California
COUNTY OF San Diego

ON November 18, 2015, BEFORE ME, Carolina J. McConville,
WHO PROVIDED TO ME ON THE BASIS OF SUFFICIENT EVIDENCE TO BE THE PERSONS WHOSE NAMES
I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY HEREBY SECURED
THE SAME IN THEIR/OTHER AUTHORIZED CAPACITIES, AND THAT BY HER/OTHER SIGNATURE(S) ON THE
INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE
INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: [Signature]
PRINTED: Carolina J. McConville
MY COMMISSION EXPIRES: 1-1-17
PRINCIPAL OFFICE LOCATED IN COUNTY OF San Diego, CA - Mariposa Co.
COMMISSION NO.: 2416239



NOTARY

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

STATE OF California
COUNTY OF San Diego

ON November 18, 2015, BEFORE ME, Carolina J. McConville,
PERSONALLY APPEARED, James A. Spill, WHO IS
PERSONALLY KNOWN TO ME, AND WHOSE IDENTIFICATION CREDENTIALS I HAVE EXAMINED AND
WHICH I HAVE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY HEREBY SECURED
THE SAME IN THEIR/OTHER AUTHORIZED CAPACITIES, AND THAT BY HER/OTHER SIGNATURE(S) ON THE
INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE
INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL:

SIGNATURE: [Signature]
PRINTED: Carolina J. McConville
MY COMMISSION EXPIRES: 1-1-17
PRINCIPAL OFFICE LOCATED IN COUNTY OF San Diego, CA - Mariposa Co.
COMMISSION NO.: 2416239



TRACT 31,057

(AIRSPACE CONDOMINIUMS)

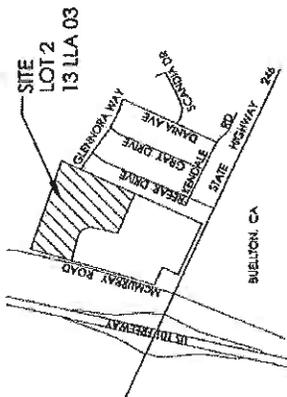
IN THE CITY OF BUELLTON, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, BEING A NINE LOT, AIRSPACE SUBDIVISION OF PARCEL TWO OF THAT CERTAIN LOT LINE ADJUSTMENT NO. 13-LLA-03, RECORDED SEPTEMBER 23, 2014 AS INSTRUMENT NO. 20114-0043-069 OF OFFICIAL RECORDS OF SAID COUNTY FOR CONDOMINIUM PURPOSES NOVEMBER, 2015

SHEET INDEX

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

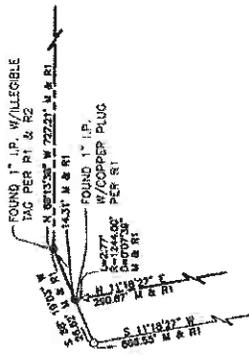
BOUNDARY NOTE

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



VICINITY MAP

NO SCALE



DETAIL "A"

NO SCALE

CURVE TABLE

GRADE	BASIS	ARC LENGTH	DATA ANGLE	M & R1
1	170.00'	287.52'	109.9830°	M & R1
2	170.00'	287.52'	109.9830°	M & R1
3	170.00'	287.52'	109.9830°	M & R1
4	170.00'	287.52'	109.9830°	M & R1
5	170.00'	287.52'	109.9830°	M & R1
6	170.00'	287.52'	109.9830°	M & R1
7	170.00'	287.52'	109.9830°	M & R1
8	170.00'	287.52'	109.9830°	M & R1
9	170.00'	287.52'	109.9830°	M & R1
10	170.00'	287.52'	109.9830°	M & R1
11	170.00'	287.52'	109.9830°	M & R1
12	170.00'	287.52'	109.9830°	M & R1
13	170.00'	287.52'	109.9830°	M & R1
14	170.00'	287.52'	109.9830°	M & R1
15	170.00'	287.52'	109.9830°	M & R1
16	170.00'	287.52'	109.9830°	M & R1
17	170.00'	287.52'	109.9830°	M & R1
18	170.00'	287.52'	109.9830°	M & R1
19	170.00'	287.52'	109.9830°	M & R1
20	170.00'	287.52'	109.9830°	M & R1
21	170.00'	287.52'	109.9830°	M & R1
22	170.00'	287.52'	109.9830°	M & R1
23	170.00'	287.52'	109.9830°	M & R1
24	170.00'	287.52'	109.9830°	M & R1
25	170.00'	287.52'	109.9830°	M & R1
26	170.00'	287.52'	109.9830°	M & R1
27	170.00'	287.52'	109.9830°	M & R1
28	170.00'	287.52'	109.9830°	M & R1
29	170.00'	287.52'	109.9830°	M & R1
30	170.00'	287.52'	109.9830°	M & R1
31	170.00'	287.52'	109.9830°	M & R1
32	170.00'	287.52'	109.9830°	M & R1
33	170.00'	287.52'	109.9830°	M & R1
34	170.00'	287.52'	109.9830°	M & R1
35	170.00'	287.52'	109.9830°	M & R1
36	170.00'	287.52'	109.9830°	M & R1
37	170.00'	287.52'	109.9830°	M & R1
38	170.00'	287.52'	109.9830°	M & R1
39	170.00'	287.52'	109.9830°	M & R1
40	170.00'	287.52'	109.9830°	M & R1
41	170.00'	287.52'	109.9830°	M & R1
42	170.00'	287.52'	109.9830°	M & R1
43	170.00'	287.52'	109.9830°	M & R1
44	170.00'	287.52'	109.9830°	M & R1
45	170.00'	287.52'	109.9830°	M & R1
46	170.00'	287.52'	109.9830°	M & R1
47	170.00'	287.52'	109.9830°	M & R1
48	170.00'	287.52'	109.9830°	M & R1
49	170.00'	287.52'	109.9830°	M & R1
50	170.00'	287.52'	109.9830°	M & R1
51	170.00'	287.52'	109.9830°	M & R1
52	170.00'	287.52'	109.9830°	M & R1
53	170.00'	287.52'	109.9830°	M & R1
54	170.00'	287.52'	109.9830°	M & R1
55	170.00'	287.52'	109.9830°	M & R1
56	170.00'	287.52'	109.9830°	M & R1
57	170.00'	287.52'	109.9830°	M & R1
58	170.00'	287.52'	109.9830°	M & R1
59	170.00'	287.52'	109.9830°	M & R1
60	170.00'	287.52'	109.9830°	M & R1
61	170.00'	287.52'	109.9830°	M & R1
62	170.00'	287.52'	109.9830°	M & R1
63	170.00'	287.52'	109.9830°	M & R1
64	170.00'	287.52'	109.9830°	M & R1
65	170.00'	287.52'	109.9830°	M & R1
66	170.00'	287.52'	109.9830°	M & R1
67	170.00'	287.52'	109.9830°	M & R1
68	170.00'	287.52'	109.9830°	M & R1
69	170.00'	287.52'	109.9830°	M & R1
70	170.00'	287.52'	109.9830°	M & R1
71	170.00'	287.52'	109.9830°	M & R1
72	170.00'	287.52'	109.9830°	M & R1
73	170.00'	287.52'	109.9830°	M & R1
74	170.00'	287.52'	109.9830°	M & R1
75	170.00'	287.52'	109.9830°	M & R1
76	170.00'	287.52'	109.9830°	M & R1
77	170.00'	287.52'	109.9830°	M & R1
78	170.00'	287.52'	109.9830°	M & R1
79	170.00'	287.52'	109.9830°	M & R1
80	170.00'	287.52'	109.9830°	M & R1
81	170.00'	287.52'	109.9830°	M & R1
82	170.00'	287.52'	109.9830°	M & R1
83	170.00'	287.52'	109.9830°	M & R1
84	170.00'	287.52'	109.9830°	M & R1
85	170.00'	287.52'	109.9830°	M & R1
86	170.00'	287.52'	109.9830°	M & R1
87	170.00'	287.52'	109.9830°	M & R1
88	170.00'	287.52'	109.9830°	M & R1
89	170.00'	287.52'	109.9830°	M & R1
90	170.00'	287.52'	109.9830°	M & R1
91	170.00'	287.52'	109.9830°	M & R1
92	170.00'	287.52'	109.9830°	M & R1
93	170.00'	287.52'	109.9830°	M & R1
94	170.00'	287.52'	109.9830°	M & R1
95	170.00'	287.52'	109.9830°	M & R1
96	170.00'	287.52'	109.9830°	M & R1
97	170.00'	287.52'	109.9830°	M & R1
98	170.00'	287.52'	109.9830°	M & R1
99	170.00'	287.52'	109.9830°	M & R1
100	170.00'	287.52'	109.9830°	M & R1

EXISTING EASEMENTS

- (E1) AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES, RECORDED APRIL 16, 2014 AS INSTRUMENT NO. 2014-0043-069 OF OFFICIAL RECORDS, IN FAVOR OF BUELLTON COMMUNITY SERVICES DISTRICT.
- (E2) THE INTEREST OF THE BUELLTON COMMUNITY SERVICES DISTRICT, A BODY POLITICAL AND CORPORATE WAS OUTLINED TO THE CITY OF BUELLTON IN "QUITCLAIMA DEEDS - EASEMENT" RECORDED OCTOBER 24, 1995 AS INSTRUMENT NO. 95-00072 AND 19-060101 OF OFFICIAL RECORDS OF SAID COUNTY.
- (E3) 10 FOOT EASEMENT FOR PUBLIC UTILITY PURPOSES PER TRACT 31,052, RECORDED OCTOBER 11, 2013 IN BOOK 205 PAGES 69-70 OF MAPS.
- (E4) CITY OF BUELLTON - 25 FOOT WIDE EMERGENCY FIRE ACCESS EASEMENT PER TRACT 31,052, RECORDED OCTOBER 11, 2013 IN BOOK 205 PAGES 69-70 OF MAPS. (ABANDONED PER THIS MAP)
- (E5) PACIFIC GAS AND ELECTRIC COMPANY - BLANKET UTILITY EASEMENT PER TRACT 31,052, RECORDED OCTOBER 11, 2013 IN BOOK 205 PAGES 69-70 OF MAPS.

LEGEND

- FOUND MONUMENT AS NOTED HEREON, PER R1
- SEARCHED FOR: NOTHING FOUND/ NOTHING SET
- △ FOUND 1" I.D. PIPE WITH 1/2" ALUMINUM CAP MARKED BOUNDARY MARKER PLS 8226 OR 1" COPPER PLUG MARKED SURVEY PLS 8222 IN CONCRETE OR 1" DOMED SPIKE WITH 2" BRASS WASHER MARKED PLS 8224 GROMATCI INC. SURVEY MARKER IN ASPHALT OR FLAG WITH ETCOTECHEEN PIN MARKED PLS 8226 IN TOP OF WALL PER R1
- ◇ SET 18" LONG, 1" I.D. PIPE WITH 1/2" ALUMINUM CAP MARKED BOUNDARY MARKER PLS 8226 OR 1" COPPER PLUG MARKED SURVEY PLS 8222 IN CONCRETE OR 1" DOMED SPIKE WITH 2" BRASS WASHER MARKED PLS 8224 GROMATCI INC. SURVEY MARKER IN ASPHALT

- EASEMENT
- ADJACENT BOUNDARY LINES
- MEASURED BOUNDARY LINES, SUBJECT PARCEL
- DISTINCTIVE BOUNDARY
- CENTERLINE
- CALCULATED FROM
- F.I.C. FRONT TRILE CORNER
- I.D. INSIDE DIAMETER
- I.P. IRON PIPE (OUTSIDE MEASUREMENT)
- M. MEASURED DATA INDICATED
- MONUMENT
- FOUND MONUMENT
- O.R. OFFICIAL RECORDS
- R. RECORDED DATA INDICATED

RECORD REFERENCES

- R1 = RECORD DATA PER TRACT 31,052 RECORDED IN BOOK 205 PAGE 69 ET SEQ. OF MAPS AS CORRECTED BY CERTIFICATE OF CORRECTION, RECORDED SEPTEMBER 9, 2014 AS INSTRUMENT NO. 2014-004288 O.R.
- R2 = RECORD DATA PER PARCEL MAP 12,092, RECORDED IN BOOK 15, PAGE 96 ET SEQ. OF PARCEL MAPS
- R3 = LOT LINE ADJUSTMENT NO. 13-LLA-03, RECORDED SEPTEMBER 23, 2014 AS INSTRUMENT NO. 2014-004304P O.R.



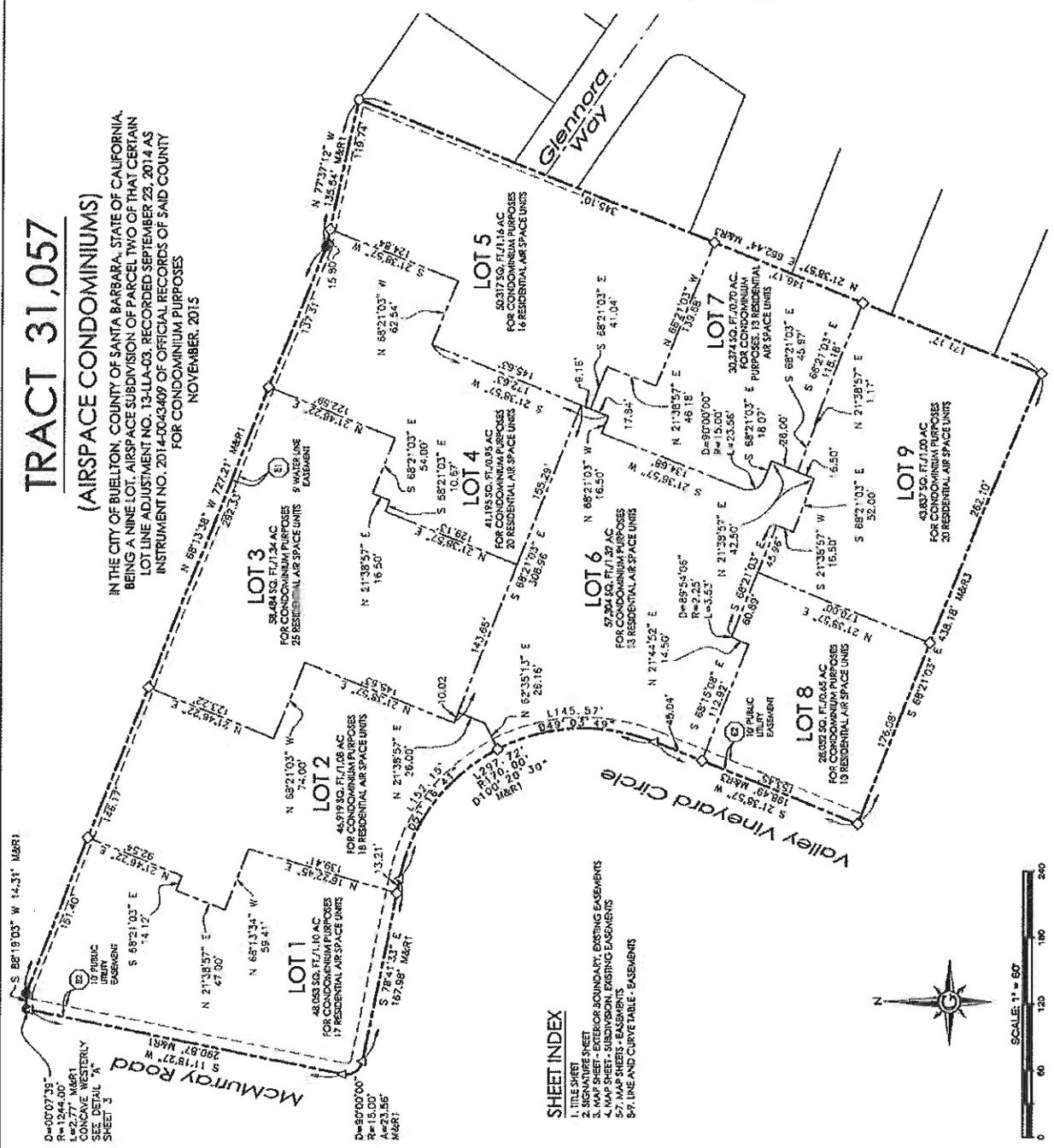
00028P461A1008.dwg SHEET 3 OF 9 SHEETS

EXTERIOR BOUNDARY DETAIL
SCALE: 1"=60'

TRACT 31,057

(AIRSPACE CONDOMINIUMS)

IN THE CITY OF BUELTON, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA
 BEING A NINE LOT, AIRSPACE SUBDIVISION OF PARCEL TWO OF THAT CERTAIN
 LOT LINE ADJUSTMENT NO. 13,144-03, RECORDED SEPTEMBER 23, 2014 AS
 INSTRUMENT NO. 2014-0043409 OF OFFICIAL RECORDS OF SAID COUNTY
 FOR CONDOMINIUM PURPOSES
 NOVEMBER, 2015



EXISTING EASEMENTS

- (E1) AN EASEMENT FOR WATER LINE AND INCIDENTAL PURPOSES, RECORDED APRIL 18, 1979 AS INSTRUMENT NO. 78-17245 OF OFFICIAL RECORDS, IN FAVOR OF BUELTON COMMUNITY SERVICES DISTRICT
- (E2) THE MEMBER OF THE BUELTON COMMUNITY SERVICES DISTRICT, A BODY POLITICAL AND CORPORATE WAS OUTLINED TO THE CITY OF BUELTON, CALIFORNIA DEEDS - EASEMENT RECORDED OCTOBER 24, 1995 AS INSTRUMENT NOS. 95-60072 AND 95-06101 OF OFFICIAL RECORDS OF SAID COUNTY.
- (E3) 1' FOOT EASEMENT FOR PUBLIC UTILITY PURPOSES PER TRACT 31,052, RECORDED OCTOBER 11, 2013 IN BOOK 203 PAGES 69-70 OF MAPS.

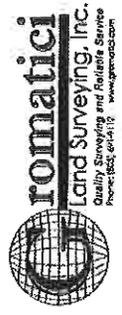
LEGEND

- FOUND MONUMENT AS NOTED HEREON, PER R1
 - SEARCHED FOR: NOTHING FOUND; NOTHING SET
 - △ FOUND 1" I.D. PIPE WITH 1 1/2" ALUMINUM CAP MARKED BOUNDARY MARKER PLS 8226 OR 1" COPPER PIVOT MARKED SURVEY PLS 8226 "N CONCRETE PER R1
 - ◇ SET 18" LONG, 1" I.D. PIPE WITH 1 1/2" ALUMINUM CAP MARKED BOUNDARY MARKER PLS 8226
 - 1" COPPER PIVOT MARKED SURVEY PLS 8226 "N CONCRETE OR 1" BRASS WASHER MARKED PLS 8226 CROMATICI INC. SURVEY MARKER "N ASPHALT
- NOTE: INTERIOR LOT LINES ARE MONUMENTED AS NOTED ABOVE. ◊ SWACBI WAS NOT SHOWN FOR CLARITY.

- EASEMENT
 - ADJACENT BOUNDARY LINES
 - LOT LINES
 - MEASURED BOUNDARY LINES, SUBJECT PARCEL
 - DISTINCTIVE BORDER
- C/L CENTERLINE
 C/L CALCULATED FROM
 F.D. FOUND
 F.T.C. FROM TRUE CORNER
 I.D. INSIDE DIAMETER
 U.A. IRON PIPE (OUTSIDE MEASUREMENT)
 M.S. MEASURED DATA INDICATED
 O.D. OUTSIDE DIAMETER
 O.R. OFFICIAL RECORDS
 R. RECORD DATA INDICATED

RECORD REFERENCES

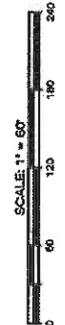
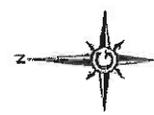
- R1 = RECORD DATA PER TRACT 31,052 RECORDED IN BOOK 203 PAGE 69 ET SEQ. OF MAPS AS CONNECTED BY CERTIFICATE OF CORRECTION, RECORDED SEPTEMBER 9, 2015 AS INSTRUMENT NO. 2015-0048388 C.R.
- R2 = RECORD DATA PER PARCEL MAP 12,092, FILED IN BOOK 15, PAGE 98 ET SEQ. OF PARCEL MAPS
- R3 = LOT LINE ADJUSTMENT NO. 13,144-03, RECORDED SEPTEMBER 23, 2014 AS INSTRUMENT NO. 2014-0043409 C.O.R.



Quality Surveying and Real Estate Service
 Founded 1964
 www.cromatici.com
 00023480(A)-SJB-018
 SHEET 4 OF 9 SHEETS

SHEET INDEX

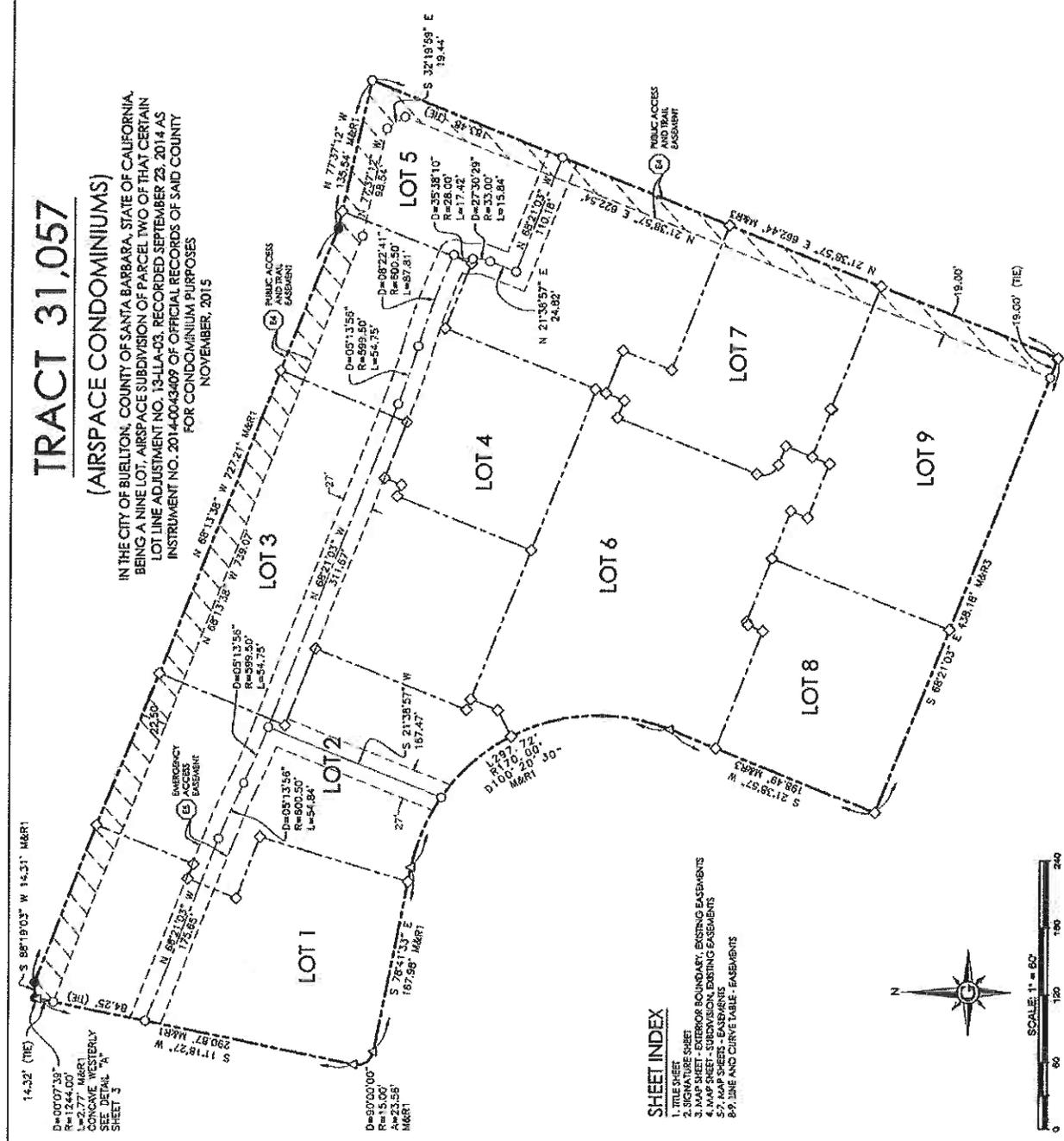
1. TITLE SHEET
2. SIGNATURE SHEET
3. MAP SHEET - EXISTING EASEMENTS
4. MAP SHEET - SUBDIVISION EXISTING EASEMENTS
5. MAP SHEETS - EASEMENTS
6. LINE AND CURVETABLE - EASEMENTS



TRACT 31,057

(AIRSPACE CONDOMINIUMS)

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



EASEMENTS

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

LEGEND

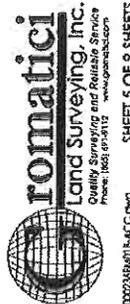
- FOUND MONUMENT AS NOTED HEREON, PER R1
- CALCULATED POINT, NOTHING SET
- ▲ FOUND 1" I.D. PIPE WITH 1 1/2" ALUMINUM CAP MARKED BOUNDARY MARKER PLUS 8226' OR 1" COPPER PUG MARKED SURVEY PLUS 8226' IN CONCRETE PER R1
- ◇ SET 1 1/2" LONG, 1" I.D. PIPE WITH 1 1/2" ALUMINUM CAP MARKED BOUNDARY MARKER PLUS 8226'
- ◇ CONCRETE PUG MARKED SURVEY PLUS 8226' IN CONCRETE
- 1" COPPER PUG MARKED SURVEY PLUS 8226' IN CONCRETE
- SURVEY MARKER IN ASPHALT

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

- CL CENTERLINE
- CP CALCULATED POINT
- CS CORNER SURVEY
- FC FROM TRUE CORNER
- LD INSIDE DIAMETER
- LP IRON PIPE (OUTSIDE MEASUREMENT)
- M MEASURED DATA INDICATED
- OD OUTSIDE DIAMETER
- O.R. OFFICIAL RECORDS
- R RECORD DATA INDICATED

RECORD REFERENCES

- R1 * RECORD DATA PER TRACT 31,052 RECORDED IN BOOK 205 PAGE 49 ET SEQ. OF MAPS AS CORRECTED BY CERTIFICATE OF CORRECTION, RECORDED SEPTEMBER 9, 2015 AS INSTRUMENT NO. 2015-0048285 O.R.
- R2 * RECORD DATA PER PARCEL MAP 12,092, FILED IN BOOK 15, PAGE 98 ET SEQ. OF PARCEL MAPS
- R3 * LOT LINE ADJUSTMENT NO. 13-LLA-03, RECORDED SEPTEMBER 23, 2014 AS INSTRUMENT NO. 2014-0043409 O.R.



0002094901-E-ACC-000 SHEET 5 OF 9 SHEETS

SHEET INDEX

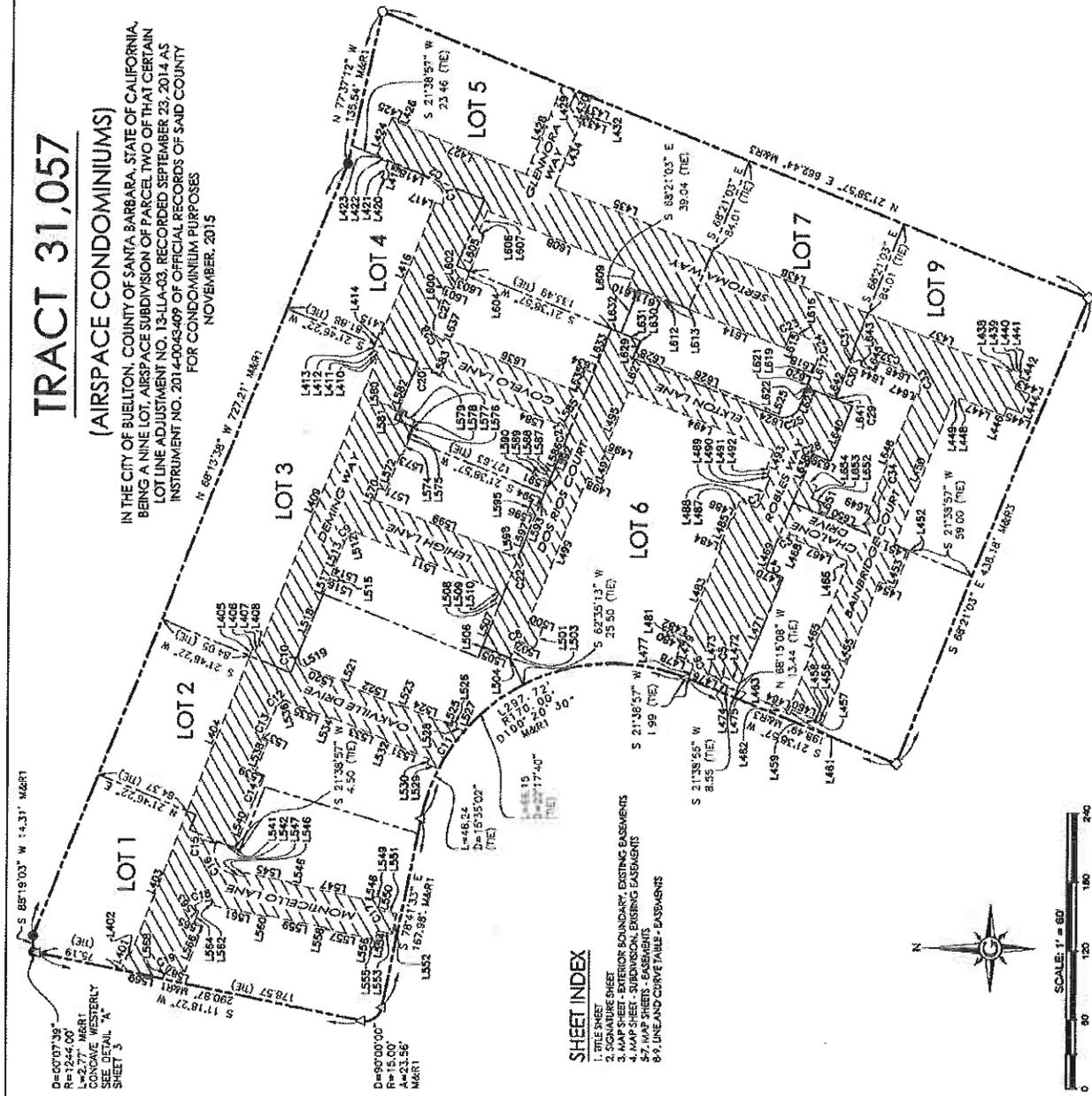
- 1. TITLE SHEET
- 2. SIGNATURE SHEET
- 3. PARCEL MAP
- 4. MAP SHEET - SUBDIVISION, EXISTING EASEMENTS
- 5. MAP SHEET - EASEMENTS, EXISTING EASEMENTS
- 6-9. LINE AND CURVE TABLE - EASEMENTS



TRACT 31,057

(AIRSPACE CONDOMINIUMS)

IN THE CITY OF BUELLTON, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA,
 BEING A NINE LOT, AIRSPACE SUBDIVISION OF PARCEL TWO OF THAT CERTAIN
 LOT LINE ADJUSTMENT NO. 13-LLA-03, RECORDED SEPTEMBER 23, 2014 AS
 INSTRUMENT NO. 2014-0043-409 OF OFFICIAL RECORDS OF SAID COUNTY
 FOR CONDOMINIUM PURPOSES
 NOVEMBER, 2015



D=0007'36"
 P=11'4"08"
 CONCAVE WESTERLY
 SEE DETAIL "A"
 SHEET 3

D=0000'00"
 P=15'00"
 A=23.86°
 MART

SHEET INDEX
 1. TITLE SHEET
 2. SIGNATURE SHEET
 3. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 4. MAP SHEET - SUBDIVISION, EXISTING EASEMENTS
 5. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 6. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 7. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 8. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 9. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 10. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 11. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 12. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 13. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 14. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 15. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 16. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 17. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 18. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 19. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 20. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 21. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 22. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 23. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 24. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 25. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 26. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 27. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 28. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 29. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 30. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 31. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 32. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 33. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 34. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 35. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 36. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 37. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 38. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 39. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 40. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 41. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 42. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 43. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 44. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 45. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 46. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 47. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 48. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 49. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 50. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 51. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 52. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 53. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 54. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 55. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 56. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 57. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 58. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 59. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 60. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 61. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 62. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 63. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 64. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 65. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 66. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 67. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 68. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 69. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 70. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 71. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 72. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 73. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 74. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 75. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 76. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 77. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 78. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 79. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 80. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 81. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 82. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 83. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 84. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 85. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 86. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 87. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 88. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 89. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 90. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 91. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 92. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 93. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 94. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 95. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 96. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 97. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 98. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 99. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS
 100. MAP SHEET - EXTERIOR BOUNDARY, EXISTING EASEMENTS

EASEMENTS

NOTE: FOR ADDITIONAL EASEMENTS PER THIS MAP, SEE SHEET 7.
 PUBLIC WATER AND SANITARY SEWER EASEMENT TO THE CITY OF BUELLTON PER THIS MAP.
 PRIVATE RECIPROCAL INGRESS/EGRESS AND DRAINAGE EASEMENT TO BENEFIT LOTS 1-9 PER THIS MAP. SEE LINE AND CURVE TABLE ON SECOND TO LAST SHEET.
 EASEMENT ENCLOSES BUILDING FOOTPRINTS AND BUILDING PILLARS.

LEGEND

- FOUND MONUMENT AS NOTED HEREON, PER R1
 - CALCULATED POINT, NOTHING SET
 - △ FOUND 1" I.D. PIPE WITH 1 1/2" ALUMINUM CAP MARKED BOUNDARY MARKER PLS 8226 OR T" COPPER PLUG MARKED SURVEY PLS 8226 IN CONCRETE PER R1
 - ◇ SET 1/4" LONG 1" I.D. PIPE WITH 1 1/2" ALUMINUM CAP MARKED BOUNDARY MARKER OR T" COPPER PLUG MARKED SURVEY PLS 8226 IN CONCRETE OR T" COPPER SPIKE WITH 2" BRASS WASHER MARKED PLS 8226 CROMATICI INC. SURVEY MARKER IN ASPHALT
- EASEMENT
 --- LOT LINES
 --- MEASURED BOUNDARY LINES, SUBJECT PARCEL
 --- DISTINCTIVE BORDER

- CL CENTERLINE
- FD CALCULATED FROM
- FD FOUND
- FLC FROM TRUE CORNER
- IP IRON PIPE (OUTSIDE MEASUREMENT)
- M MEASURED DATA INDICATED
- MON MONUMENT
- O.D. OUTSIDE DIAMETER
- O.R. OFFICIAL RECORDS
- R RECORD DATA INDICATED

RECORD REFERENCES

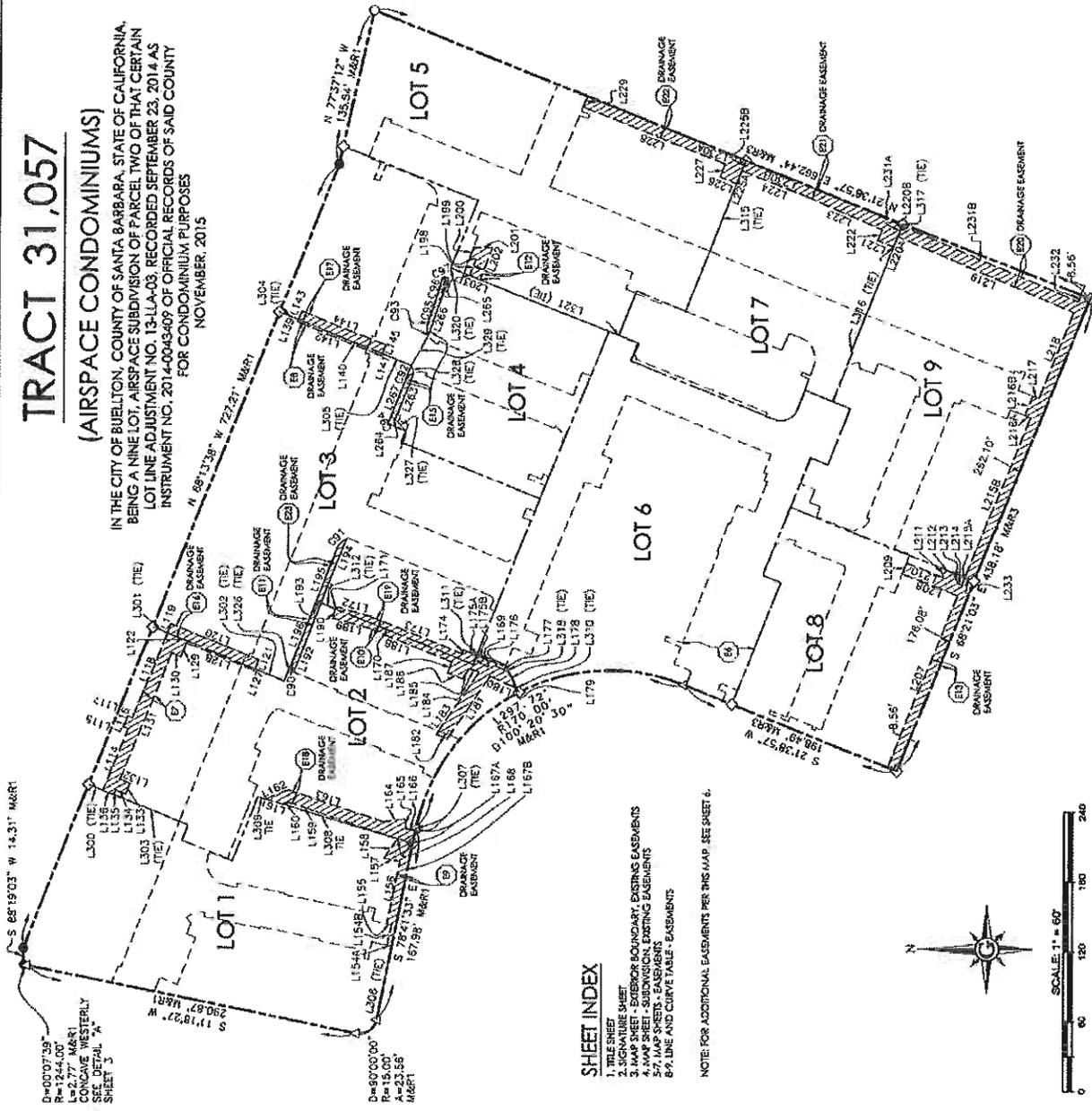
- R1 = RECORD DATA PER TRACT 31,057 RECORDED IN BOOK 265 PAGE 89 BE SEC. OF MAPS AS CORRECTED BY CERTIFICATE OF CORRECTION, RECORDED SEPTEMBER 9, 2015 AS INSTRUMENT NO. 2015-0048288 O.R.
- R2 = RECORD DATA PER PARCEL MAP 12,092, FILED IN BOOK 15, PAGE 18 BE SEC. OF PARCEL MAPS
- R3 = LOT LINE ADJUSTMENT NO. 13-LLA-03, RECORDED SEPTEMBER 23, 2014 AS INSTRUMENT NO. 2014-0043409 O.R.



Cromatici
 Land Surveying, Inc.
 Boundary, Utility and Reliable Services
 Phone: (805) 494-1114 • www.cromatici.com

TRACT 31,057 (AIRSPACE CONDOMINIUMS)

IN THE CITY OF BULLION, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA,
BEING A NINE LOT, AIRSPACE SUBDIVISION OF PARCEL TWO OF THAT CERTAIN
LOT LINE ADJUSTMENT NO. 13-1A-03, RECORDED SEPTEMBER 23, 2014 AS
INSTRUMENT NO. 2014-0049-008 OF OFFICIAL RECORDS OF SAID COUNTY
FOR CONDOMINIUM PURPOSES
NOVEMBER, 2015



SHEET INDEX

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

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

EASEMENTS

- E6 PUBLIC WATER AND SANITARY SEWER EASEMENT TO THE CITY OF BULLION PER PRIVATE RECIPROCAL INGRESS AND EGRESS AND DRAINAGE EASEMENT TO BURNER LOTS 1-9 PER THIS MAP. SEE PREVIOUS SHEET AND CURVE TABLE ON NEXT SHEET. EASEMENT EXCLUDES BUILDING FOOTPRINTS AND BUILDING RELAYS.
- E7 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOTS 1 & 3. SEE LINE TABLE ON LAST SHEET.
- E8 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOT 4. SEE LINE TABLE ON LAST SHEET.
- E9 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOT 2. SEE LINE TABLE ON LAST SHEET.
- E10 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOTS 3, 4 & 5. SEE LINE AND CURVE TABLE ON LAST SHEET.
- E11 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOT 4. SEE LINE TABLE ON LAST SHEET.
- E12 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOTS 4, 5, 7 & 9. SEE LINE TABLE ON LAST SHEET.
- E13 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOTS 4, 5, 7 & 9. SEE LINE TABLE ON LAST SHEET.
- E14 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOTS 3 & 5. SEE LINE AND CURVE TABLE ON LAST SHEET.
- E15 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOTS 1 & 2. SEE LINE TABLE ON LAST SHEET.
- E16 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOT 3. SEE LINE TABLE ON LAST SHEET.
- E17 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOT 1. SEE LINE TABLE ON LAST SHEET.
- E18 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOT 2. SEE LINE TABLE ON LAST SHEET.
- E19 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOTS 4, 5 & 7. SEE LINE TABLE ON LAST SHEET.
- E20 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOTS 4 & 5. SEE LINE AND CURVE TABLE ON LAST SHEET.
- E21 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOTS 4 & 5. SEE LINE TABLE ON LAST SHEET.
- E22 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOT 4. SEE LINE TABLE ON LAST SHEET.
- E23 PRIVATE DRAINAGE EASEMENT IN FAVOR OF LOTS 4 & 5. SEE LINE AND CURVE TABLE ON LAST SHEET.

NOTE: E14 INTENTIONALLY OMITTED (COMBINED WITH E6).

LEGEND

- FOUND MONUMENT AS NOTED HEREON, PER R1
- NOTHING SET
- ▲ FOUND 1 1/2" I.D. PIPE WITH 1 1/2" ALUMINUM CAP MARKED 'BOUNDARY MARKER PLS 0226' OR 1" COPPER PLUG MARKED 'SURVEY PLS 0226' IN CONCRETE PER R1
- ◇ SET 1/2" LONG 1" I.D. PIPE WITH 1 1/2" ALUMINUM CAP MARKED 'BOUNDARY MARKER PLS 0226' OR 1" COPPER PLUG MARKED 'SURVEY PLS 0226' IN CONCRETE OR 1" DOWNED SPIKE WITH 2" BRASS WASHER MARKED 'PLS 0226 BROMATICI INC. SURVEY MARKER' IN ASPHALT
- EASEMENT
- EASEMENT
- LOT LINES
- MEASURED BOUNDARY LINES, SUBJECT PARCEL
- DISTINCTIVE BORDER



Bromatici Land Surveying, Inc.
Professional Surveying and Real Estate Services
P.O. Box 1000, Santa Barbara, CA 93103
805.966.8000
SHEET 7 OF 9 SHEETS

TRACT 31,057

(AIRSPACE CONDOMINIUMS)

IN THE CITY OF BUELLTON, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA
 BEING A NINE LOT, AIRSPACE SUBDIVISION OF PARCEL TWO OF THAT CERTAIN
 LOT LINE ADJUSTMENT NO. 13-LA-03, RECORDED SEPTEMBER 23, 2014 AS
 INSTRUMENT NO. 2014-0048409 OF OFFICIAL RECORDS OF SAID COUNTY
 FOR CONDOMINIUM PURPOSES
 NOVEMBER, 2015

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
E6			E6-EXCLUSION			E6		
C1	N 18.13°	16.51	E6-EXCLUSION			C1	N 18.13°	16.51
C2	S 21.38 57°	18.10	E6-EXCLUSION			C2	S 21.38 57°	18.10
C3	S 68.21 03°	15.11	E6-EXCLUSION			C3	S 68.21 03°	15.11
C4	S 21.38 57°	14.67	E6-EXCLUSION			C4	S 21.38 57°	14.67
C5	S 68.21 03°	6.65	E6-EXCLUSION			C5	S 68.21 03°	6.65
C6	S 21.38 57°	5.00	E6-EXCLUSION			C6	S 21.38 57°	5.00
C7	S 68.21 03°	2.33	E6-EXCLUSION			C7	S 68.21 03°	2.33
C8	S 21.38 57°	2.33	E6-EXCLUSION			C8	S 21.38 57°	2.33
C9	S 68.21 03°	2.33	E6-EXCLUSION			C9	S 68.21 03°	2.33
C10	S 21.38 57°	2.33	E6-EXCLUSION			C10	S 21.38 57°	2.33
C11	S 68.21 03°	2.33	E6-EXCLUSION			C11	S 68.21 03°	2.33
C12	S 21.38 57°	2.33	E6-EXCLUSION			C12	S 21.38 57°	2.33
C13	S 68.21 03°	2.33	E6-EXCLUSION			C13	S 68.21 03°	2.33
C14	S 21.38 57°	2.33	E6-EXCLUSION			C14	S 21.38 57°	2.33
C15	S 68.21 03°	2.33	E6-EXCLUSION			C15	S 68.21 03°	2.33
C16	S 21.38 57°	2.33	E6-EXCLUSION			C16	S 21.38 57°	2.33
C17	S 68.21 03°	2.33	E6-EXCLUSION			C17	S 68.21 03°	2.33
C18	S 21.38 57°	2.33	E6-EXCLUSION			C18	S 21.38 57°	2.33
C19	S 68.21 03°	2.33	E6-EXCLUSION			C19	S 68.21 03°	2.33
C20	S 21.38 57°	2.33	E6-EXCLUSION			C20	S 21.38 57°	2.33
C21	S 68.21 03°	2.33	E6-EXCLUSION			C21	S 68.21 03°	2.33
C22	S 21.38 57°	2.33	E6-EXCLUSION			C22	S 21.38 57°	2.33
C23	S 68.21 03°	2.33	E6-EXCLUSION			C23	S 68.21 03°	2.33
C24	S 21.38 57°	2.33	E6-EXCLUSION			C24	S 21.38 57°	2.33
C25	S 68.21 03°	2.33	E6-EXCLUSION			C25	S 68.21 03°	2.33
C26	S 21.38 57°	2.33	E6-EXCLUSION			C26	S 21.38 57°	2.33
C27	S 68.21 03°	2.33	E6-EXCLUSION			C27	S 68.21 03°	2.33
C28	S 21.38 57°	2.33	E6-EXCLUSION			C28	S 21.38 57°	2.33
C29	S 68.21 03°	2.33	E6-EXCLUSION			C29	S 68.21 03°	2.33
C30	S 21.38 57°	2.33	E6-EXCLUSION			C30	S 21.38 57°	2.33
C31	S 68.21 03°	2.33	E6-EXCLUSION			C31	S 68.21 03°	2.33
C32	S 21.38 57°	2.33	E6-EXCLUSION			C32	S 21.38 57°	2.33
C33	S 68.21 03°	2.33	E6-EXCLUSION			C33	S 68.21 03°	2.33
C34	S 21.38 57°	2.33	E6-EXCLUSION			C34	S 21.38 57°	2.33
C35	S 68.21 03°	2.33	E6-EXCLUSION			C35	S 68.21 03°	2.33
C36	S 21.38 57°	2.33	E6-EXCLUSION			C36	S 21.38 57°	2.33
C37	S 68.21 03°	2.33	E6-EXCLUSION			C37	S 68.21 03°	2.33
C38	S 21.38 57°	2.33	E6-EXCLUSION			C38	S 21.38 57°	2.33
C39	S 68.21 03°	2.33	E6-EXCLUSION			C39	S 68.21 03°	2.33
C40	S 21.38 57°	2.33	E6-EXCLUSION			C40	S 21.38 57°	2.33
C41	S 68.21 03°	2.33	E6-EXCLUSION			C41	S 68.21 03°	2.33
C42	S 21.38 57°	2.33	E6-EXCLUSION			C42	S 21.38 57°	2.33
C43	S 68.21 03°	2.33	E6-EXCLUSION			C43	S 68.21 03°	2.33
C44	S 21.38 57°	2.33	E6-EXCLUSION			C44	S 21.38 57°	2.33
C45	S 68.21 03°	2.33	E6-EXCLUSION			C45	S 68.21 03°	2.33
C46	S 21.38 57°	2.33	E6-EXCLUSION			C46	S 21.38 57°	2.33
C47	S 68.21 03°	2.33	E6-EXCLUSION			C47	S 68.21 03°	2.33
C48	S 21.38 57°	2.33	E6-EXCLUSION			C48	S 21.38 57°	2.33
C49	S 68.21 03°	2.33	E6-EXCLUSION			C49	S 68.21 03°	2.33
C50	S 21.38 57°	2.33	E6-EXCLUSION			C50	S 21.38 57°	2.33
C51	S 68.21 03°	2.33	E6-EXCLUSION			C51	S 68.21 03°	2.33
C52	S 21.38 57°	2.33	E6-EXCLUSION			C52	S 21.38 57°	2.33
C53	S 68.21 03°	2.33	E6-EXCLUSION			C53	S 68.21 03°	2.33
C54	S 21.38 57°	2.33	E6-EXCLUSION			C54	S 21.38 57°	2.33
C55	S 68.21 03°	2.33	E6-EXCLUSION			C55	S 68.21 03°	2.33
C56	S 21.38 57°	2.33	E6-EXCLUSION			C56	S 21.38 57°	2.33
C57	S 68.21 03°	2.33	E6-EXCLUSION			C57	S 68.21 03°	2.33
C58	S 21.38 57°	2.33	E6-EXCLUSION			C58	S 21.38 57°	2.33
C59	S 68.21 03°	2.33	E6-EXCLUSION			C59	S 68.21 03°	2.33
C60	S 21.38 57°	2.33	E6-EXCLUSION			C60	S 21.38 57°	2.33
C61	S 68.21 03°	2.33	E6-EXCLUSION			C61	S 68.21 03°	2.33
C62	S 21.38 57°	2.33	E6-EXCLUSION			C62	S 21.38 57°	2.33
C63	S 68.21 03°	2.33	E6-EXCLUSION			C63	S 68.21 03°	2.33
C64	S 21.38 57°	2.33	E6-EXCLUSION			C64	S 21.38 57°	2.33
C65	S 68.21 03°	2.33	E6-EXCLUSION			C65	S 68.21 03°	2.33
C66	S 21.38 57°	2.33	E6-EXCLUSION			C66	S 21.38 57°	2.33
C67	S 68.21 03°	2.33	E6-EXCLUSION			C67	S 68.21 03°	2.33
C68	S 21.38 57°	2.33	E6-EXCLUSION			C68	S 21.38 57°	2.33
C69	S 68.21 03°	2.33	E6-EXCLUSION			C69	S 68.21 03°	2.33
C70	S 21.38 57°	2.33	E6-EXCLUSION			C70	S 21.38 57°	2.33
C71	S 68.21 03°	2.33	E6-EXCLUSION			C71	S 68.21 03°	2.33
C72	S 21.38 57°	2.33	E6-EXCLUSION			C72	S 21.38 57°	2.33
C73	S 68.21 03°	2.33	E6-EXCLUSION			C73	S 68.21 03°	2.33
C74	S 21.38 57°	2.33	E6-EXCLUSION			C74	S 21.38 57°	2.33
C75	S 68.21 03°	2.33	E6-EXCLUSION			C75	S 68.21 03°	2.33
C76	S 21.38 57°	2.33	E6-EXCLUSION			C76	S 21.38 57°	2.33
C77	S 68.21 03°	2.33	E6-EXCLUSION			C77	S 68.21 03°	2.33
C78	S 21.38 57°	2.33	E6-EXCLUSION			C78	S 21.38 57°	2.33
C79	S 68.21 03°	2.33	E6-EXCLUSION			C79	S 68.21 03°	2.33
C80	S 21.38 57°	2.33	E6-EXCLUSION			C80	S 21.38 57°	2.33
C81	S 68.21 03°	2.33	E6-EXCLUSION			C81	S 68.21 03°	2.33
C82	S 21.38 57°	2.33	E6-EXCLUSION			C82	S 21.38 57°	2.33
C83	S 68.21 03°	2.33	E6-EXCLUSION			C83	S 68.21 03°	2.33
C84	S 21.38 57°	2.33	E6-EXCLUSION			C84	S 21.38 57°	2.33
C85	S 68.21 03°	2.33	E6-EXCLUSION			C85	S 68.21 03°	2.33
C86	S 21.38 57°	2.33	E6-EXCLUSION			C86	S 21.38 57°	2.33
C87	S 68.21 03°	2.33	E6-EXCLUSION			C87	S 68.21 03°	2.33
C88	S 21.38 57°	2.33	E6-EXCLUSION			C88	S 21.38 57°	2.33
C89	S 68.21 03°	2.33	E6-EXCLUSION			C89	S 68.21 03°	2.33
C90	S 21.38 57°	2.33	E6-EXCLUSION			C90	S 21.38 57°	2.33
C91	S 68.21 03°	2.33	E6-EXCLUSION			C91	S 68.21 03°	2.33
C92	S 21.38 57°	2.33	E6-EXCLUSION			C92	S 21.38 57°	2.33
C93	S 68.21 03°	2.33	E6-EXCLUSION			C93	S 68.21 03°	2.33
C94	S 21.38 57°	2.33	E6-EXCLUSION			C94	S 21.38 57°	2.33
C95	S 68.21 03°	2.33	E6-EXCLUSION			C95	S 68.21 03°	2.33
C96	S 21.38 57°	2.33	E6-EXCLUSION			C96	S 21.38 57°	2.33
C97	S 68.21 03°	2.33	E6-EXCLUSION			C97	S 68.21 03°	2.33
C98	S 21.38 57°	2.33	E6-EXCLUSION			C98	S 21.38 57°	2.33
C99	S 68.21 03°	2.33	E6-EXCLUSION			C99	S 68.21 03°	2.33
C100	S 21.38 57°	2.33	E6-EXCLUSION			C100	S 21.38 57°	2.33



PLANNING COMMISSION RESOLUTION NO. 17-08

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUELLTON, CALIFORNIA, APPROVING A LOT LINE ADJUSTMENT (17-LLA-01) BETWEEN LOT 8 AND LOT 9 OF TRACT 31,057, LOCATED AT THE SOUTHERN PORTION OF THE VINEYARD VILLAGE TOWNHOMES PROPERTY AND MAKING FINDINGS IN SUPPORT THEREOF

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

SECTION 1: Pursuant to the Subdivision and Zoning Ordinance of the City of Buellton, an application has been filed by RREF II-CPD Buellton, LLC as the property owner and Michael O'Flynn, agent (hereinafter referred to as "Applicant"), requesting approval to adjust property lines as described in the title of this Resolution (the "Project"). A copy of the Lot Line Adjustment Map is attached hereto, marked as Exhibit "A", and incorporated herein by this reference.

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

- A. Record.** Prior to rendering a decision on the Project, 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 June 15, 2017, ("Public Hearing").
 2. All oral, written and visual materials presented by City staff in conjunction with those certain Public Hearings conducted by the Planning Commission on June 15, 2017.
- B. Public Review.** On the basis of evidence hereinafter listed, all administrative procedures and public participation requirements prescribed in the Buellton Subdivision Ordinance and Zoning Ordinance have been lawfully satisfied:
1. A notice of Public Hearing was published in a newspaper of general circulation on June 1, 2017 (the "Public Notice"), a minimum of 10 days in advance of the Public Hearing conducted on June 15, 2017.
 2. The Public Notice was mailed to the Applicant, affected public agencies, persons owning property within 300 feet of the Project site and others known to be interested in the matter on June 1, 2017, a minimum of 10 days in advance of the Public Hearing.

3. The Public Notice was posted in two public locations on June 1, 2017, a minimum of 10 days in advance of the Public Hearing.
- C. Environmental Review** The Project is exempt from the requirements of CEQA pursuant to the State CEQA Guidelines, 14 California Code of Regulations section 15000 *et seq.*, section 15305 (a), because the Application only involves a minor lot line adjustment with no new lots resulting: Class 5 exemption as a minor lot line adjustment.
- D. Consistency Declarations.** Based on (i) the evidence presented in the Staff Report (incorporated herein by reference), (ii) consultations with affected City Departments, and (iii) testimony and comments received in connection with the Public Hearing, the Planning Commission does hereby declare as follows:

1. Lot Line Adjustment.

a. Findings:

- i. The lot line adjustment maintains a position with respect to General Plan consistency, parcel design, minimum lot area, environmental quality, and public health and safety criteria as specified in this title and other applicable Municipal Code and state law provisions relating to real property divisions, which is equal to or better than the position of the existing lots before adjustment. The proposed lots meet all lot size and parcel design requirements of the General Plan, Municipal Code, Village Specific Plan and TTM 31,057 for The Vineyard Village Townhomes.
- ii. The adjustment will not have the effect of creating a greater number of parcels than are buildable in compliance with applicable provisions of this Ordinance, or the Zoning Ordinance (Title 19 of this Code) than what exists before adjustment.
- iii. Any parcel resulting from the adjustment will not conflict with applicable regulations in the Zoning Ordinance as the proposed parcels meet the minimum lot size requirements of the Zoning Ordinance and the Village Specific Plan, and TTM 31,057 for the Vineyard Village Townhomes.

SECTION 3: Based on the findings set forth in Section 2, the Planning Commission hereby approves the Categorical Exemption for the Project in accordance with CEQA.

SECTION 4: Based on the findings set forth in Sections 2 and 3, and subject to the conditions attached hereto, the Planning Commission hereby approves the Lot Line Adjustment (17-LLA-01).

PASSED AND ADOPTED this 15th day of June, 2017

Art Mercado, Chair

Clare Barcelona, Planning Commission Secretary

Exhibit A – Lot Line Adjustment Map

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. 17-08 was duly passed and adopted by the Planning Commission of said City at a regular meeting thereof, held on the 15th day of June, 2017, by the following vote, to wit.

AYES: ()

NOES: ()

ABSENT: ()

NOT VOTING: ()

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of June, 2017.

Clare Barcelona
 Planning Commission Secretary

CONDITIONS OF APPROVAL

VINEYARD VILLAGE TOWNHOMES LOT LINE ADJUSTMENT (17-LLA-01)

PLANNING DEPARTMENT/GENERAL CONDITIONS

1. **Project Description.** The approval granted herein is based upon and limited to compliance with the Project Description, the application date stamped May 8, 2017, the Lot Line Adjustment Map dated May 8, 2017, and conditions of approval set forth below. **The Project Description is as follows:** This Project is a request by RREF II-CPD Buellton, LLC as the property owner and Michael O'Flynn, agent (the "Applicant") for a Lot Line Adjustment consisting of the movement of the existing lot line approximately 17 feet and 1 inch to the west, between Lot 8 and Lot 9 of Tract 31,057 (Vineyard Village Townhomes) located at the southern portion of the property (the "Property" and the "Project"). The resulting adjusted lots are:

Proposed New Lot 1: 0.58 acres

Proposed New Lot 2: 1.07 acres

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

2. **Additional Permits Required.** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the Applicant shall: (i) obtain a Zoning Clearance (hereinafter defined below); and (ii) obtain all other permits and approvals that may be required by operation of the Buellton Municipal Code (e.g., discretionary permit, grading permit, building permit, encroachment permit, etc.). Before any Zoning Clearance will be issued by the City, the Applicant must obtain written clearance from all departments having jurisdiction; such clearance shall indicate that the Applicant has satisfied all pre-construction conditions of approval. To the extent any condition or provision of the approval set forth herein is incompatible with or at variance with any other permit for the Project, the most restrictive condition and provision shall prevail.
3. **Terminology.** Except where otherwise noted, the terms appearing throughout the conditions of approval set forth herein shall have the meanings as defined below.

Capitalization is used to identify defined terms and shall have the meanings as set forth below unless the context in which they are used clearly requires otherwise.

- a. **“Applicant”** means RREF II-CPD Buellton, LLC as the property owner and Michael O’Flynn, agent, and includes all agents, subdividers, developers, contractors, workers and personnel employed on the Project, as well as all successors and assigns of interest.
 - b. **“City”** means the City of Buellton and includes the City Manager, City Engineer, Planning Director and all other duly appointed officials having responsibility for land use matters, as well as their respective assignees (e.g., Department staff members). Unless otherwise indicated, the Planning Department shall be the primary point of contact for the City.
 - c. **“Project”** means and includes all of the actions described in the Project description above.
 - d. **“Project Inspection”** means a field inspection and documentation review performed by the Planning Director at the time of Final Building Inspection Clearance to verify that the Project has been completed in full compliance with the terms and conditions of approval. The Project Inspection shall be performed upon completion of construction and the Project must be fully compliant with all terms and conditions of approval prior to and as a condition precedent to obtaining Final Building Inspection Clearance.
 - e. **“Property”** means the land and improvements identified in the Project Description.
 - f. **“Property Owner”** means RREF II-CPD Buellton, LLC and includes all persons and entities possessing fee title (in full or in part) to the site of the Project, and all successors and assigns of such persons and entities.
 - g. **“Zoning Clearance”** means approval granted pursuant to 19.08.100 of the Buellton Municipal Code requisite to issuance of a building permit for authorized construction or land development activities.
4. **Interpretations and Exceptions.** The Planning Director is authorized to render decisions as to the applicability or interpretation of the conditions set forth herein, including minor changes, when the strict application of the conditions conflicts with the underlying purpose of the conditions or creates undue hardship or administrative burden. Any administrative change granted shall be subject to such conditions as will: (i) assure that the adjustment thereby authorized shall appropriately implement purposes and objectives of the original conditions; and (ii) not change or compromise the effectiveness of the original conditions. As an example, and for illustrative purposes only, the Planning Director may modify the implementation

timing of specific conditions at the mutual convenience of the City and Applicant. Minor changes authorized pursuant to this condition shall not require separate processing of a formal amendment.

5. **Indemnity.** The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, arising from or in connection with the approval, decision or action of the City Council, Planning Commission, or other decision-making body, or staff action concerning the Project, including but not limited to writ proceedings, claims for inverse condemnation, personal injury, property damage, and/or breach of a mandatory duty, challenges under the California Environmental Quality Act, and/or any action that attacks, challenges, or seeks to set aside, void, or annul all or any part of the approvals, decisions, or actions concerning the Project. City shall promptly notify the applicant of any Action brought and request that the applicant defend the City. It is expressly agreed that applicant may select legal counsel providing the applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense.
6. **Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the Applicant in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action.
7. **Approval Limitations.** This approval is issued pursuant to the provisions of Title 19 of the Buellton Municipal Code and is subject to the foregoing conditions and limitations. Failure to comply with said conditions of approval may subject the Applicant to remedies and penalties specified in the Buellton Municipal Code.
8. **Compliance Costs.** All projects are subject to Project Inspection that is funded under existing permit fees. This condition shall serve as implementation of the general conditions of approval set forth herein. The Applicant agrees to participate in this permit compliance program and to fund all reasonable expenses incurred by the City and/or City contractors for permit condition implementation, reasonable studies, and emergency response directly and necessarily related to monitoring and enforcement of these permit conditions and applicable City ordinances. Any staff

time spent in excess of the Applicant's current deposit will be billed to the Applicant and the Applicant shall reimburse City within 30 days of invoicing by City.

9. **Enforcement Costs.** In the event the City determines that it is necessary to take legal action to enforce any of the conditions of approval herein, and such legal action is taken, the Applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the Applicant to waive said fees or any part thereof.
10. **Failure to Comply.** In the event that the Applicant fails to comply with any order of the City issued hereunder or any injunction of the Superior Court, it shall be liable in accordance with the provision of Section 1.32 of the Buellton Municipal Code.
11. **Access to Records and Facilities.** As to any condition that requires for its effective enforcement the inspection of records or facilities by City or its agents, the Applicant shall make such records available or provide access to such facilities upon reasonable notice from City.
12. **Payment of Fees.** All applicable fees associated with development of the Project shall be paid by the Applicant at the time such fees become payable as provided by Buellton Municipal Code or otherwise stipulated in this approval (whichever date is sooner), and the amount payable shall be based on the those fee schedules adopted by the City and then in effect at the time such fees become payable.
13. **Acceptance of Conditions.** The Applicant shall acknowledge and agree to all conditions of this approval within 60 days of the notice of final action, evidenced by the Applicant's signature on the space provided at the end of this document. The Applicant shall record this document on title to the subject Property prior to or concurrently with the filing of a Zoning Clearance. The Applicant, and all successors or assignees, are responsible for complying with all conditions of approval. Any zoning violations concerning the installation, operation, and/or abandonment of the Project are the responsibility of the Applicant, and all successors or assignees.

ENGINEERING CONDITIONS

14. **Final Lot Line Adjustment.** The applicant shall submit all necessary documents, sketches, and fees for finalizing the lot line adjustment. These may include but are not limited to a preliminary title report less than 60 days old, legal descriptions of the parcels following the adjustment, modified deeds of trust and/or partial reconveyances as required, grant deed or deeds with accompanying legal descriptions and sketches, a sketch showing the existing and adjusted lines, a certificate of conformity for City Surveyor's signature and for County Clerk of the Board's signature for tax clearance, Owner's Certificates and Certificates of Record Title Interest. These documents will be prepared by a Land Surveyor, Licensed in the State of California or by a Civil Engineer Registered in the State of California and authorized to practice land surveying. Applicant or applicant's

agent shall coordinate with the City Surveyor to assure that all required documents are prepared and submitted.

- 15. **Completion.** The lot line adjustment must be completed (i.e., grant deeds recorded and lot lines adjusted) prior to building occupancy. Upon approval of the Lot Line Adjustment by the Planning Commission, the applicant may apply for and obtain a Building Permit for Phase 5 of development. However, Final Certificate of Occupancy shall not be granted until the lot lines are officially adjusted through the recordation of the documents noted in Condition 14.

BUILDING DEPARTMENT CONDITIONS

- 16. **Recorded Copies.** Please provide 2 copies of the final recorded and approved lot line adjustment.

FIRE DEPARTMENT CONDITIONS

NO CONDITIONS FOR LOT LINE ADJUSTMENT

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

THE FOLLOWING CONDITIONS FOR FUTURE DEVELOPMENT ARE ADVISORY ONLY AT THIS TIME

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

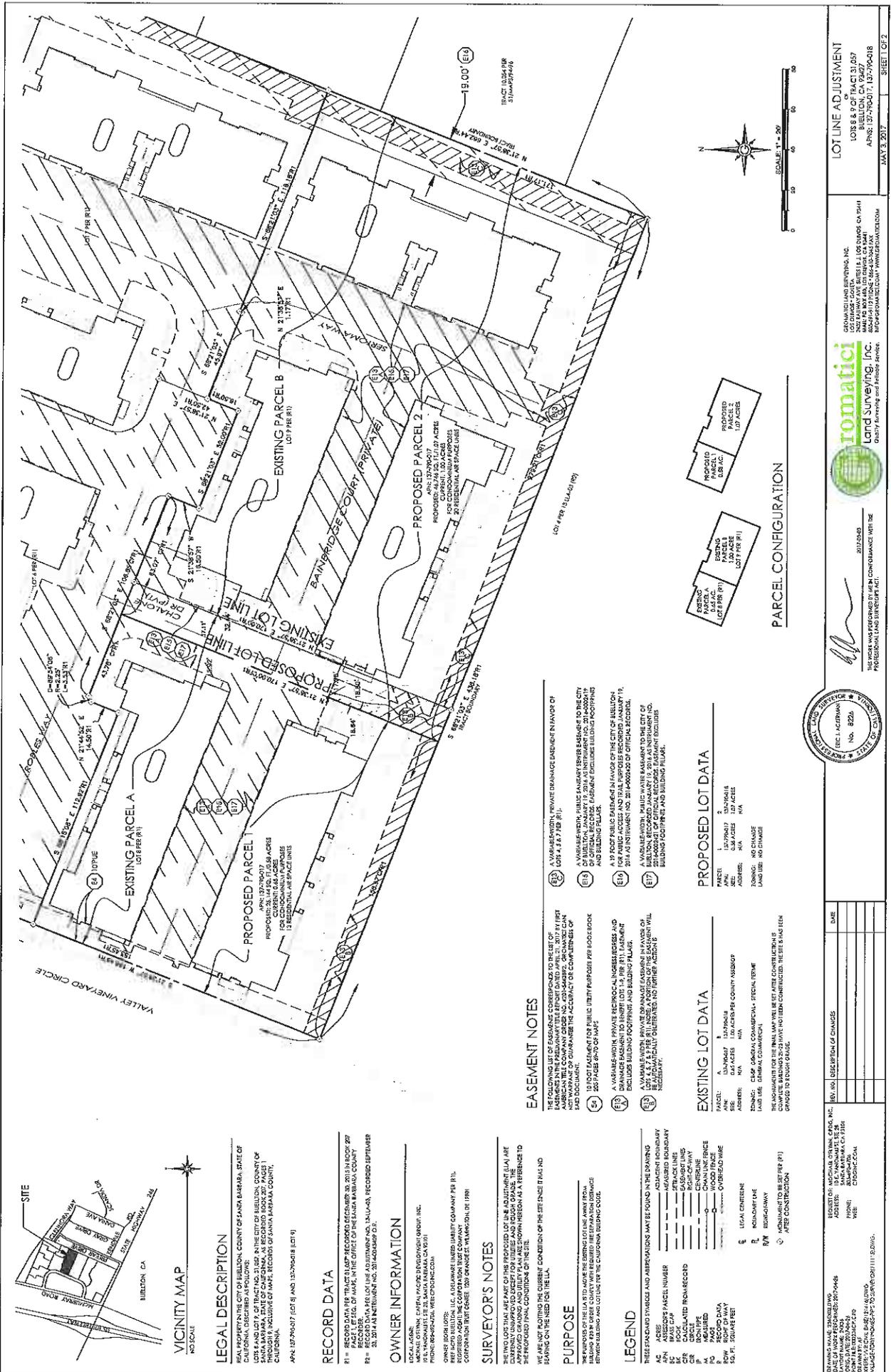
- 17. Fire Protection Certificate(s) shall be required.
- 18. All standard Fire Department conditions shall apply at the time of development.

Property Owner Signature

Date

Project Applicant/Agent/Representative Signature

Date



LOT LINE ADJUSTMENT
 LOTS 8 & 9 OF TRACT 31, 057
 BELLFLOWER, CA 94027
 APNs: 137-790-017, 137-790-018
 MAY 8, 2017 SHEET 1 OF 2

GIANNI SURVEYING, INC.
 2000 W. 14TH AVENUE, SUITE 100
 DENVER, CO 80202
 PHONE: 303.755.1111
 FAX: 303.755.1112
 WWW.GIANNISURVEYING.COM



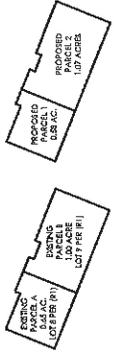
THIS WORK WAS PERFORMED BY ME IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR ACT.
 01752805
 [Signature]



REV. NO.	DESCRIPTION OF CHANGES	DATE

TRAINING NAME: SURVEYING
DATE OF MOST RECENT COURSE: 2015
ADDRESS: 10 E. WINDMILL LANE, SUITE 100, BELLFLOWER, CA 94027
PHONE: 303.755.1111
WEB: WWW.GIANNISURVEYING.COM

PARCEL CONFIGURATION



PROPOSED LOT DATA

PARCEL	APN	AREA (ACRES)	AREA (SQ. FT.)
1	137-790-017	10.00	347,383.76
2	137-790-018	10.00	347,383.76
3	137-790-019	10.00	347,383.76
4	137-790-020	10.00	347,383.76
5	137-790-021	10.00	347,383.76
6	137-790-022	10.00	347,383.76
7	137-790-023	10.00	347,383.76
8	137-790-024	10.00	347,383.76
9	137-790-025	10.00	347,383.76
10	137-790-026	10.00	347,383.76
11	137-790-027	10.00	347,383.76
12	137-790-028	10.00	347,383.76
13	137-790-029	10.00	347,383.76
14	137-790-030	10.00	347,383.76
15	137-790-031	10.00	347,383.76
16	137-790-032	10.00	347,383.76
17	137-790-033	10.00	347,383.76
18	137-790-034	10.00	347,383.76
19	137-790-035	10.00	347,383.76
20	137-790-036	10.00	347,383.76
21	137-790-037	10.00	347,383.76
22	137-790-038	10.00	347,383.76
23	137-790-039	10.00	347,383.76
24	137-790-040	10.00	347,383.76
25	137-790-041	10.00	347,383.76
26	137-790-042	10.00	347,383.76
27	137-790-043	10.00	347,383.76
28	137-790-044	10.00	347,383.76
29	137-790-045	10.00	347,383.76
30	137-790-046	10.00	347,383.76
31	137-790-047	10.00	347,383.76
32	137-790-048	10.00	347,383.76
33	137-790-049	10.00	347,383.76
34	137-790-050	10.00	347,383.76
35	137-790-051	10.00	347,383.76
36	137-790-052	10.00	347,383.76
37	137-790-053	10.00	347,383.76
38	137-790-054	10.00	347,383.76
39	137-790-055	10.00	347,383.76
40	137-790-056	10.00	347,383.76
41	137-790-057	10.00	347,383.76
42	137-790-058	10.00	347,383.76
43	137-790-059	10.00	347,383.76
44	137-790-060	10.00	347,383.76
45	137-790-061	10.00	347,383.76
46	137-790-062	10.00	347,383.76
47	137-790-063	10.00	347,383.76
48	137-790-064	10.00	347,383.76
49	137-790-065	10.00	347,383.76
50	137-790-066	10.00	347,383.76
51	137-790-067	10.00	347,383.76
52	137-790-068	10.00	347,383.76
53	137-790-069	10.00	347,383.76
54	137-790-070	10.00	347,383.76
55	137-790-071	10.00	347,383.76
56	137-790-072	10.00	347,383.76
57	137-790-073	10.00	347,383.76
58	137-790-074	10.00	347,383.76
59	137-790-075	10.00	347,383.76
60	137-790-076	10.00	347,383.76
61	137-790-077	10.00	347,383.76
62	137-790-078	10.00	347,383.76
63	137-790-079	10.00	347,383.76
64	137-790-080	10.00	347,383.76
65	137-790-081	10.00	347,383.76
66	137-790-082	10.00	347,383.76
67	137-790-083	10.00	347,383.76
68	137-790-084	10.00	347,383.76
69	137-790-085	10.00	347,383.76
70	137-790-086	10.00	347,383.76
71	137-790-087	10.00	347,383.76
72	137-790-088	10.00	347,383.76
73	137-790-089	10.00	347,383.76
74	137-790-090	10.00	347,383.76
75	137-790-091	10.00	347,383.76
76	137-790-092	10.00	347,383.76
77	137-790-093	10.00	347,383.76
78	137-790-094	10.00	347,383.76
79	137-790-095	10.00	347,383.76
80	137-790-096	10.00	347,383.76
81	137-790-097	10.00	347,383.76
82	137-790-098	10.00	347,383.76
83	137-790-099	10.00	347,383.76
84	137-790-100	10.00	347,383.76
85	137-790-101	10.00	347,383.76
86	137-790-102	10.00	347,383.76
87	137-790-103	10.00	347,383.76
88	137-790-104	10.00	347,383.76
89	137-790-105	10.00	347,383.76
90	137-790-106	10.00	347,383.76
91	137-790-107	10.00	347,383.76
92	137-790-108	10.00	347,383.76
93	137-790-109	10.00	347,383.76
94	137-790-110	10.00	347,383.76
95	137-790-111	10.00	347,383.76
96	137-790-112	10.00	347,383.76
97	137-790-113	10.00	347,383.76
98	137-790-114	10.00	347,383.76
99	137-790-115	10.00	347,383.76
100	137-790-116	10.00	347,383.76
101	137-790-117	10.00	347,383.76
102	137-790-118	10.00	347,383.76
103	137-790-119	10.00	347,383.76
104	137-790-120	10.00	347,383.76
105	137-790-121	10.00	347,383.76
106	137-790-122	10.00	347,383.76
107	137-790-123	10.00	347,383.76
108	137-790-124	10.00	347,383.76
109	137-790-125	10.00	347,383.76
110	137-790-126	10.00	347,383.76
111	137-790-127	10.00	347,383.76
112	137-790-128	10.00	347,383.76
113	137-790-129	10.00	347,383.76
114	137-790-130	10.00	347,383.76
115	137-790-131	10.00	347,383.76
116	137-790-132	10.00	347,383.76
117	137-790-133	10.00	347,383.76
118	137-790-134	10.00	347,383.76
119	137-790-135	10.00	347,383.76
120	137-790-136	10.00	347,383.76
121	137-790-137	10.00	347,383.76
122	137-790-138	10.00	347,383.76
123	137-790-139	10.00	347,383.76
124	137-790-140	10.00	347,383.76
125	137-790-141	10.00	347,383.76
126	137-790-142	10.00	347,383.76
127	137-790-143	10.00	347,383.76
128	137-790-144	10.00	347,383.76
129	137-790-145	10.00	347,383.76
130	137-790-146	10.00	347,383.76
131	137-790-147	10.00	347,383.76
132	137-790-148	10.00	347,383.76
133	137-790-149	10.00	347,383.76
134	137-790-150	10.00	347,383.76
135	137-790-151	10.00	347,383.76
136	137-790-152	10.00	347,383.76
137	137-790-153	10.00	347,383.76
138	137-790-154	10.00	347,383.76
139	137-790-155	10.00	347,383.76
140	137-790-156	10.00	347,383.76
141	137-790-157	10.00	347,383.76
142	137-790-158	10.00	347,383.76
143	137-790-159	10.00	347,383.76
144	137-790-160	10.00	347,383.76
145	137-790-161	10.00	347,383.76
146	137-790-162	10.00	347,383.76
147	137-790-163	10.00	347,383.76
148	137-790-164	10.00	347,383.76
149	137-790-165	10.00	347,383.76
150	137-790-166	10.00	347,383.76
151	137-790-167	10.00	347,383.76
152	137-790-168	10.00	347,383.76
153	137-790-169	10.00	347,383.76
154	137-790-170	10.00	347,383.76
155	137-790-171	10.00	347,383.76
156	137-790-172	10.00	347,383.76
157	137-790-173	10.00	347,383.76
158	137-790-174	10.00	347,383.76
159	137-790-175	10.00	347,383.76
160	137-790-176	10.00	347,383.76
161	137-790-177	10.00	347,383.76
162	137-790-178	10.00	347,383.76
163	137-790-179	10.00	347,383.76
164	137-790-180	10.00	347,383.76
165	137-790-181	10.00	347,383.76
166	137-790-182	10.00	347,383.76
167	137-790-183	10.00	347,383.76
168	137-790-184	10.00	347,383.76
169	137-790-185	10.00	347,383.76
170	137-790-186	10.00	347,383.76
171	137-790-187	10.00	347,383.76
172	137-790-188	10.00	347,383.76
173	137-790-189	10.00	347,383.76
174	137-790-190	10.00	347,383.76
175	137-790-191	10.00	347,383.76
176	137-790-192	10.00	347,383.76
177	137-790-193	10.00	347,383.76
178	137-790-194	10.00	347,383.76
179	137-790-195	10.00	347,383.76
180	137-790-196	10.00	347,383.76
181	137-790-197	10.00	347,383.76
182	137-790-198	10.00	347,383.76
183	137-790-199	10.00	347,383.76
184	137-790-200	10.00	347,383.76

EXISTING LOT DATA

PARCEL	APN	AREA (ACRES)	AREA (SQ. FT.)
1	137-790-017	10.00	347,383.76
2	137-790-018	10.00	

CITY OF BUELLTON
Planning Commission Agenda Staff Report

Planning Director Review: MMB
Planning Commission Agenda Item No: 3

To: The Honorable Chair and Commission Members

From: Andrea Keefer, Assistant Planner

Date: June 15, 2017

Subject: Resolution No. 17-07 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (17-DPM-02) to Two Previously-Approved Final Development Plans, 16-FDP-04 and 95-FDP-06, to Add Condition(s) Related to Amplified Music at the Flying Flags RV Resort Located at 180 Avenue of Flags (Assessor's Parcel Number 137-200-085 and 137-200-086), and Making Findings in Support Thereof"

BACKGROUND

The City has initiated a Development Plan Modification application, requesting a modification to two previously-approved Final Development Plans, 16-FDP-04 and 95-FDP-06, in order to review possible conditions to the project approvals related to amplified music at Flying Flags RV Resort. This was initiated as a result of a complaint regarding amplified music events being held on the weekends at the main stage area. The project site is located on two parcels, totaling 25.6 (+/-) acres, Assessor's Parcel Numbers 137-200-085 and 137-200-086. The property is zoned CR (General Commercial) (Attachment 1 – Vicinity Map).

DISCUSSION

In recent years, Flying Flags RV Resort has been expanding; with new amenities, activities, and accommodations currently under construction which are consistent with previous project approvals. However, the City has learned that amplified music played at the park on the main stage located on the southeast portion of the site (Attachment 1) is affecting the nearby residential neighborhoods. There is also an outdoor patio area near the western entrance at the northern portion of the site near the existing pool area where outdoor music is played occasionally. As a result, staff has initiated a Development Plan Modification request to review conditions to the previous project approvals to address these concerns and impacts related to amplified music.

At the Planning Commission Public Hearing for Phase III of development of Flying Flags RV Resort on September 15, 2016, some details regarding outdoor music were discussed. The meeting minutes reflect that acoustic music would be played on the existing outdoor patio on Fridays and Saturdays from 6 to 9 pm (Attachment 2). Additionally, an outdoor stage area was included as part of Phase II of development. This stage area is located further southeast on the property, toward Highway 101, and away from the residential neighborhood. This is the proposed main stage area for the park. Flying Flags management has indicated that they would occasionally play outdoor music on this stage. The details regarding such outdoor music (how often, what type (acoustic or amplified), etc.) were not made clear at the September 15, 2016, meeting.

Additionally, at the time of the project approvals for 95-FDP-06 and 16-FDP-04, no conditions were included in the project conditions regarding amplified music at the park. However, due to recent concerns, staff requests that the Planning Commission review amplified music at the park and add appropriate conditions, if deemed necessary, related to amplified music. Resolution No. 96-01 is included as Attachment 3 and Resolution No. 16-06 is included as Attachment 4.

A petition letter has been filed by Therese Kokorowski (Attachment 5) and signed by several residents in the Rancho de Maria neighborhood requesting that amplified music be limited in the number of events permitted at Flying Flags RV Resort. The petition also includes a request that notice be provided to Rancho de Maria residents at least one week prior to each event.

The following are some additional options for the Planning Commission to consider with regards to outdoor amplified music at Flying Flags. Please note this list is not meant to be all-inclusive; it is only meant to provide some ideas for the types of conditions that could be added.

- Add no conditions to the project approvals
- Eliminate amplified music from the park all together
- Limit the permitted locations that the amplified music can be played (the pool area and/or the main stage)
- Limit the hours, days and times that amplified music can be played
- Require the sound to be monitored during any amplified music event
- Add a sound barrier of some kind to block the sound
- Monitor the situation and report back to the Planning Commission in one-year.

ENVIRONMENTAL REVIEW

The proposed project is exempt from environmental review, as it meets the criteria for a General Exemption 15061(b)(3).

RECOMMENDATION

That the Planning Commission:

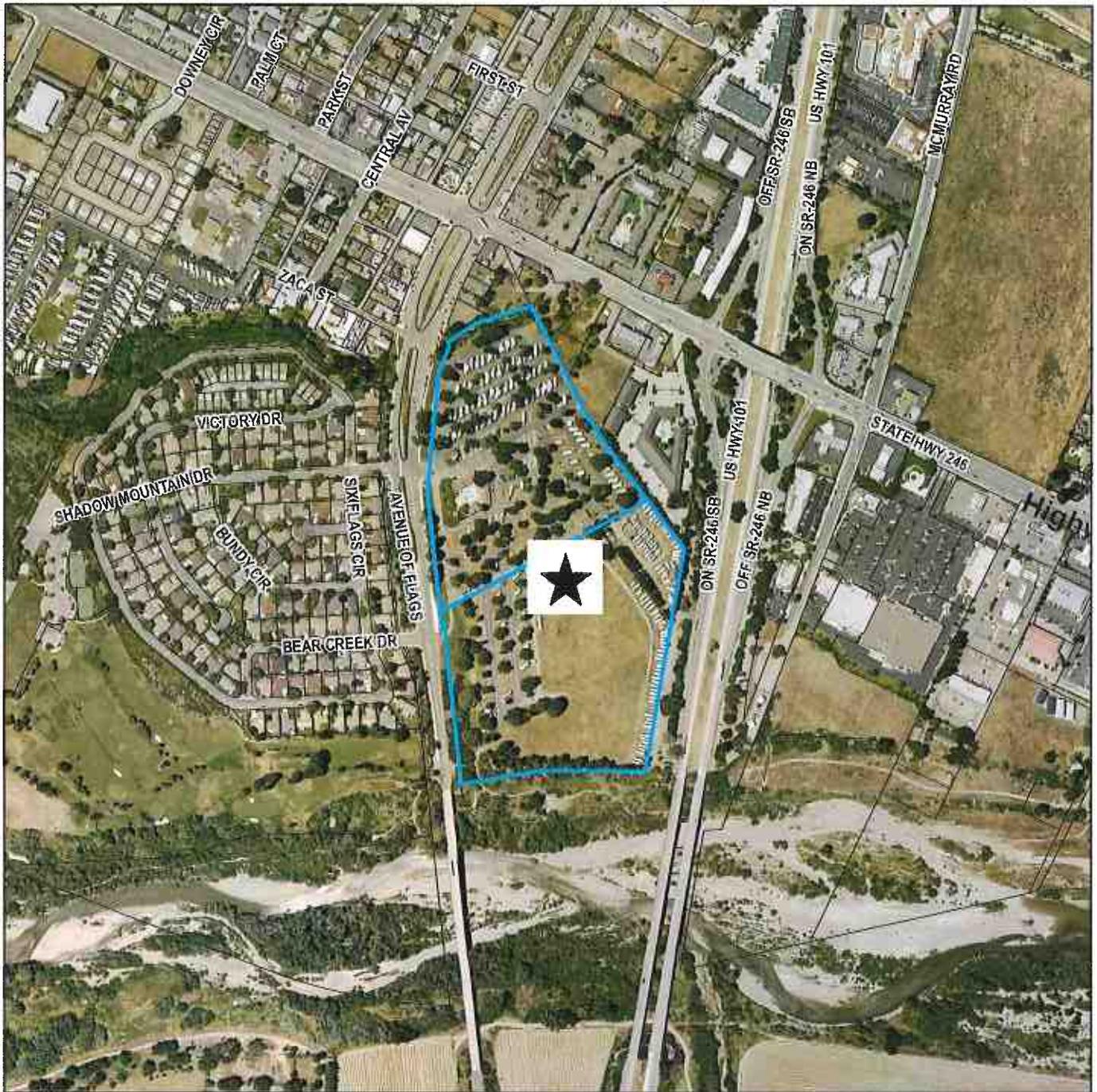
- 1) Determine the appropriate condition relating to amplified music; and
- 2) Consider the adoption of Resolution No. 17-07 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Development Plan Modification (17-DPM-02) to Two Previously-Approved Final Development Plans, 16-FDP-04 and 95-FDP-06, to Add Condition(s) Related to Amplified Music at the Flying Flags RV Resort located at 180 Avenue of Flags (Assessor's Parcel Number 137-200-085 and 137-200-086), and Making Findings in Support Thereof", with the wording determined under action No. 1 above.

ATTACHMENTS

- Attachment 1 – Vicinity Map
- Attachment 2 – Meeting Minutes from September 15, 2016 PC Meeting
- Attachment 3 – Resolution No. 96-01 (95-FDP-06)
- Attachment 4 – Resolution No. 16-06 (16-FDP-04)
- Attachment 5 – Petition Letter
- Resolution No. 17-07

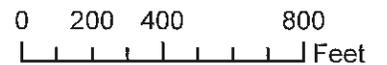


Attachment 1 - Vicinity Map



Legend

-  City Parcels
-  Project Location



CITY OF BUELLTON

PLANNING COMMISSION MEETING MINUTES

Regular Meeting of September 15, 2016 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

Chair Reif led the Pledge of Allegiance

ROLL CALL

Present: Commissioners Brian Dunstan, Joe Padilla, Vice Chair Art Mercado and Chair Foster Reif

Absent: Commissioner Dan Heedy

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

REORDERING OF AGENDA

None

PRESENTATIONS

None

APPROVAL OF MINUTES

1. Minutes of the regular Planning Commission meeting of September 1, 2016

Planning Commission Secretary Clare Barcelona noted a correction to the minutes in regards to Commissioner Padilla's absence.

MOTION:

Chair Reif moved and Commissioner Dunstan seconded the motion to approve the Minutes of September 1, 2016 with the correction noted.

VOTE:

Motion passed by 3-0 voice vote with abstention by Commissioner Padilla due to his absence from the meeting.

PUBLIC COMMENTS

None

CONSENT CALENDAR

None

CONTINUED PUBLIC HEARINGS

None

NEW PUBLIC HEARINGS

2. **Resolution No. 16-06 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (16-FDP-04) for the Flying Flags RV Resort Phase III Project Located at 180 Avenue of Flags, Assessor's Parcel Number 137-200-085 and Making Related Findings Under the California Environmental Quality Act"**

RECOMMENDATION:

That the Planning Commission consider the adoption of Resolution No. 16-06.

DOCUMENTS:

Planning Department Staff Report with attachment (Vicinity Map, Architectural and Civil Plans)

Resolution No. 16-06

STAFF REPORT:

Assistant Planner Andrea Keefer presented the staff report.

SPEAKERS/DISCUSSION:

Staff clarified that this project did not require architectural review as it is an infill project and is consistent with the existing project.

Sid Goldstien, Project Engineer, introduced the Architect, David Goldstien and project associates, Rick Kippers, Ron Biddlecome and Dan Bauman. Mr. Goldstien gave a history of the project and emphasized the proposed improvements.

David Goldstien, Architect, passed around a color and materials board and photos of the existing buildings on the site.

Chair Reif opened the Public Hearing at 6:18 p.m.

Therese Kokorowski, 100 Six Flags Circle, read a statement into record expressing concerns regarding loud music coming from Flying Flags every Friday and Saturday evenings.

Dan Bauman, Applicant, addressed Ms. Kokorowski's concerns stating that acoustic music is provided on the front patio on Friday and Saturdays from 6-9 p.m. As part of Phase II a new stage area is planned to be located further from the neighboring residents.

City Manager stated that there are current noise restrictions in the Municipal Code.

Ms. Kokorowski clarified that issue is not the level of the sound but the frequency of the music.

Kathy Vreeland, Buellton Chamber of Commerce spoke in support of the project.

Chair Reif closed the Public Hearing at 6:34 p.m.

MOTION:

Chair Reif moved and Commissioner Padilla seconded the motion to adopt Resolution No. 16-06 "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Final Development Plan (16-FDP-04) for the Flying Flags RV Resort Phase III Project Located at 180 Avenue of Flags, Assessor's Parcel Number 137-200-085 and Making Related Findings Under the California Environmental Quality Act" with the added Condition #33 and corrections to the wording of Condition #38 as indicated in the staff report.

VOTE:

Motion passed with a 4-0 roll call vote.

OTHER BUSINESS

None

WRITTEN COMMUNICATIONS

None

PLANNING COMMISSIONER COMMENTS

None

PLANNING DIRECTOR REPORT

City Manager Bierdzinski updated the Commission on recent City Council actions and the status of various projects and mentioned several upcoming projects.

ADJOURNMENT

Chair Reif adjourned the meeting at 6:38 p.m. to the next regular scheduled meeting of the Planning Commission to be held October 6, 2016 at the City Council Chambers, 140 West Highway 246, Buellton.

Foster Reif, Planning Commission Chair

ATTEST:

Clare Barcelona, Planning Commission Secretary

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

Attachment 3

PLANNING COMMISSION RESOLUTION 96-01

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF BUELLTON
APPROVING FINAL DEVELOPMENT PLAN 95-DPF-06 FOR
THE PHASED EXPANSION OF A RECREATIONAL VEHICLE PARK LOCATED
AT 180 AVENUE OF FLAGS (FLYING FLAGS TRAVEL PARK)

I. THE PLANNING COMMISSION OF THE CITY OF BUELLTON DOES HEREBY
FIND AND DETERMINE AS FOLLOWS:

WHEREAS, The City of Buellton has received an application from Ray Thomas, Flying Flags, Ltd., for Final Development Plan 95-DPF-06 to allow the phased expansion of a recreational vehicle park at 180 Avenue of Flags.

WHEREAS, The Planning Commission of the City of Buellton held a public hearing on January 4th, 1996 to consider the request.

WHEREAS, A Draft Negative Declaration was prepared for the original project approval in 1986 pursuant to the California Environmental Quality Act (CEQA) and circulated for public review.

WHEREAS, The Draft Negative Declaration was recirculated for additional public review to allow the public an opportunity to review and comment on the adequacy of the environmental document.

WHEREAS, the environmental circumstances surrounding the project have not changed substantially and adverse impacts are mitigated to the maximum extent feasible by Draft Negative Declaration 85-ND-69. No additional environmental review is required pursuant to Section 15162 of the State CEQA Guidelines.

WHEREAS, Based on the staff analysis, oral and written testimony, and the Negative Declaration, the Planning Commission finds, after due study, deliberation, and public hearing, the following circumstances exist:

1. The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed.
2. Potential adverse impacts are mitigated to the maximum extent feasible.
3. The streets and highways are adequate and properly designed.
4. There are adequate public services, including but not limited to, fire protection, water supply, sewage disposal, and police protection to serve the project.

Attachment 3

Planning Commission
Resolution 96-01

5. The project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas.
6. The project is in conformance with the applicable provisions of the Zoning Ordinance and the General Plan.
7. The project will not conflict with any easements required for public access through, or public use of a portion of the property.

II. NOW, THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CITY OF BUELLTON DOES HEREBY RESOLVE AS FOLLOWS:

- A. Based on the findings listed in Exhibit "A", Negative Declaration 85-ND-69 is hereby adopted, along with the mitigation measures and monitoring program.
- B. Based on the findings listed in Exhibit "B" the Planning Commission hereby approves Final Development Plan 95-DPP-06, subject to the conditions of approval set forth in Attachment 1.

On motion of Commissioner Robinson, second by Commissioner Ward this Resolution was adopted this 4th day of January, 1996 by the following roll call vote:

AYES: Commissioners Cahill, Hendrick, Robbins, Robinson, Ward, Chairman Mendenhall

NOES: None

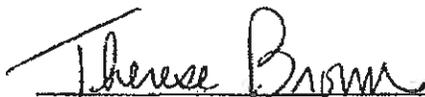
ABSENT: Commissioner Ward

ABSTAIN: None



Mark Mendenhall
Chairman of the Planning Commission

ATTEST:



Therese Brown, Secretary to the Planning Commission

Attachment 3

Planning Commission
Resolution 96-01

Exhibit "A"

Findings for Adoption of Negative Declaration 85-ND-69

1. A Negative Declaration (85-ND-69) on environmental impact was prepared and circulated for 20 days in accordance with the California Environmental Quality Act (CEQA) and related Guidelines.
2. The Draft Negative Declaration was recirculated for an additional 20 days to allow the public the opportunity to comment on the adequacy of the Negative Declaration.
3. The Negative Declaration was prepared in compliance with CEQA and associated Guidelines.
4. Adverse impacts are mitigated to the maximum extent feasible by the mitigation measures described in Negative Declaration 85-ND-69, and no additional environmental review is required pursuant to Section 15162 of the State CEQA Guidelines.
5. The design of the project was considered by the Planning Commission who concluded that the project will not result in any significant adverse impacts on the environment.
6. Negative Declaration 85-ND-69 represents the independent judgement of the Commission, and the Commission has independently reviewed and analyzed the information contained in the Negative Declaration.
7. The project will have no adverse impacts on resources governed by the State Department of Fish and Game. (de minimus finding)
8. The Planning Commission hereby adopts Negative Declaration 85-ND-69, associated mitigation measures and monitoring program.
9. The Commission hereby directs that a Notice of Determination be filed with the County Clerk.

Attachment 3

Planning Commission
Resolution 96-01

Exhibit "B"

Findings for Approval of Final Development Plan 95-DPF-06

1. The site for the project is adequate in size, shape, location and physical characteristics to accommodate the type of use and intensity of development.
2. Adverse impacts are mitigated to the maximum extent feasible by the previous Negative Declaration (85-ND-69), and no additional environmental review is required pursuant to Section 15162 of the State CEQA Guidelines. The mitigation measures identified in the Negative Declaration are reaffirmed.
4. The project will not be detrimental to the health, safety and welfare of the surrounding neighborhood and will not be incompatible with the surrounding area.
5. The project is consistent with the Comprehensive Plan.

Attachment 3

Planning Commission
Resolution 96-01

Attachment 1

Conditions of Approval 95-FDP-06

1. Approval of the final development plan shall expire five (5) years after approval by the Planning Director, unless prior to the expiration date substantial physical construction has been completed on the development or the applicant has applied for a time extension. The Director may, upon good cause shown, grant a time extension for one year.
2. The size, shape, arrangement and location of walkways, parking areas, buildings, and landscaped areas shall be developed in substantial conformity with the approved development plan. Substantial conformity shall be determined by the Planning Director. In the event of a disagreement between the applicant and Director, such determination shall be made by the Planning Commission.
3. All parking area locations, design and size and the number of parking spaces shall be in accordance with all applicable provisions of Ordinance Parking Standards.
4. Prior to recordation of Tentative Parcel Map 14,012, a rest room with a minimum of one toilet, shower and lavatory for each sex shall be installed. A temporary facility meeting these standards is allowed subject to review and approval by the Planning Director. In either case, a permanent rest room facility meeting these standards shall be installed with Phase II.
5. The improvements for Phases II and III shall be completed no later than January 30, 2001. All water mains, sewer, on-site roads, service connections and seeding for grass for the remaining RV spaces shall be installed.
6. The project shall be subject to the conditions described in a letter dated 12/14/89 from the County Environmental Health Services Department.
7. The design of the garbage pickup areas shall be architecturally compatible with the overall architecture of the project.
8. All exterior lighting shall be hooded and no unobstructed beam of exterior lighting shall be directed toward any area zoned or developed residential.
9. Lighting shall be designed so as not to interfere with vehicular traffic on any portion of streets.
10. All signs shall comply with Santa Barbara County Code Chapter 35 (Sign regulations).
11. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging or rebuilding of any building, structure or improvement the applicant shall obtain zoning clearance from the City Planning Department.

Attachment 3

Planning Commission
Resolution 96-01

12. No permits for development, including grading, shall be issued except in conformance with an approved final development plan.
13. All parking areas shall be landscaped and screened in accordance with all applicable provisions of the Buellton Zoning Ordinance, unless replaced with specific landscape and screening conditions.
14. Prior to zoning clearance, the applicant shall file with the City a tree protection plan indicating the trunk location and tree canopy line of all mature native trees. A qualified botanist, horticulturalist or approved tree specialist shall develop a site specific program providing protection during grading, construction and recuperation periods.
15. All trees to be saved on-site shall be fenced at a distance of 10 feet from the dripline.
16. Since construction equipment can generate 90 dBA of sound at 50 feet and residences are nearby, all construction activities, including the warming of construction vehicle engines, shall be limited to weekdays only between the hours of 7 A.M. to 5 P.M.
17. The recreational vehicle development shall be approved by the State Department of Housing and Community Development, Division of Building and Housing Standards prior to zoning clearance.
18. Occupancy of each RV space shall not exceed a 60-day stay unless the local school district and the applicant have entered into a binding agreement, satisfactory to both parties, to mitigate potential impacts on school capacity. This condition shall have been satisfied upon presentation of such agreement to the City prior to zoning clearance. In the event such agreement is made, in lieu of the 60-day stay limit, a 6-month stay limit shall then become effective. Regardless of such agreement with the local school district, at least 50 (50%) percent of the recreational vehicle spaces shall be limited to transient use in which occupancy shall not exceed 60 days in any calendar year.
19. Owner shall submit semi-annual reports on park occupancy for review by the City Planning Department in a form approved by the City as long as the 60-day stay limit is in effect. Upon implementation of a 6-month stay limit, a report of occupancy for those spaces shall be made annually. All such reports shall include analysis of length of stay on the premises. The reports shall be reviewed by the Planning Director to determine if the facilities continue to retain characteristics of an RV park. If the Director determines that the park no longer retains the characteristics of an RV park, he/she shall refer the matter to the City Planning Commission who may impose additional conditions to assure those characteristics.
20. Prior to building permit issuance, the project shall pay all applicable fees due the City.
21. Dust control methods shall be utilized on demolition or any other dust-producing activities in compliance with Air Pollution Control District (APCD) standards.

Attachment 3

Planning Commission
Resolution 96-01

22. All final conditions of approval of this project shall be printed on the building plan. These shall be in the form of a photocopy of the final action letter of the decision maker (preferably printed as a separate numbered sheet).
23. Measures to control erosion during construction shall be incorporated into the grading plans, and shall be subject to review and approval by the City Engineer.
24. Faithful performance and labor and material bonds (each to be 100% of the City Engineer's Estimate) shall be posted with the City to cover all public improvements and onsite grading, prior to the issuance of building permit.
25. The applicant shall obtain the necessary engineering permits for grading, street construction and excavation, as needed.
26. Prior to issuance of building permits, the applicant shall submit a soils report, prepared by a registered geologist or qualified civil engineer, concerning soil conditions for grading, footing and foundation construction.
27. All public improvements shall be constructed in conformance with Santa Barbara County, and City of Buellton standards.
28. The applicant shall comply with all standard Fire Department conditions.
29. The following note shall be placed on the construction plans:

If unanticipated archaeological remains are encountered during construction, activity shall be temporarily suspended until a qualified archaeologist can assess the significance of the resource. If necessary, the archaeologist shall recommend mitigation measures to protect the resources. The developer shall implement the mitigation measures, subject to review and approval of the City Planning Department.

Attachment 4

PLANNING COMMISSION RESOLUTION NO. 16-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUELLTON, CALIFORNIA, APPROVING A FINAL DEVELOPMENT PLAN (16-FDP-04) FOR THE FLYING FLAGS RV RESORT PHASE III PROJECT LOCATED AT 180 AVENUE OF FLAGS, ASSESSOR'S PARCEL NUMBER 137-200-085 AND MAKING RELATED FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT"

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

SECTION 1: Pursuant to the Zoning Ordinance of the City of Buellton, an application has been filed by Michael B. Earl, FPA Flying Flags Associates, property owner, and Sid Goldstien, agent (hereinafter referred to as "Applicant"), requesting approval of a Final Development Plan (16-FDP-04). The proposal is a development of approximately 2.75 acres, including a third swimming pool and spa with restrooms, 29 RV camp sites (including two group camp sites with restrooms and showers (full hookups)), seven tent sites (electrical hookups only), pool pavilion/event building, maintenance building, laundry building, concrete ball court, two bocce ball courts, and 33 parking spaces (the "Project"). The parking spaces include three pool parking spaces, two spaces at one of the group camp sites, and one space for each of the remaining RV spaces. The Project is located at 180 Avenue of Flags, Assessor Parcel No. 137-200-085 (the "Property").

SECTION 2: The application consists of:

- A. Final Development Plan (16-FDP-04):** Approval of Phase III of development of Flying Flags RV Resort which consists of the development of 29 RV camp sites (including two group camp sites with restrooms and showers), seven tent sites, a third swimming pool with restrooms and showers, a pool pavilion/event building, maintenance building, laundry building, concrete ball court, two bocce ball courts, and 33 parking spaces.

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

- A. Record.** Prior to rendering a decision on any aspect of the Project, 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 September 15, 2016 ("Public Hearing").

Attachment 4

2. All oral, written and visual materials presented by City staff in conjunction with the Public Hearing.
3. The following informational documents which, by this reference, are incorporated herein.
 - a. The Project file for 16-FDP-04 and the set of Project plans dated August 3, 2016.
 - b. Planning Commission staff report of September 15, 2016

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

1. A notice of public hearing was published in a newspaper on September 1, 2016 (the "Public Notice"), a minimum of ten (10) days in advance of the Public Hearing.
2. The Public Notice was mailed to the Applicant, affected public agencies, persons owning property within 300 feet of the Project site and others known to be interested in the matter on September 1, 2016, 10 days in advance of the Public Hearing.
3. The Public Notice and Agenda for the Public Hearing were posted in two conspicuous public places a minimum of 10 days before the Public Hearing.

C. Environmental Review. In accordance with the requirements of the California Environmental Quality Act ("CEQA"), 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):

1. It is proposed on a site of no more than five acres (2.75 acres), surrounded by urban uses located within city limits and without any habitat value;
2. It is consistent with the applicable general plan designation and applicable general plan policies and the applicable zoning designation and regulations;
3. It would not result in significant traffic, noise, air quality, or water quality impacts and can be adequately served by public services and utilities.

Additionally, the proposed project meets the criteria set forth in California Code of Regulations Section 15162(a), and no additional environmental review is required. The proposed project is adequately addressed in the Initial Study/Negative Declarations (ND) that were previously prepared for the project site. A Negative Declaration was prepared for the original Conditional Use Permit (84-CP-65) and also for a subsequent Time Extension (13-TE-03). No substantial

changes have occurred as part of this project, and therefore no additional environmental review is required.

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

1. Final Development Plan (16-FDP-04).

a. Findings:

- I. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed.
- II. That adverse impacts are mitigated to the maximum extent feasible; the project is exempt from environmental review as a Class 32 Categorical Exemption, and no adverse impacts were identified. The proposed project site is located on the Avenue of Flags on a site less than five acres and is surrounded by existing development in the RV park and on adjacent properties. Additionally, that the project meets the requirement of California Code of Regulations section 15162(a), and therefore no additional environmental review is required. Two prior Negative Declarations were prepared and adopted for the project site, and no substantial changes are proposed. The total number of RV sites will not exceed the original number of sites approved as part of 84-CP-65.
- III. That streets and highways are adequate and properly designed pursuant to the requirements of the City Engineer.
- IV. That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the Project. The Public Works Department is able to provide water and sewerage service to the Project. The Fire Department has provided conditions of approval to address their concerns. The Sheriff's Department has no concerns with the Project.
- V. That the Project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will be compatible with the surrounding area.

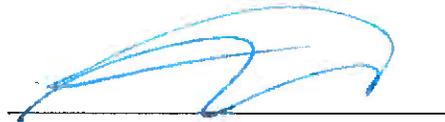
Attachment 4

- VI. That the project is in conformance with the applicable provisions of Title 19 of the Municipal Code and the General Plan. With imposition of the conditions of approval, the project complies with both the General Plan and Title 19 (Zoning).
- VII. That the project will not conflict with any easements required for public access through, or use of, a portion of the property.
- VIII. That the proposed development is in conformance with the Agrarian architectural style as described in the Community Design Guidelines.

SECTION 4: Based upon the Initial Study/Negative Declarations 13-ND-02 and 85-ND-69 (County) previously prepared for the project site, the Planning Commission exercises its independent judgment and finds that no substantial evidence exists that the approval of the Final Development Plan as conditioned hereby, will have a significant effect on the environment within the meaning of CEQA and hereby declares that the project meets the requirements of California Code of Regulations section 15162(a). The Planning Commission also exercises its independent judgment and finds that the project meets the requirements under CEQA guidelines as a Class 32 Categorical Exemption, Infill Development.

SECTION 5: Based on the findings set forth in Sections 2, 3, and 4 and subject to the conditions attached hereto, the Planning Commission hereby approves Final Development Plan 16-FDP-04.

PASSED, APPROVED, AND ADOPTED this 15th day of September, 2016


Foster Reif, Chair

ATTEST:


Clare Barcelona, Planning Commission Secretary

Attachment 4

Resolution No. 16-06

5

September 15, 2016

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. 16-06 was duly passed and adopted by the Planning Commission of said City at a regular meeting thereof, held on the 15th day of September, 2016, by the following vote, to wit.

AYES: (4) Commissioners Dunstan, Padilla, Vice Chair Mercado and Chair Reif

NOES: (0)

ABSENT: (1) Commissioner Heedy

NOT VOTING: (0)

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of September, 2016.



Clare Barcelona
Planning Commission Secretary

**CONDITIONS OF APPROVAL
FLYING FLAGS RV RESORT PHASE III
FINAL DEVELOPMENT PLAN 16-FDP-04**

A. GENERAL PROVISIONS

1. **Project Description.** The approval granted herein is based upon and limited to compliance with the Project Description received August 3, 2016, and conditions of approval set forth below. The Project Description is as follows: A request by Michael B. Earl, FPA Flying Flags Associates, L.P., property owner, and Sid Goldstien, agent (the "Applicant") for a Final Development Plan (16-FDP-04) to expand the Flying Flags RV Resort which consists of a third swimming pool and spa with a restroom, 29 RV camp sites (including two group camp sites with restrooms), seven tent sites, pool pavilion/event building, maintenance building, laundry building, concrete ball court, two bocce ball courts, and 33 parking spaces (the "Project"). The Project is located at 180 Avenue of Flags (Assessor Parcel Numbers 137-200-085) (the "Property"). The project plans that are included in this approval include the Title Sheet, Comprehensive Site Plan, Preliminary Grading and Drainage Plan, and Architectural Plans dated August 3, 2016. Any deviations from the Project Description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require formal modification of the approval and/or further environmental review. Deviations without the above-described authorization will constitute a violation of this approval. The following are the approvals:

- **Final Development Plan 16-FDP-04 (Case No. 16-FDP-04):** The Final Development Plan (16-FDP-04) includes the development of a third swimming pool/spa with a restroom, 29 RV camp sites (including two group sites), seven tent sites, pool pavilion/event building, maintenance building, laundry building, concrete ball court, two bocce ball courts, and 33 parking spaces.

2. **Terminology.** Except where otherwise noted, the terms appearing throughout the conditions of approval set forth herein shall have the meanings as defined below. Capitalization is used to identify defined terms and shall have the meanings as set forth below unless the context in which they are used clearly requires otherwise.
 - a. **"Applicant"** means Michael B. Earl, FPA Flying Flags Associates, L.P., property owner, and Sid Goldstien, agent, and includes all agents, subdividers, developers, contractors, workers and personnel employed on the Project.
 - b. **"Building Department"** means the State Department of Housing and Community Development (and all successors and assigns thereof), which is responsible for performing building plan check and inspection services at the Flying Flags RV Resort.
 - c. **"City"** means the City of Buellton and includes the City Manager, City Engineer, Planning Director and all other duly appointed officials having

Attachment 4

responsibility for land use matters, as well as their respective assignees (e.g., Department staff members). Unless otherwise indicated, the Planning Department shall be the primary point of contact for the City.

- d. **“County”** means the County of Santa Barbara.
 - e. **“Final Building Inspection Clearance”** means acknowledgement by the Department of Housing and Community Development that construction of the Project has been completed in full compliance with plans and specifications approved by the Department of Housing and Community Development. Such acknowledgement is typically evidenced by signature of appropriate staff on the building permit inspection form.
 - f. **“Fire Department”** means the Fire Department of the County (and all successors and assigns thereof), furnishing fire prevention and protection services to the City by operation of a special district.
 - g. **“Entitlement”** means the type of land use permit required by the Buellton Municipal Code in connection with the Project for which approval is granted herein.
 - h. **“Project”** means and includes all of the actions described in the Project Description above.
 - i. **“Project Inspection”** means a field inspection and documentation review performed by the Planning Director at the time of Final Building Inspection Clearance to verify that the Project has been completed in full compliance with the terms and conditions of approval. The Project Inspection shall be performed upon completion of construction and the Project must be fully compliant with all terms and conditions of approval prior to and as a condition precedent to obtaining Final Building Inspection Clearance.
 - j. **“Project Manager”** means person or personnel of the City assigned to oversee and administer the Permit including, but not limited to, compliance with the Mitigation Measures set forth herein.
 - k. **“Property”** means the land and improvements identified in the Project Description.
 - l. **“Property Owner”** means Michael B. Earl, FPA Flying Flags Associates, L.P., and includes all persons and entities possessing fee title (in full or in part) to the site of the Project.
 - m. **“Zoning Clearance”** means approval granted pursuant to 19.08.100 of the Buellton Municipal Code requisite to issuance of a building permit for authorized construction or land development activities.
3. **Additional Permits Required.** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the Applicant shall: (i) obtain a Zoning Clearance (hereinafter defined below); and (ii) obtain all other permits and approvals that may be required by operation of the Buellton Municipal Code (e.g., grading permit, building permit, encroachment permit, etc.). Before any Zoning Clearance will be issued by the City, the Applicant must obtain written clearance from all departments having jurisdiction; such clearance shall indicate that the Applicant has satisfied all pre-

Attachment 4

construction conditions of approval. To the extent any condition or provision of the approval set forth herein is incompatible with or at variance with any other permit for the Project, the most restrictive condition and provision shall prevail.

4. **Interpretations and Exceptions.** The Planning Director is authorized to render decisions as to the applicability or interpretation of the conditions set forth herein, including minor changes, when the strict application of the conditions conflicts with the underlying purpose of the conditions or creates undue hardship or administrative burden. Any administrative change granted shall be subject to such conditions as will: (i) assure that the adjustment thereby authorized shall appropriately implement purposes and objectives of the original conditions; and (ii) not change or compromise the effectiveness of the original conditions. As an example, and for illustrative purposes only, the Planning Director may modify the implementation timing of specific conditions at the mutual convenience of the City and Applicant. Minor changes authorized pursuant to this condition shall not require separate processing of a formal amendment.
5. **Indemnity.** The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, arising from or in connection with the approval, decision or action of the City Council, Planning Commission, or other decision-making body, or staff action concerning the Project, including but not limited to writ proceedings, claims for inverse condemnation, personal injury, property damage, and/or breach of a mandatory duty, challenges under the California Environmental Quality Act, and/or any action that attacks, challenges, or seeks to set aside, void, or annul all or any part of the approvals, decisions, or actions concerning the Project. City shall promptly notify the applicant of any Action brought and request that the applicant defend the City. It is expressly agreed that applicant may select legal counsel providing the applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense.
6. **Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the Applicant in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action.
7. **Approval Limitations.** This approval is issued pursuant to the provisions of Title 19 of the Buellton Municipal Code and is subject to the foregoing conditions and limitations. Failure

Attachment 4

to comply with said conditions of approval may subject the Applicant to remedies and penalties specified in the Buellton Municipal Code.

8. **Enforcement Costs.** In the event the City determines that it is necessary to take legal action to enforce any of the conditions of approval herein, and such legal action is taken, the Applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the Applicant to waive said fees or any part thereof.
9. **Failure to Comply.** In the event that the Applicant fails to comply with any order of the City issued hereunder or any injunction of the Superior Court, it shall be liable in accordance with the provision of Section 1.32 of the Buellton Municipal Code.
10. **Access to Records and Facilities.** As to any condition that requires for its effective enforcement the inspection of records or facilities by City or its agents, the Applicant shall make such records available or provide access to such facilities upon reasonable notice from City
11. **Payment of Fees.** All applicable fees associated with development of the Project shall be paid by the Applicant at the time such fees become payable as provided by Buellton Municipal Code or otherwise stipulated in this approval (whichever date is sooner), and the amount payable shall be based on the fee schedules adopted by the City and then in effect at the time such fees become payable.
12. **Acceptance of Conditions.** The Applicant shall acknowledge and agree to all conditions of this approval within 60 days of the notice of final action, evidenced by the Applicant's signature on the space provided at the end of this document. The Applicant shall record this document on title to the subject Property prior to or concurrently with the filing of a Zoning Clearance. The Applicant, and all successors or assignees, are responsible for complying with all conditions of approval. Any zoning violations concerning the installation, operation, and/or abandonment of the Project are the responsibility of the Applicant, and all successors or assignees.

B. PLANNING CONDITIONS

13. **Final Development Plan.** Approval of the Final Development Plan (Case No. 16-FDP-04) (the "Permit") for 16-FDP-04 is granted to the Applicant for the Property as identified in the Project Description. Except or unless indicated otherwise herein, all driveways, parking areas, and other facilities or features shall be located and maintained substantially as shown on the exhibits accompanying the application for the Project.
14. **Development Time Frame.** Building construction must be started not later than five years after approval of the Final Development Plan, or if a Permit is issued within the one year period, construction must be diligently pursued thereafter, or this approval will be

Attachment 4

revoked pursuant to the Buellton Municipal Code. Any request for an extension shall be processed under the procedures set forth in the Municipal Code. Start of construction is defined as:

- a. All zoning and related approvals are effective; and
 - b. All required building and grading permits have been issued; and
 - c. The “foundation inspection” and “concrete slab or under floor inspection” as defined in the California Building Code have been made and received approval from the Department of Housing and Community Development, i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or under floor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights have arisen.
15. **Zoning Clearance.** As a condition precedent to obtaining building permits, and prior to improving any portion of the Property or commencing any work pertaining to the Project approved herein, the Applicant shall obtain Zoning Clearance from the Planning Director. Zoning Clearance shall only be granted upon satisfying all conditions precedent to construction as stated in these conditions of approval.
16. **Performance Standards.** The design, operation, and use of the Project and Property shall comply with all outdoor storage, trash collection design, performance standards, landscaping requirements, and lighting provisions of the Buellton Municipal Code. All exterior lighting shall be located and designed so as to avoid creating substantial off-site glare, light spillover onto adjacent properties, or upward illumination into the sky. In addition, the Property shall be maintained in strict compliance with the following additional standards:
- a. Use Limitations. No building or other improvement upon the Property shall be constructed, maintained, or used for any purpose other than that which is allowed by the Buellton Municipal Code or otherwise stipulated in the conditions of approval herein. Furthermore, the Property shall be maintained in strict compliance with the following additional standards:
 - (1) Unobstructed Access. All driveways and areas designated for off-street parking shall remain accessible at all times. Except as allowed by revocable license approved by the City, parking shall not be allowed on driveways at any time.
 - (2) Vehicle Repair. No disassembly, repair or any other work shall be performed on any vehicle, machine, motor, appliance or other similar device shall be allowed on any portion of the Property

Attachment 4

except or unless such work and device is wholly removed from public view.

- (3) Exterior Storage. No storage of any goods, materials or equipment shall be permitted on the Property except within the confines of fully enclosed buildings or as approved in the Final Development Plan.
- b. Prohibited Activities. No person owning, leasing, occupying or having charge or possession of the Property, or any portion thereof, shall maintain or use the premises in such a manner that any of the following conditions are found to exist:
- (1) Fire and Explosion Hazards. Storage and transportation of flammable or explosive materials, as defined by the County of Santa Barbara Fire Department, which are provided without adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire-suppression equipment and devices, standard in the industry.
 - (2) Fissionable, Radioactivity or Electrical Disturbance. Storage or use of fissionable or radioactive material, if their use or storage results at any time in the release or emission of any fissionable or radioactive material into the atmosphere, the ground, or sewage systems, or any activities which emit electrical disturbances, affecting the operation at any point of any equipment other than that of the creator of such disturbance.
 - (3) Glare, Humidity, Heat and Cold. Direct or sky-reflected glare, whether from floodlights or from high temperature processes, or humidity, heat or cold that is produced and is perceptible without instruments by the average person at the Property line.
 - (4) Liquid and Solid Wastes. Discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any material of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, except in accordance with standards approved by the California Department of Public Health or such other governmental agency as shall have jurisdiction over such activities.
 - (5) Odors. Emissions of odorous gases or other odorous matter that is produced in nuisance quantities at the Property line.

Attachment 4

- (6) Particulate Matter and Air Contaminants. Emissions, including but not limited to, fly ash, dust, fumes, vapors, gases, and other forms of air contaminants which are produced from any facility or activity which are readily detectable without instrument by the average person at the Property line which can cause any damage to health, animals, vegetation or other forms of property, or which can cause excessive soiling at any point.
 - (7) Vibration. Ground vibration that is produced and is discernible without instruments to the average person at the Property line. Ground vibration caused by motor vehicles, trains, aircraft, and temporary construction or demolition work is exempted from this standard.
 - (8) Prohibition of Dangerous Elements. Land or buildings which are used or occupied in any manner so as to create any dangerous, noxious, injurious or otherwise objectionable fire, explosive or other hazard; noise or vibration; glare; liquid or solid refuse or waste; or other dangerous or objectionable substance, condition, or element in such a manner or such an amount as to adversely affect other uses.
 - (9) Noise. Unless otherwise provided for, no person shall operate or cause to be operated any source of sound at or on the Property, or allow the creation of any noise on the Property owned, leased, occupied or otherwise controlled by such person which causes the noise level when measured on any receiving property to exceed the noise level limits set forth by the Buellton Municipal Code as adopted and amended.
17. **Fire Department.** The Project is located within the jurisdiction of the County Fire Department and shall comply with all applicable standards of that agency.
 18. **Building Codes.** All building construction shall be designed and performed in accordance with the currently adopted California Building Code, and all other appropriate sections of the Buellton Municipal Code, State of California energy conservation standards, Title 24 handicap accessibility standards and Title 25 regulations. The State Department of Housing and Community Development shall have jurisdiction for building code review and inspection. All necessary plans and documentation shall be submitted at time of plan check including, but not limited to, complete architectural plans and appropriate engineering calculations prepared by a California Licensed Architect or Engineer.
 19. **Grading and Drainage.** All building construction, grading and drainage shall be designed and performed in accordance with the currently adopted Excavation and Grading Code and all other appropriate sections of the Buellton Municipal Code and

Attachment 4

Santa Barbara Flood Control Design Standards dealing with grading, drainage and public improvements. Prior to construction, necessary plans and documentation shall be submitted for review and approval by the City Engineer including, but not limited to, complete civil engineering drawings, public improvement plans, utility specifications and appropriate engineering calculations prepared by a California Registered Civil Engineer.

20. **Final Occupancy Clearance.** No Final Building Inspection Clearance or release of occupancy will be granted for any building on the Property until all construction is completed in accordance with the plans approved and the conditions specified herein. Exceptions to this requirement may be granted subject to: (i) approval of the City Engineer and Planning Director; (ii) assurance that unfinished items will be completed within a reasonable period of time (including, but not limited to, the posting of appropriate performance security to assure such completion); (iii) essential infrastructure necessary to serve the entire Project is fully installed; and (iv) public safety and convenience is appropriately protected.
21. **Property Maintenance.** The Project and Property, including the landscaping, shall be maintained in a continuous state of good condition and repair, in full compliance with all approved plans, specifications and conditions of approval. Corrective improvements shall be undertaken as necessary to continuously conform with and implement conditions of Project approval including, as applicable, repair, repainting and/or replacement of Project components as needed. Where a Project is found to be non-compliant, the Applicant shall adhere to City recommendations to bring the Project into compliance.
22. **Community Design Guidelines/Architecture.** The Project shall be in conformance with the Community Design Guidelines. The design details and color of the Agrarian style architecture shown on the project plans shall be installed and maintained.
23. **Landscape Surety.** Prior to issuance of a building permit, a surety for installation of the landscaping and irrigation, and for maintenance for one year, shall be posted in a form acceptable to the City. The surety estimate shall be submitted as part of the building permit submittal.
24. **Landscape Installation.** Prior to obtaining Final Building Inspection Clearance, all landscaping and irrigation shall be completed and fully installed in accordance with the approved landscape plan submitted as part of the building plans. A letter from the landscape architect shall be submitted verifying compliance with the plans. The landscape and irrigation surety, less the one year maintenance portion, can be released at this time.
25. **Landscape Maintenance.** Following installation, all landscaping shall be continuously maintained thereafter for a period of not less than one year or until such time that all plant material has been completely established. The Planning Director shall inspect or cause to be inspected all landscaped areas after the one year maintenance period. If the landscaping is healthy and established, the one year maintenance portion of the surety may be released.

Attachment 4

26. **Landscape Maintenance Agreement.** The Applicant shall acknowledge and sign the City's Landscape and Maintenance Agreement prior to issuance of the building permit. The Applicant, and all successors or assignees, are responsible for complying with all conditions of the Agreement. Any violations of the Landscape and Maintenance Agreement may result in Code Enforcement action.
27. **Lighting.** All new exterior lighting fixtures shall comply with the design requirements of the Community Design Guidelines and shall protect dark skies. All lighting shall be LED or Inductive technology or other energy efficient type of lighting.
28. **Parking.** 33 parking spaces shall be maintained at all times. This includes 30 camp site spaces and 3 pool visitor parking spaces. All visitor parking spaces shall be striped in accordance with City of Buellton standards prior to issuance of the occupancy permit. In addition, parking spaces shall be dedicated specifically for the tent sites and shall be clearly marked to indicate the associated tent site.
29. **River Setback.** The setback from the top of bank of the Santa Ynez River is 200 feet. Any structures for permanent residential occupancy are not permitted within the setback. Parking spaces, camp sites for transient occupants, and restroom buildings as shown on the plans are permitted within the setback.
30. **Laundry Building.** Prior to Zoning Clearance approval, the location of the laundry building shall be changed to provide space between the building and the existing parking space shown on the plans. Alternatively, the existing parking space can be removed and replaced at another location approved by the Planning Department.
31. **Tent Sites.** Parking for the tent sites shall be provided in the area immediately to the east or north of the tent sites in the existing parking area approved as part of Phase II. These parking spaces shall be clearly labelled and dedicated specifically to these tent sites.
32. **Landscape Plan.** A landscape plan shall be submitted prior to Zoning Clearance approval for the project. A final landscape plan shall be approved by the City of Buellton Planning Department prior to issuance of the Zoning Clearance.
33. **Phase III Construction.** Construction of Phase III must occur in concurrence with or after the completion of Phase II construction to ensure that there is parking to support the seven new tent sites.

C. ENGINEERING CONDITIONS

PRIOR TO GRADING PERMIT ISSUANCE:

34. **Improvement Plans.** Applicant shall cause to be prepared by a Civil Engineer, registered in the State of California, grading and utilities improvement plans, including, but not limited to, street, water, sewer, and storm drain improvements. An engineering cost estimate shall be submitted with the grading and improvement plans along with any

Attachment 4

calculations, signed/stamped certifications and plan check processing fees.

35. **Improvement Plan Requirements.** Plans for the frontage improvements shall be drawn by a California Registered Civil Engineer. Drawings shall be prepared on 24-inch by 36-inch mylar (4 mil) showing all proposed improvements including, but not limited to, curbs, gutters, sidewalks, paving, driveway cuts, storm drains, street lights, utilities, and street trees.
36. **Soils Report.** At the time that Improvement Plans and/or Grading and Drainage Plans are submitted for review and approval by the City Engineer, two copies of a Soils Report, prepared by a California Registered Geologist or Soils Engineer, shall be submitted. The Report shall address soils engineering and compaction requirements, R-values, and other soils and geology related issues (including liquefaction) and shall contain recommendations as to foundation design, and paving sections, where applicable for the project.
37. **Erosion Control Plan.** Erosion Control Plans shall be completed and submitted to the City Engineer for review and approval. Appropriate BMP measures shall be undertaken at *all* times. This shall be in compliance with the Regional Water Quality Control Board requirements. NOI shall be filed. A SWPPP shall be developed for the project site by a certified QSD, draft copy shall be submitted for review prior to issuance of the grading permit. SWPPP shall be on-site at all times. Implementation shall be performed by a QSP.
38. **Hydrology Report.** At the time that Improvement and/or Grading and Drainage Plans are submitted for review and approval by the City Engineer, a complete hydrology/hydraulic report shall be submitted by the applicant's engineer determining the adequacy of the proposed drainage system and the adequacy of the existing downstream system. A rain fall frequency of twenty-five (25) years shall be used for sizing piping and inlet structures. If no overland escape is available, 100-year flows shall be used as the basis of design. Santa Barbara County Engineering Design Standards shall be used. In addition, the report shall discuss the required stormwater management plan requirements and the LID proposed for compliance. CASQA Manuals and Guidelines shall be used for references.
39. **RWQCB.** This project phase is subject to the same Stormwater requirements as Phase 2, which has been confirmed and reported to the Regional Water Quality Control Board as prior to the specific Post-Construction Requirements. The Project shall implement and incorporate Best Management Practices (BMPs) appropriate to the uses conducted on-site and during construction to effectively mitigate storm water pollution during construction as well as post-construction. BMPs shall include routine and on-going maintenance of stormwater pollution prevention control practices and documentation.
40. **Fire Department Review.** Applicant shall submit improvement plans for concurrent review with the Santa Barbara County Fire Department and shall provide documentation of submittal along with grading and utility improvement plans to the City Engineer. A

Attachment 4

copy of the Fire Department approval shall be submitted prior to issuance of grading permit.

41. **Mylars.** Upon approval of the final plans, the applicant shall furnish original stamped mylars to the City Engineer for signature and reproduction for permitting purposes. A final Engineer's estimate shall be prepared (updated from the original submittal and shall utilize prevailing wage rates) and permit/inspection fees paid.
42. **Sureties.** A faithful performance and labor/material bond for the grading and utilities (each to be equal to 100% of the final City Engineer's estimate of costs, which shall include a 20% contingency), or equivalent form of guarantee, shall be posted by the applicant. The bonds shall remain in effect until the completion of the project and a certificate of occupancy has been issued, at which time, 10% of the bond shall be retained for a warranty period of 1 year after the City has approved a Notice of Completion and after receipt/approval of the As-built Record Drawings.
43. **Geotechnical Engineer.** A geotechnical engineer or geologist licensed in the State of California shall provide guidance during grading operations and shall certify constructed pads and ensure all mitigation measures are properly implemented. Certifications and final reports shall be submitted to the City Engineer for approval.
44. **Flood Hazard/FEMA Documentation.** Plans shall depict all flood hazard limits and design plans accordingly. Appropriate FEMA documentation shall be filed accordingly.

PRIOR TO BUILDING PERMIT ISSUANCE:

45. **Grading Permit.** The applicant shall obtain a grading permit from the City Engineer prior to obtaining a building permit.
46. **Rough Grading.** Rough grading certification by the geotechnical engineer shall be approved by the City Engineer prior to obtaining a building permit.
47. **Industrial Waste Discharge Permit.** The applicant shall obtain an industrial waste discharge permit, as applicable, from the City Public Works Department prior to obtaining a building permit.

PRIOR TO OCCUPANCY CLEARANCE:

48. **Completion of Improvements.** The applicant shall complete all required improvements to the satisfaction of the City Engineer. The applicant shall furnish the mylar or a reproducible copy of the improvement plans to the City Engineer, modified to reflect field changes made during construction and stamped "As-Built Record Drawings."
49. **Water and Sewer Fees.** The applicant shall pay water and sewer utilities fees from the Public Works Department prior to occupancy. In addition, all pretreatment and FOG compliance requirements must be in place prior to payment of water/sewer fees and occupancy.

GENERAL CONDITIONS:

50. **City Standards.** Unless superceded by Caltrans all public improvements shall be designed and constructed in conformance with The City of Buellton Standards, and when applicable, the Santa Barbara County Standards.
51. **Utility Easements.** Existing and proposed easements for all utilities shall be located and described on the engineering plans.
52. **Utility Locations.** All utilities shall be shown on the plans. Proposed water and sewer lines shall be highlighted. Lines on-site shall be maintained as private.

D. FIRE DEPARTMENT CONDITIONS

The following Fire Department conditions are imposed with the understanding that the Fire Protection Certificate (FPC) applications may involve modifications, which may determine additional conditions. The plans have been reviewed and some corrections will be required before it can be approved by the Santa Barbara County Fire Department.

53. **Hydrant and Underground Fire Water System Information.** Complete hydrant and underground fire water system information for the entire property.
- a. Additional fire hydrants shall be required.
 - b. Fire hydrants shall flow 1250 gallons per minute at a 20 psi residual pressure.
 - c. For a private water system, location for fire hydrants shall be approved by the Fire Department.
 - d. Commercial fire hydrant(s) shall consist of one four-inch outlet and two two-and-a-half-inch outlets.
 - e. The system shall be tested by the Fire Department to ensure compliance.
 - f. A set of approved fire hydrant plans, stamped and dated by the Fire Department shall be kept at the job site and available upon request.
 - g. Water systems shall be installed exactly as the approved fire hydrant plans dictate. No changes or modifications to these plans shall take place without prior Fire Department approval.
 - h. No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a Fire Department representative.
 - i. Reference Santa Barbara County Fire Department Development Standard #2. *

The following conditions for future development are advisory only at this time:

54. **Fire Protection Certificates.** One or more Fire Protection Certificates (FPC) shall be required.
55. **Standard Conditions.** All standard Fire Department conditions shall apply to any future development.

Attachment 4

56. **Fire Lanes.** Designated fire lanes shall include red curbs and signs indicating "Fire Lane – No Stopping" placed as required by the Fire Department. Refer to current adopted California Fire Code.
57. **Fire Extinguishers.** Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.
58. **Alarm Systems.** An automatic fire or emergency alarm system shall be installed.
- a. Fire alarm system shall meet Santa Barbara County Fire Department requirements.
 - b. Automatic fire or emergency alarm system plans shall be approved by the Fire Department.
 - c. Alarm panel locations and annunciator graphics shall be approved by Fire Department prior to installation.
59. **Address Numbers.** Address numbers shall be a minimum height of twelve (12) inches.
- a. Address number location(s) shall be approved by the Fire Department.
 - b. Address numbers shall be a color contrasting to the background color.
 - c. The address numbers shall be elevated at least three feet from the ground for clear visibility and easy directional identification.
 - d. The numbers shall be visible from the access road when travelling in either direction.
60. **Fees.** The applicant will be required to pay Fire Department Development Impact Mitigation Fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per square foot of occupied space in each new building.
- a. Payment shall be made according to the schedule of fees in place on the date fees are paid. As of the date of this letter, fees currently are as follows:

Nonresidential-Retail/Commercial	\$0.77 per square foot
----------------------------------	------------------------
 - b. Final occupancy clearance inspection will not be scheduled unless fees have been paid.

E. FINANCE DEPARTMENT CONDITIONS

61. **Outstanding Fees.** The Applicant shall pay all fees including, but not limited to, outstanding balances for processing by the City Engineer, Planning Department, Fire Department mitigation fees, and any additional processing deposits as required prior to zoning clearance.

Attachment 4

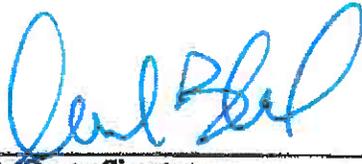
Resolution No. 16-06

19

September 15, 2016

62. **Impact Fees.** The project applicant shall pay the water, sewer, school and traffic impact fees in accordance with City requirements.

Project Applicant/Property Owner Acknowledgement of Required



Property Owner Signature

9.22.16

Date

Project Applicant/Agent/Representative Signature

Date

Attachment 5

MUSIC FROM FLYING FLAGS RV RESORT

My name is Therese Kokorowski. I live in the Rancho de Maria neighborhood of Buellton at 100 Six Flags Circle. During the last two years there has been a significant increase in the number of amplified music events at Flying Flags RV Resort. Toward the end of last summer, there were loud amplified music events on Fridays, Saturdays, and Holidays almost every weekend. My concern is that these events will continue or even increase this spring and summer, and disrupt the peace and quiet our neighborhood generally enjoys. Already this year there have been two events that I'm aware of, and perhaps even more that I missed because of travel. My neighbors and I can hear the music in our homes in Rancho de Maria even with the windows closed. The sound that resonates the most is the amplified base instruments and drums. These sounds are even louder during summer months when we have windows and door open in the evenings.

I have spoken to several of my neighbors who are also concerned about the noise level coming from Flying Flags RV Resort. I have a petition with their signatures to submit to you. My neighbors and I would like to request the Buellton City Council to limit the number of amplified music events at Flying Flags RV Resort, to conform to the same regulations imposed on other local venues, specifically: Figueroa Mountain Brewery and Riverview Park which are limited to only a few events each year. We also request that advanced notice be given to Rancho de Maria residents, at least one week before each event.

When we moved to this community in 2007 we were attracted to the quiet, slower paced lifestyle here in Buellton. This is what makes our community special, and we wish to preserve that character for all our residence. We believe the city council should place a higher priority on the needs of our own citizens before providing more entertainment options for visitors. There are many other venues for music and entertainment in the local area that the visitors at Flying Flags RV Resort can avail themselves of, and Flying Flags Resort will continue to be a thriving business with or without amplified outdoor entertainment. We do not believe our request places any financial burden on the resort, therefor see no reason why it should be denied.

Attachment 5

PETITION TO LIMIT THE NUMBER OF AMPLIFIED MUSIC EVENTS AT FLYING FLAGS RESORT

The undersigned residents of Rancho de Maria request the Buellton City Council to limit the number of amplified music events at Flying Flags Resort, to conform to the same regulations imposed on other local venues, specifically: Figueroa Mountain Brewery and Riverview Park which are limited to only a few events each year. We also request that advanced notice be given to Rancho de Maria residents, at least one week before each event.

Name	Address	Email
Brett Gauld	98 SIX FLAGS CIRCLE	bgauld@hotmail.com
Nancy W Dorwin	104 Six Flags Circle	johnkdorwin@gmail.com
Joeleen Lee	114 SIX FLAGS CIR	Rjdstee@aol.com
ALFONSO HERNANDEZ	102 SIX FLAGS CIR	ALFONSOHOME@BELL.MAIL.COM
JOANNE FREDERICK	97 SIX FLAGS CIR	None -
Heather Gauld	98 Six Flags Cir	midmcg@hotmail.com
Stan Kokorowski	100 Six Flags	kokorowski@verizon.net
JIM LANDECK	116 SIX FLAGS	JLANDECK@SBCEO.ORG
CAM LANDECK	106 SIX FLAGS	"
JERRY LONG	89 SIX FLAGS CIR	JERRYLONG@VERIZON.NET
Melody Long	89 SIX FLAGS CIR	Tindur@aol.com
Sonia Truitt	87 Six Flags Plac	soniaw@89@WISH.COM

CITY OF BUELLTON
Planning Commission Agenda Staff Report

Planning Director Review: *MRS*
Planning Commission Agenda Item No: 4

To: The Honorable Chair and Commission Members

From: Andrea Keefer, Assistant Planner

Date: June 15, 2017

Subject: Preliminary Review of The Central Homes Project
17-FDP-02 and TTM 31060

BACKGROUND/DISCUSSION

Owner: James Kim, E & J Investment Group, LLC
Applicant: Sang Kim
Zoning: RM-16 (Multi-family Residential)
APN: 099-283-005,099-283-006 and 099-283-007

Project and Site Details

The proposed project is the development of 8 single family homes located at the north east corner of Central Avenue and First Street at 410 Central Avenue (APNs 099-283-005, 099-283-006, and 099-283-007) (Vicinity Map – Attachment 1). The site is 0.688 acres in size. The project site is designated as RM-16 (Multi-family Residential, 16 dwelling units per acre). This new project replaces the previous Central Townhomes project; which consisted of 11 townhome units.

The project consists of a Final Development Plan (17-FDP-02) and Tentative Tract Map (TTM 31060). The purpose of the Tentative Tract Map is to create 9 individual lots; one for each single family home and one common lot. Each single family unit is 2 stories and consists of 3 bedrooms and 2.5 bathrooms. Each unit has a height of 29 feet overall. The maximum height permitted in the RM zone 35 feet. Each unit has 2 covered porches on the ground floor and one covered balcony on the second floor. Additionally, each unit has a separate storage room in the garage.

On the proposed project site, there is an existing non-conforming building located at the corner of Central Avenue and First Street, at the south eastern edge of the property. This building is proposed to be removed as part of the project. The other existing buildings on the property are also proposed to be demolished as indicated on the demolition plan.

CC & R's and property maintenance for the entire site will be required. An Affordable Housing Agreement may be required if the applicant chooses to provide the affordable units rather than pay the in-lieu fee.

Architecture

No proposed architectural style was included in the project submittal. Comments from the City's design consultant are included as Attachment 2. The plans are being reviewed as the Agrarian design style in the City's Community Design Guidelines. In summary, the comments indicate that the plans as submitted are incomplete. A detailed list of major architectural comment will be discussed at the meeting.

Density

The maximum allowed residential density for the project is 11.01 units. A total of 8 single family units are proposed. This is calculated based on the RM-16 development standards (code section 19.02.120), which allows a maximum of 16 dwelling units per acre. Because the site is 0.688 acres, 11.01 units are permitted on the site.

The minimum gross land area per dwelling is 2,722 square feet. There are inconsistencies between the numbers shown on the Lot Plan on the Title Page and the Tentative Map. However, it appears that the minimum lot size requirement is met for all residential units. The Tentative Map does not show a ninth lot for the common area. These two maps need to be made consistent, and a ninth lot needs to be provided for a common area.

Code section 19.02.110 allows single family dwellings on properties zoned RM. The number of single family dwellings permitted on a property zoned RM depend on the ability of the project to meet maximum density and site coverage requirements, as well as whether or not the property meets the minimum lot size. The minimum lot size for a property zoned RM is 10,000 square feet. Although the property will be subdivided into smaller lots for each individual single family home, the overall project site is 29,971 square feet; therefore meeting the minimum lot size standard.

Site Coverage

The maximum allowed site coverage for dwellings in the RM zone is 30%. It is difficult to determine if the proposed plans meet the maximum site coverage requirement because there are inconsistencies between the square footages shown on Sheet T and the site coverage description listed on Sheet C-1. Sheet T indicates 9,202 square feet of total site coverage, which calculates to 30.7% site coverage. The Project Description on Sheet C-1 indicates 8,880 square feet of site coverage, which is 29.6% site coverage. The site coverage listed needs to be consistent and accurately shown on all sheets, and must not exceed the 30% maximum site coverage requirement.

Setbacks

The lack of detail and clarity on the site plan and inaccurate scale makes it difficult to determine if the required setbacks are being met. As shown, the plans appear to show that the required rear setback and side setbacks along the alley of 10 feet are met. However, with the inaccurate scale and lack of differentiation on the site plan, it is difficult to be sure. It is unclear if the street side setback along Central Avenue or the front setback along First Street of 20 feet is being met. It appears that a portion of the building or patio and/or balcony is encroaching 2 to 3 feet into the required front and street side setbacks.

Affordable Housing

The inclusionary zoning regulations require that 15% of the residential units be affordable, which means that 1.2 units are required to be affordable. An in-lieu fee could be paid instead of providing the affordable housing; staff would support the payment of an in-lieu fee for the affordable units as it would be difficult for staff to manage and monitor such a small number of affordable units and the money received could go toward a larger affordable project in the future.

Parking

A total of 16 parking spaces are proposed. The Municipal Code requires 2 covered spaces per single family dwelling. Each single family unit consists of a 2-car garage, thereby meeting this requirement.

Environmental Review

In accordance with the California Environmental Quality Act (CEQA), the project as currently presented may qualify for a Class 32 Categorical Exemption – Infill Development. The final determination for the required level of environmental review will be made when the application is deemed complete.

The architectural, landscape, tentative map, and civil plans are included as Attachment 3. The plans, however, are lacking in many details required to fully review this project for conformance with the Municipal Code. There are also inconsistencies throughout the plans. Staff will be making those comments in the incomplete letter.

Initial Staff Review

The project generally conforms to the City’s Multi-Family Residential zone (RM-16) requirements, as summarized in the table below. An asterisk indicates that the project does not currently conform to the applicable development standard, or it is unclear if it conforms.

Development Standard	Multi-Family Residential, 16 dwellings per acre (RM-16) Zone Requirements	Proposed Project
Minimum Lot Size	10,000 sq. ft.	29,971 sq. ft. (Tentative Map)
Front Setback*	20 feet	18 feet from First Street (appears to have approx. 2-foot patio encroachment)
Side Setback*	10 feet 20 feet street side	10 feet to alley on east 17 feet to street side on Central Avenue (appears to have approx. 3-foot patio encroachment)
Rear Setback	10 feet	10 feet
Site Coverage*	30% Maximum for Dwellings	29.6% or 30.7% (Building Footprint)
Height Limit	35 feet	29 feet
Open Space/Landscaping	40% of the net lot area	55.4% of net lot area (public and private) Community Landscape Area = 2,400 sf Private yards/patio = 14,200 sf

		Total Open Space = 16,600 sf
Parking	8 single family homes x 2 covered spaces per unit Total Required: 16 spaces	16 spaces (2 covered spaces provided for each unit in garage)
Density	16 units per acre (0.688 acres) = 11.01 units) 2,722 square feet min. gross land area per dwelling	8 units 2,880 sf to 4,440 sf and 2,400 sf common lot

The following are initial staff comments regarding the project.

- A Photometric Lighting Plan is required.
- The plans do not show enough detail. Many items on our submittal checklist are missing or are inadequate. All items listed on the site plan check list need to be included on the plans, and in a high level of detail. It is suggested that the site plan is enlarged to allow for more detail to be shown.
- Because a tentative tract map is being processed, both the Final Development Plan and Tentative Tract Map will require final approval by the City Council.
- Elevations of all sides of all buildings must be provided.
- Color elevations must be provided.
- Tentative Map and lot layout on Title Sheet do not match. Square footage listed is inconsistent between the two drawings and the Tentative Tract Map does not show a ninth common lot.
- The site plan, grading plan and landscape plans all show an incorrect scale. Scale on all sheets needs to be accurately shown in order to determine if setbacks are met, etc.
- It is unclear if the maximum of 30% site coverage requirement is being met. There are inconsistencies between the project description provided and the square footage of site coverage shown on the site plan. Consistency needs to be provided between the two needs and it needs to be clear that the project meets the 30% maximum site coverage requirement.
- A minimum of an 8-foot high wall must be provided along the North property line. The wall shall be masonry with wood inserts and shall be compatible with the project design. Vision clearance requirements shall be met along the northeast and northwest property line to ensure appropriate site distance clearance from the driveways. There is an existing wall located to the north of the project site that separates the project site from the adjacent property. Please clarify which property the existing wall is located on and what the height of the existing wall is so it can be determined if this wall is sufficient to provide the appropriate screening for the project.
- Project information on Sheet C-1 needs to accurately reflect what is shown on the site plan, floor plans landscape plans and civil plans.
- Landscape plans show large area of the lot with no specific vegetation type listed. It appears that grass is proposed for this area. The type of grass needs to be clarified on the plans.
- Open space calculations should clearly indicate private rear yard square footage, private front yard square footage, and patio/balcony square footage.

- It is unclear how the landscape plan relates to the proposed privacy fencing in between each home. How will the proposed landscaping in between the homes be accommodated with the proposed fencing as shown on the plans?
- Details of the proposed native vegetation for the central walkway need to be shown on the plans.
- The connection from each home to the central common area needs to be shown on all applicable plan sheets.
- All public improvements need to be shown on the site plan and Tentative Tract Map.

Public Works comments were received and are included as Attachment 4. Any additional comments received will be forwarded to the Planning Commission.

A complete list of all comments and required corrections from staff and Planning Commission will be summarized in an incomplete letter to the applicant. The applicant will then respond to the incomplete letter with a resubmittal of the project. If the resubmittal meets the requirements contained in the incomplete letter then 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 to either recommend denial or approval to the City Council.

RECOMMENDATION

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

ATTACHMENTS

Attachment 1 - Vicinity Map

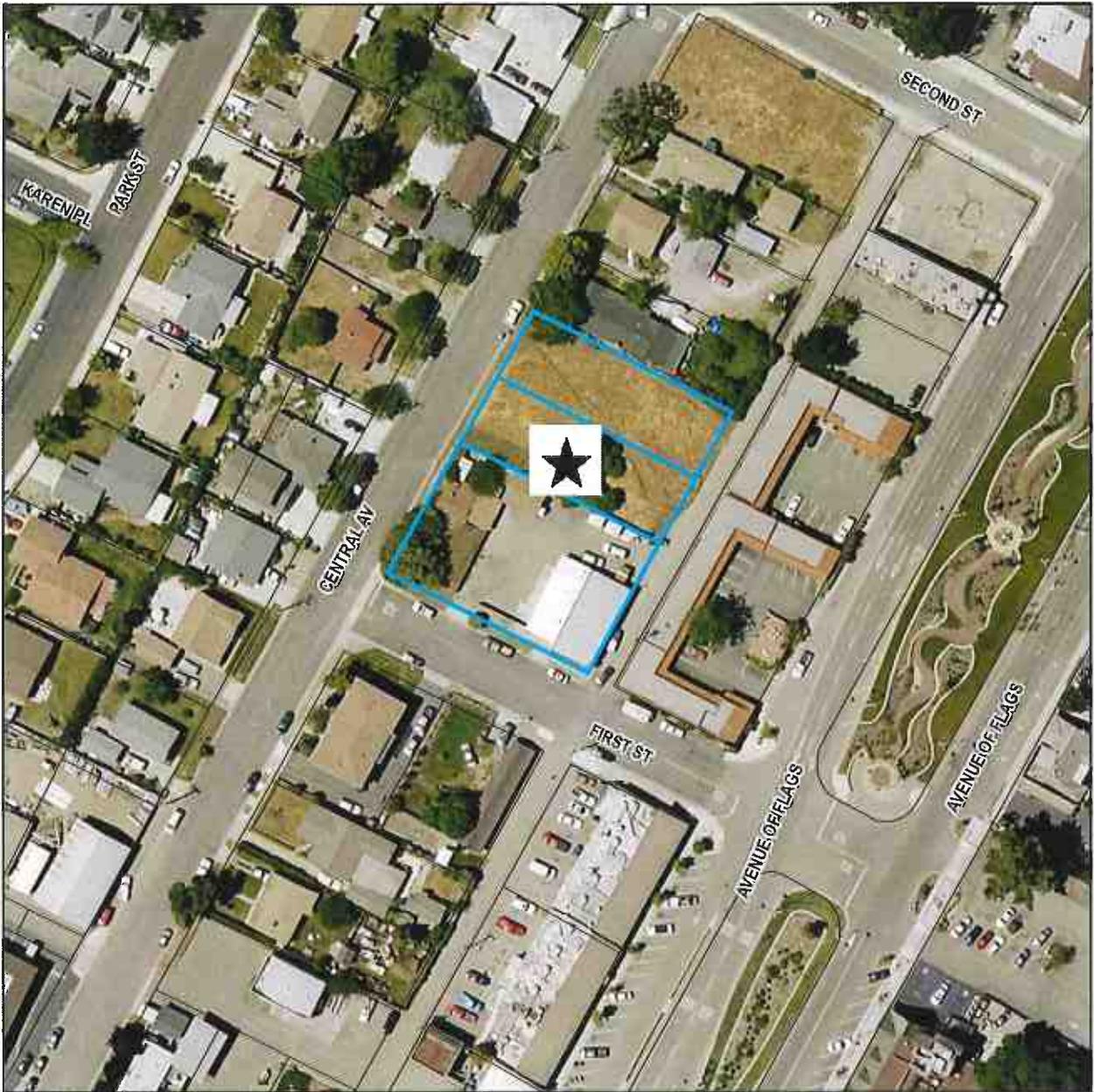
Attachment 2 – Design Review Comments

Attachment 3 – Architectural, landscape, tentative map, and civil plans

Attachment 4 – Public Works Comments



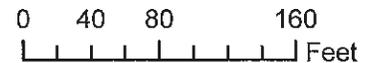
Attachment 1 - Vicinity Map



Legend

 City Parcels

 Project Location



Attachment 2

City of Buellton Design Review

Distribution:

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

VIA: Email Fax U.S. Mail Delivery

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

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

DATE: 06/07/2017

CITY FILE NO:

REVIEWER: Greg Ravatt AIA

GENERAL NOTES:

1. Please provide a complete project description and drawing package as required by the application checklist. What style is the development? Since no style is indicated, it has been reviewed as agrarian. How does it fit in with the existing surrounding context? Etc.
2. Please provide a title sheet with standard project information, a sheet index, and a vicinity map. Please indicate the licensed architect and/or engineer responsible for the project.
3. Please provide a complete site plan showing existing parcel boundary lines and identify each parcel's APN. It looks like there are four existing parcels. Please make this clear on the site plans. The provided lot plan is clear enough for project intent.
4. Please provide complete elevations for each building type. Only two elevations are provided for each building type and it appears that they do not match the renderings provided.
5. Please provide a complete color board for each house indicating actual selections to communicate design intent. There are multiple door styles shown, multiple window styles shown, and multiple colors shown. Please clarify which you are proposing to use. If you are using a variety, provide complete schemes (i.e. Scheme 1 for building type 1) for each building and show where each material or style is being provided in the elevations.

Attachment 2

SITE DESIGN:

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

Remarks:

1. Site is zoned RM-16 for multi-family residential. Project is being reviewed against the Multi-family residential guidelines, pages 47-58.
2. The site is zoned multi-family residential, but the project proposes individual, detached, single-family homes on individual lots. Verify with the City staff that this is acceptable.
3. Please provide a complete planting and irrigation plan. The plan provided does not appear complete. Please describe complementary planting.
4. Identify perimeter walls/fencing type provided. Perimeter walls/fencing should adhere to the design guidelines. Please provide an elevation, image, or description of proposed fencing. (p.48)
5. Is there a purpose for the one-way sidewalk around the bio retention basin? Could this area be incorporated into the individual lots instead? Would this current plan allow for unwanted public access into the center of the private homes? This sidewalk does not really encourage the users to enjoy the space as described on p. 48. (“Pocket parks should be designed in an inviting manner that encourages use through the incorporation of trellises, fountains, seating, and shade trees.”)
6. Building massing and form should include articulation to give scale and richness. Wall forms should be articulated with changes in massing, colors, or materials. (p.47, 52)
7. Material changes should occur at intersecting planes, preferably at inside corners of changing wall plans or where architectural elements intersect, such as a chimney, pilaster, project or fence line. (p.53)
8. Where are trash receptacles intended to be stored? If outside, please ensure space for proper screening from public view. (p.56, 57)

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

Attachment 2

BUILDING DESIGN:

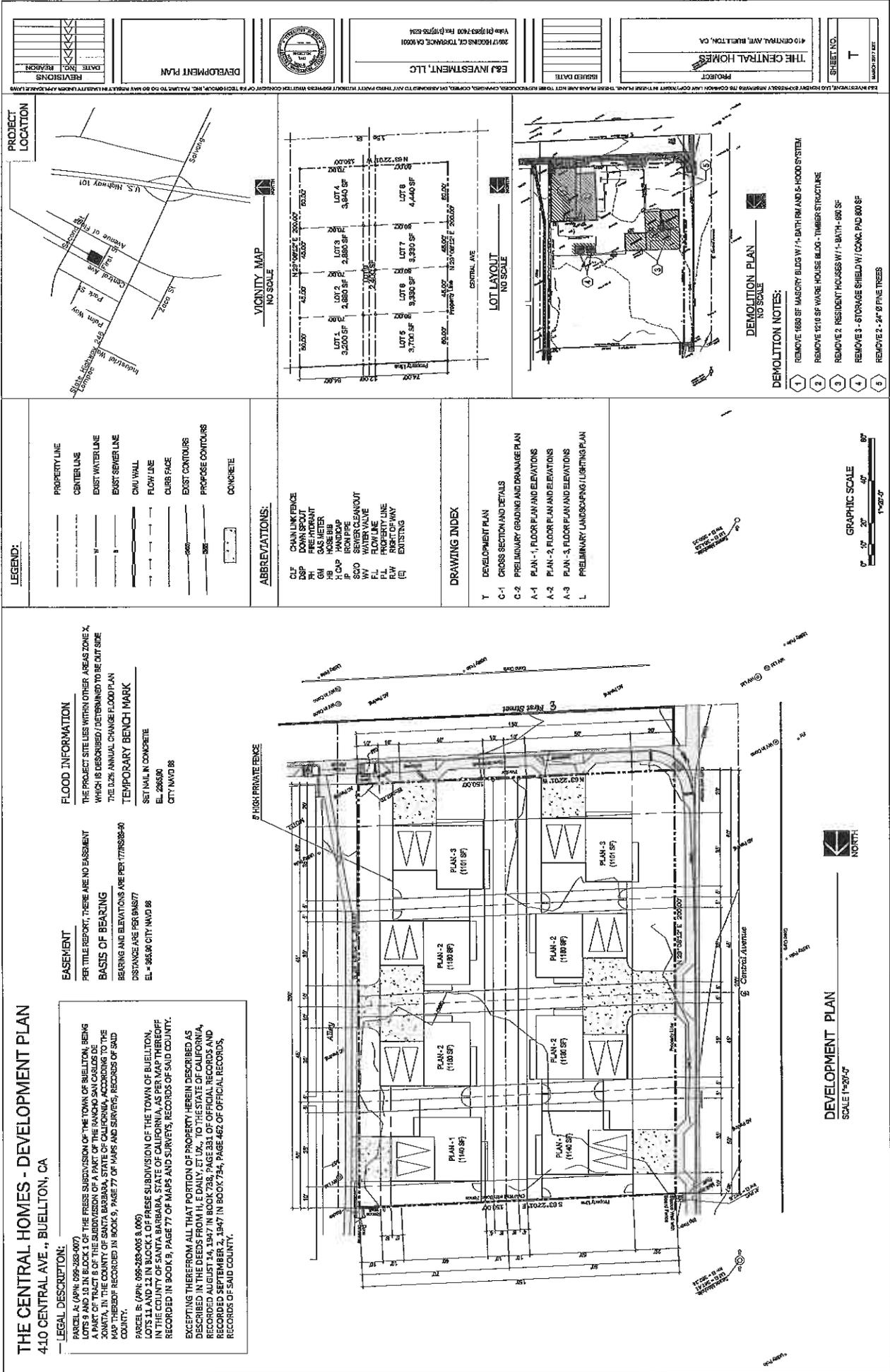
	N/A	Complete	Complete w/ Corrections	Incomplete
1. Design Style	1 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input checked="" type="checkbox"/>
2. Color Schemes	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input checked=""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

Remarks:

1. Please indicate the intended architectural design style of the development. As submitted, the project is being reviewed as Agrarian (p.12-16).
2. "Projections, recesses, and overhangs should be employed to provide shadow and depth." (p53)
3. "Attached residential units should include design elements to add visual interest and to avoid 'box-like' appearances. Elements such as balconies, porches, arcades, dormers, and cross gables should be considered." (p. 13 and 53) The current layout still reads as a "box" and "it is important to avoid 'tacking on' architectural features to hide poor massing and architecture." (p.48)
4. Please provide details that show how the design is carried out. Typical details include roof eaves, gutters and downspouts, window trims, awnings/overhangs, and any other character/project specific details.
5. Please clarify roof drainage: it appears that only one downspout is provided per building. The area and shape of the roof would require more. Please indicate the location of gutters and downspouts, where they drain to, etc. and show in the elevations. A roof plan might be helpful (but not necessary per the project application checklist). (p.56)
6. "Stone Masonry is recommended as a building base to simulate a masonry foundation." (p.15) It appears this was incorporated into a few elevations, but it is not carried throughout the whole building. At the moment, the material looks out of place. Please review.
7. Re-review the Buellton Design Guidelines for compliance.

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

Attachment 3



THE CENTRAL HOMES - DEVELOPMENT PLAN 4-10 CENTRAL AVE., BUELLTON, CA

LEGAL DESCRIPTION:

PARCEL A: (APN: 095-280-007) THE PRESSE SUBDIVISION OF THE TOWN OF BUELLTON, BEING A PART OF TRACT 10, THE PRESSE SUBDIVISION OF A PART OF THE RANCHO SAN CARLOS DE ZONATA, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 9, PAGE 77 OF MAPS AND SURVEYS, RECORDS OF SAID COUNTY.

PARCEL B: (APN: 095-280-005 & 006) LOTS 11 AND 12, IN BLOCK 1, OF PRESSE SUBDIVISION OF THE TOWN OF BUELLTON, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP THEREOFF RECORDED IN BOOK 9, PAGE 77 OF MAPS AND SURVEYS, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM ALL THAT PORTION OF PROPERTY HERIN DESCRIBED AS DESCRIBED IN THE DEEDS FROM H. E. DAILY, ET UXA, TO THE STATE OF CALIFORNIA, RECORDED AUGUST 14, 1947 IN BOOK 7338, PAGE 381, OF OFFICIAL RECORDS AND RECORDED SEPTEMBER 2, 1947 IN BOOK 7354, PAGE 462, OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY.

EASEMENT

PER TITLE REPORT, THERE ARE NO EASEMENT BASIS OF BEARING

BEARING AND ELEVATIONS ARE PER 177R638-40 DISTANCE ARE PER 9A5877 EL. = 265.00 CITY NAVD 88

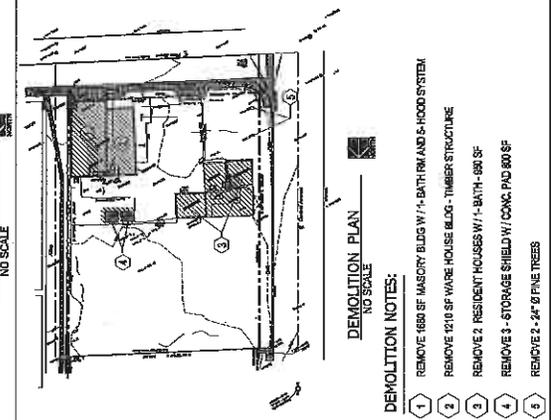
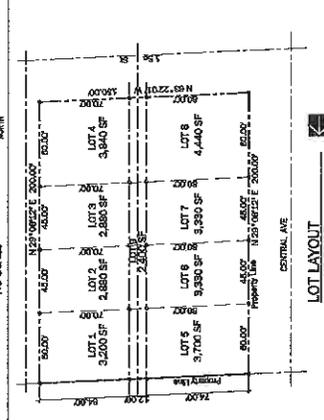
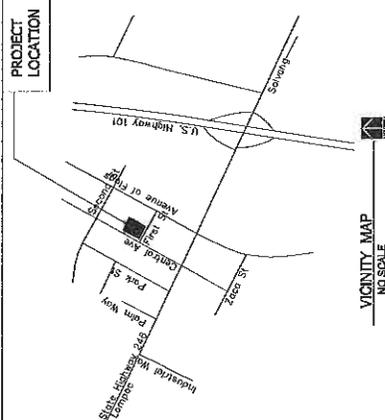
FLOOD INFORMATION

THE PROJECT SITE LIES WITHIN OTHER AREAS ZONE X, WHICH IS DESCRIBED/DETERMINED TO BE OUTSIDE THE 10% ANNUAL CHANCE FLOOD PLAN

TEMPORARY BENCH MARK

SET NAIL IN CONCRETE EL. = 265.00 CITY NAVD 88

	20217 HOOGENS CT, TORRANCE, CA 90501 (909) 790-7400 Fax: (909) 795-6234 E&J INVESTMENT, LLC	PROJECT: THE CENTRAL HOMES 4-10 CENTRAL AVE. BUELLTON, CA	SHEET NO. T MAPSHEET 007 007
REVISIONS DATE NO. PERSON	DEVELOPMENT PLAN	ISSUED DATE	MAPSHEET 007 007



LEGEND:

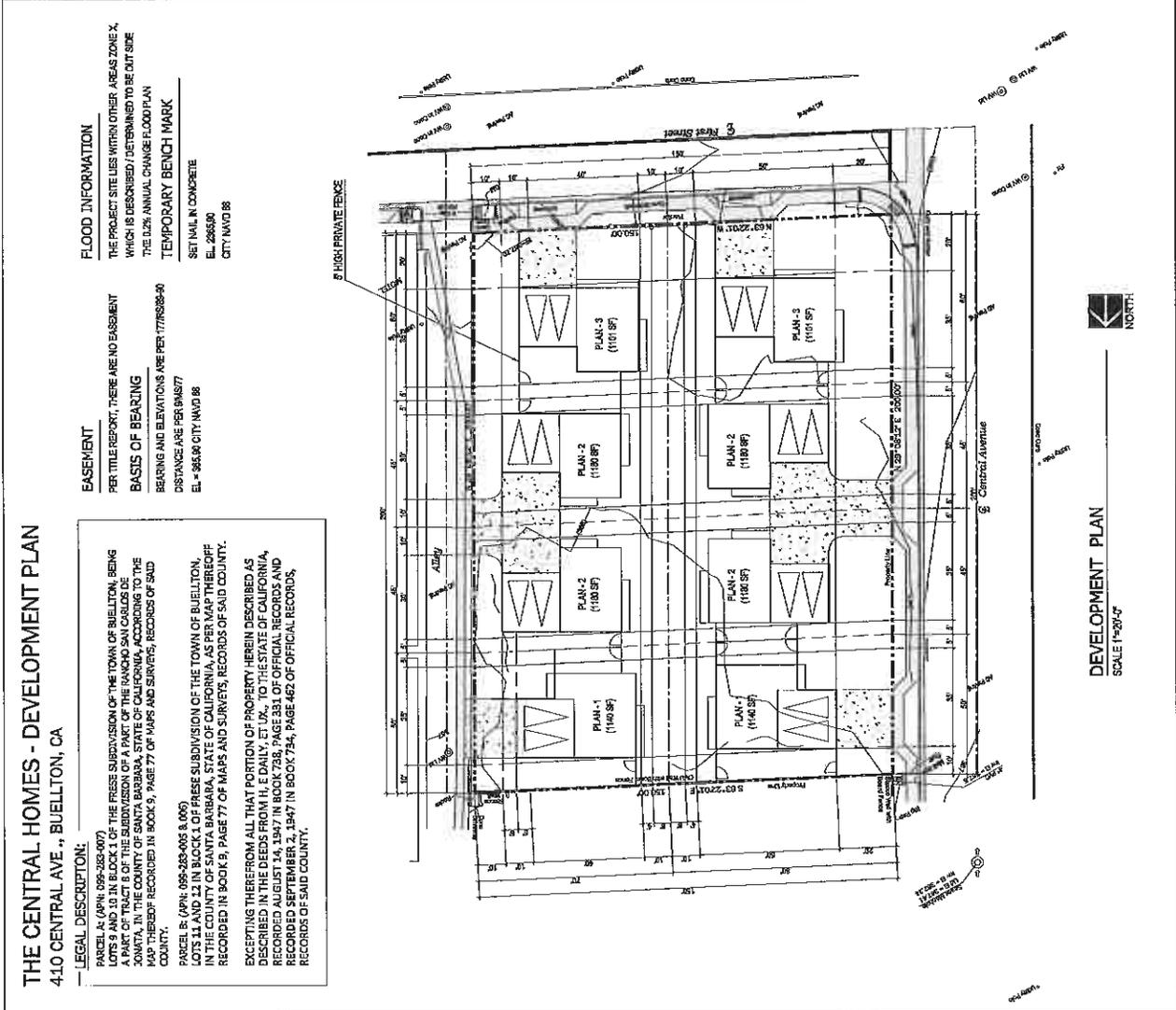
- PROPERTY LINE
- CENTERLINE
- EAST WATERLINE
- EAST SEWERLINE
- CMU WALL
- FLOW LINE
- CURB FACE
- EAST CONTOURS
- PROPOSE CONTOURS
- CONCRETE

ABBREVIATIONS:

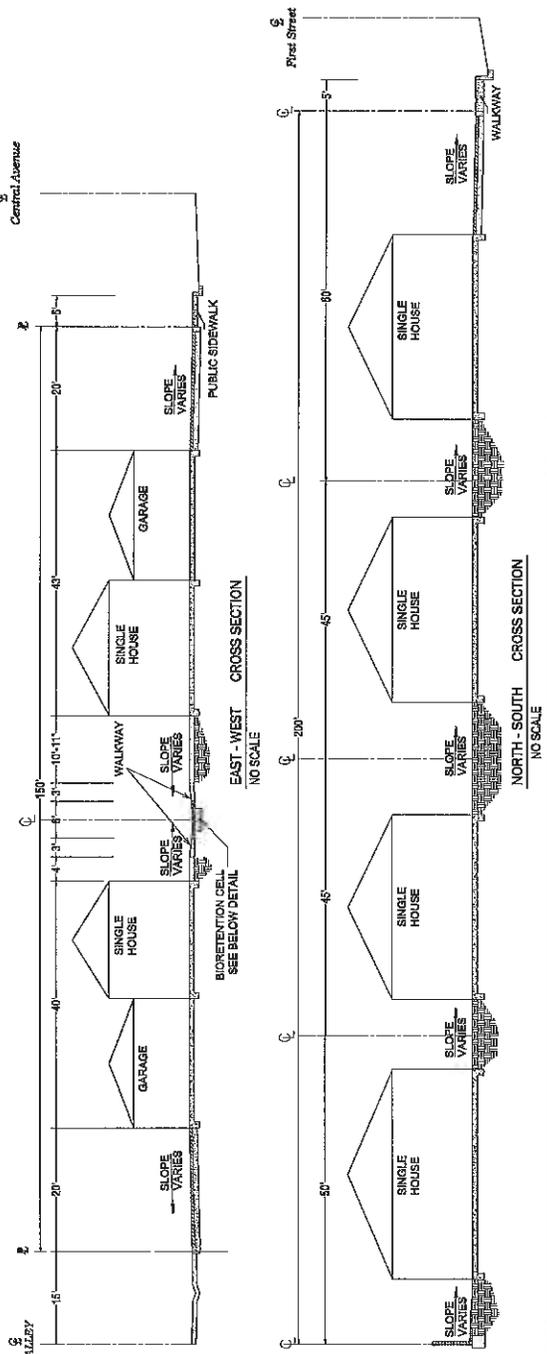
- CLF CHAIN LINK FENCE
- DSP DOWN SPOUT
- GH GAS HYDRANT
- HA HOSE AND VALVE
- HI HOSE BIB
- H:CAP HANDICAP
- IP IRON PIPE
- SCD SINKER CLEANSOUT
- SW SWER LINE
- FL FLOW LINE
- R.W. RIGHT-OF-WAY
- EXIST. EXISTING

DRAWING INDEX

- Y DEVELOPMENT PLAN
- C-1 CROSS SECTION AND DETAILS
- C-2 PRELIMINARY GRADING AND DRAINAGE PLAN
- A-1 PLAN-1, FLOOR PLAN AND ELEVATIONS
- A-2 PLAN-2, FLOOR PLAN AND ELEVATIONS
- A-3 PLAN-3, FLOOR PLAN AND ELEVATIONS
- L PRELIMINARY LANDSCAPING/LIGHTING PLAN

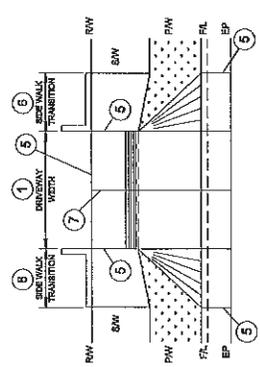
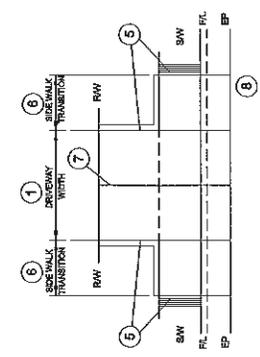
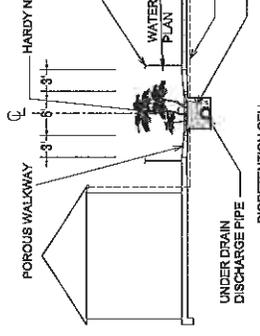
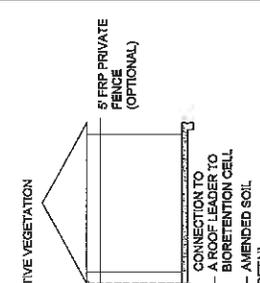
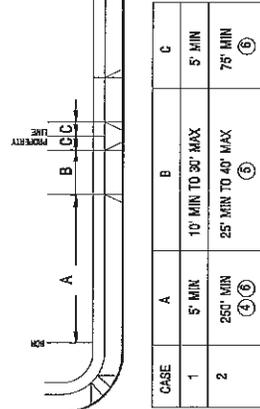


REVISIONS NO. DATE BY 1 11/15/2017 JLM 2 11/15/2017 JLM	CROSS SECTIONS AND DETAILS		ES&J INVESTMENT, LLC 2017 THE SQUARE, SUITE 100, IRVINE, CA 92614 (949) 251-4000 Fax: (949) 251-4234	PROJECT: THE CENTRAL HOMES 410 CENTRAL AVE., BILFELTON, CA	SHEET NO.: C-1 PLAN NUMBER:
---	-----------------------------------	---	---	--	---------------------------------------



PROJECT INFORMATION:

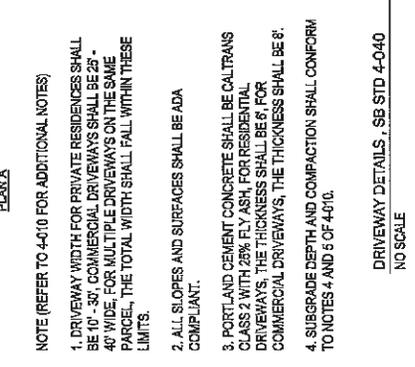
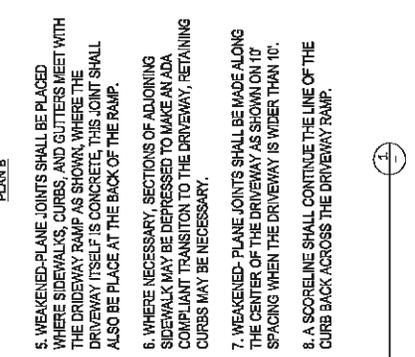
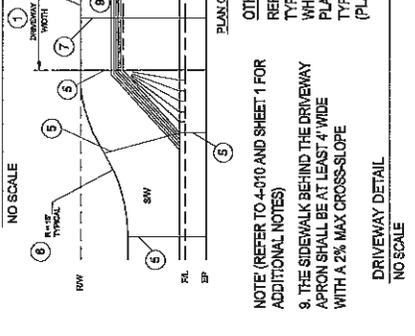
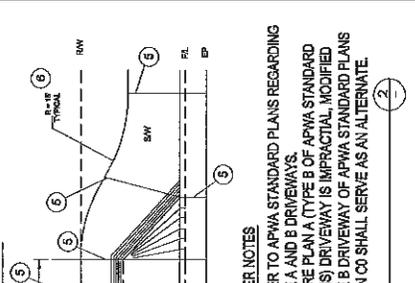
- NO PRIVATE/PUBLIC EASEMENT GROSS AREA 30,000SF (0.7 ACRE)
- ZONING: DR-16
- 16 UNITS x 30000 SF = 480,000 SF = 11.02 UNIT >> 8 UNITS
- BUILDING COVERAGE
- PROPOSED BUILDING COVERAGE: 1100 SF x 8 UNITS = 8800 SF
- MAX LOT COVERAGE: 8800/30000SF x 30% = 9000SF
- PROPOSED BUILDING COVERAGE 1100SF x 8 UNITS = 8880 SF = 9000 SF OK
- PROPOSED USES: 8 - SINGLE FAMILY HOMES, 2 STORY LOADED UNITS
- 2 - PLAN 1 (3-BED, 2 1/2 BATHS)
- 4 - PLAN 2 (3-BED, 2 1/2 BATHS)
- 2 - PLAN 3 (3-BED, 2 1/2 BATHS)
- DENSITY = 8 UNITS x 30000 SF = 240,000 SF = 4.48 DU
- Proposed Plan 1, 2, and 3: 1,680 SF per EA Unit
- Total Building Pad: 8,800 SF
- Impervious Area (Drive Way): 4,500 SF
- Landscaping Area: 16,600 SF
- Open Space Calculation
- Community Landscape Area: 2,400 SF
- Private Yard/Patio: 14,200 SF
- Total Open Space: 16,600 SF
- Open Space Coverage: 16,600 / 30,000 = 55.4%
- >> 40 %



NOTES: REFER TO SHEET 4-010 FOR ADDITIONAL NOTES

1. USE TABLE 1 FOR SPACING WHERE A SINGLE DRIVEWAY SERVES EACH PARCEL.
2. CASE 1 IS FOR DRIVEWAYS FOR SINGLE FAMILY RESIDENCES ON RESIDENTIAL STREETS, CASE 2 IS FOR ALL OTHER DRIVEWAYS.
3. THE NEAREST EDGE OF ANY DRIVEWAY FLARE MUST BE AT LEAST 3' FROM THE CENTERLINE OF A FIRE HYDRANT, UTILITY POLE, DROP INLET AND/OR LIGHT STANDARD, AND MUST ALSO BE AT LEAST 2' FROM THE NEAREST PROJECTION OF SUCH INSTALLATION.
4. SPACING SHALL BE WIDEST POSSIBLE.
5. WIDER DRIVEWAYS SHALL REQUIRE AN APPROVED MEDIAN.
6. OR AS APPROVED BY THE COUNTY TRAFFIC ENGINEER.

CASE	A	B	C
1	5' MIN	10' MIN TO 30' MAX	5' MIN
2	25' MIN	25' MIN TO 40' MAX	7.5' MIN



OTHER NOTES:

REFER TO APWA STANDARD PLANS REGARDING TYPE A AND B DRIVEWAYS.

WHERE PLAN A (TYPE B OF APWA STANDARD PLANS) DRIVEWAY IS IMPRACTICAL, MODIFIED TYPE B DRIVEWAY OF APWA STANDARD PLANS (PLAN C) SHALL SERVE AS AN ALTERNATE.

NOTE (REFER TO 4-010 AND SHEET 1 FOR ADDITIONAL NOTES)

9. THE SIDEWALK BEHIND THE DRIVEWAY APRON SHALL BE AT LEAST 4' WIDE WITH A 2% MAX CROSS-SLOPE

DRIVEWAY SPACING, SB-4-050
NO SCALE

DRIVEWAY DETAIL
NO SCALE

DRIVEWAY DETAILS, SB-STD 4-040
NO SCALE

REVISIONS DATE NO. REASON	PRELIMINARY GRADING & DRAINAGE PLAN		E&I INVESTMENT, LLC 20017 BURGESS COURT, LAWRENCE, GA 30046 PH: (678) 985-8284	ISSUED DATE: _____	PROJECT THE CENTRAL HOMES 410 CENTRAL AVE. BURLINGTON, GA	SHEET NO. C-2 TOTAL SHEETS: 02
------------------------------	-------------------------------------	--	--	--------------------	---	---

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAWRENCE, GEORGIA, AND THE STATE OF GEORGIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAWRENCE, GEORGIA, AND THE STATE OF GEORGIA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LAWRENCE, GEORGIA, AND THE STATE OF GEORGIA.

1. CONTINUOUS DUST CONTROL SHALL BE CARRIED OUT IN CONFORMANCE WITH SECTIONS 22-44 AND 22-45 OF THE LOUPOO CITY CODE. FAILURE TO COMPLY WITH THIS REQUIREMENT WILL NECESSITATE THE STOPPING OF SAID GRADING AND CONSTRUCTION OPERATIONS UNTIL SUCH TIME AS THE DUST PROBLEM CAN BE CONTROLLED.
11. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PRESENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO PROPERTY, CULTIVATED AND DOMESTIC ANIMALS OR CAUSING A HAZARD TO VEHICULAR TRAFFIC OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTAMINATION SHALL BE RESPONSIBLE FOR ANY DAMAGE CAUSED BY DUST RESULTING FROM EMISSIONS OF HIS OPERATIONS.
12. WATER FOR COMPACTION AND DUST CONTROL SHALL BE MADE AVAILABLE WITHIN THE BOUNDARIES OF THE DEVELOPMENT PRIOR TO STARTING ANY EARTH MOVING OPERATION, EXCEPT FOR OPERATIONS THAT ARE NECESSARY FOR INSTALLATION OF THE SUBJECT WATER SOURCE.
13. NO WATER SHALL BE FURNISHED BY THE CITY OF LOUPOO FREE OF CHARGE (RESOLUTION 200709). WATER PROVIDED BY THE CITY THROUGH A CITY APPROVED FIRE HYDRANT SHALL BE METERED AND PAID FOR BY THE CONTRACTOR. THROUGHOUT THE CITY TREASURER, WATER METERS WILL BE SET BY THE CITY WATER DIVISION AT SPECIFIC LOCATIONS DESIGNATED BY THE CONTRACTOR.

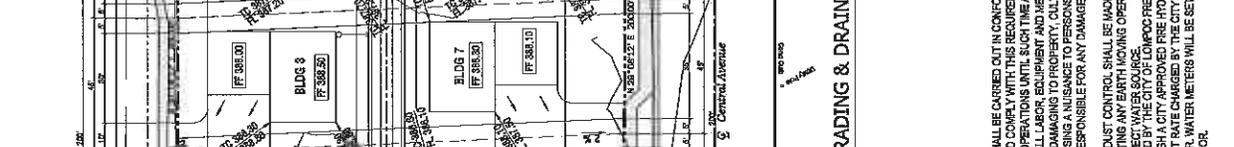
14. ESTIMATED QUANTITIES:
 CUT: _____
 IMPORT: _____
 15. BENCH MARK AND GIS POINT:
 ELEVATION: _____
 NORTHING: _____
 EASTING: _____
 LOCATION: _____
 16. LOCAL BENCH MARK AND GIS POINT:
 ELEVATION: _____
 NORTHING: _____
 EASTING: _____
 MONUMENT NO.: _____
 TYPE OF MARKER: _____
 LOCATION: _____

TEMP. BENCH MARK:
 SET IN 4" CONC. CURB
 ELEV. 385.54, CITY MVD. 88

1. CONSTRUCT 3" AD OVER 12" CASI (PRIVATE) DRAINAGE W/ 12" OF POROUS BRICK DRAINAGE, TYP. OF 8
2. CONSTRUCT PUBLIC SIDEWALK AS PER SB COUNTY STD TO MATCH (E) SIDEWALK
3. SAW CUT (E) DRIVEWAY AND CONSTRUCT NEW DRIVE WISERWALK AS PER DETAIL 2 ON DWG C-1.
4. 8" WIDE BICRESTATION CELL AS PER DETAIL ON DWG.
5. 3" WIDE POROUS CONIC WALKWAY AS PER DETAIL LANDSCAPING DWG.
6. ROOF AREAS COLLECT RUNOFF AND ROUTE TO POROUS AREA BICRESTATION CELL VIA GUTTER AND DOWNPOUTS.
7. CONSTRUCT CURB DRAIN PER APPA STD 1604 CASE I INLET OR SB COUNTY STD.
8. TEMPORARY 8' HIGH CHAIN LINK FENCE W/ 3' SALT FENCE INSIDE DURING CONSTRUCTION PERIOD.
9. RAIN GARDEN.

INSPECTION NOTES
 THE PERMITEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT FOLLOWING STAGES OF WORK:

- 1) INITIAL: WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL AND IT HAS BEEN SCARIFIED OR OTHERWISE PREPARED FOR FILLING
- 2) FILL: WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED AND THE REQUIRED STATEMENTS BY CONSULTANTS, INCLUDING THE FINAL REPORT ON COMPACTION, HAVE BEEN RECEIVED AND APPROVED.
- 3) FINAL: WHEN GRADING HAS BEEN COMPLETED, ALL DRAINAGE DEVICES INSTALLED AND THE AS-BUILT PLANS, REQUIRED STATEMENTS AND REPORTS HAVE BEEN SUBMITTED. OCCUPANCY WILL NOT BE PERMITTED UNTIL FINAL GRADING HAS BEEN APPROVED.



PRELIMINARY GRADING & DRAINAGE PLAN

SCALE 1"=20'-0"

1. ALL GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE APPROVED PLANS, WITH SECTION 2. "GRADING, EXCAVATION, EARTHWORK" OF THE CITY STANDARD REQUIREMENTS, AND WITH THE APPLICABLE PROVISIONS OF APPENDIX B OF THE UNIFORM BUILDING CODE, LATEST EDITION, ANY DEVIATION FROM THESE PLANS WILL REQUIRE PRIOR APPROVAL FROM THE OWNER, THE CITY ENGINEER, AND THE OTHER APPROPRIATE PUBLIC AGENCIES.
2. GRADING SHALL NOT COMMENCE PRIOR TO THE ISSUANCE OF A GRADING PERMIT BY THE CITY ENGINEERING DIVISION.
3. CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING INSPECTOR AND THE SOILS ENGINEER AT LEAST 48 HOURS BEFORE THE START OF ANY GRADING WORK AND OF THE TIME AND LOCATION OF PRECONSTRUCTION CONFERENCE.
4. ALL GRADING SHALL BE IN CONFORMANCE WITH THE SPECIFIC RECOMMENDATIONS AND STANDARD GRADING SPECIFICATIONS CONTAINED IN THE SOILS ENGINEERING REPORT REFERENCED BELOW.

GENERAL GRADING NOTES

5. GRADING SHALL ALSO BE IN CONFORMANCE WITH RECOMMENDATION MADE BY THE SOILS ENGINEER DURING OBSERVATION AND TESTING OF SITE PREPARATION, GRADING AND DEVELOPMENT WORK.
6. FOR ANY CONFLICT BETWEEN THE PLANS AND THE RECOMMENDATION AND/OR SPECIFICATIONS OF THE SOILS ENGINEER, THE MORE STRINGENT SHALL GOVERN.
7. SHOULD ANY UNUSUAL SOIL CONDITION BE ENCOUNTERED OR DESCRIBED IN EXISTING SOILS REPORT(S) THE SOILS ENGINEER SHALL CONTACTED FOR PRIOR TO CONTINUATION OF GRADING OPERATIONS IN THE AREA BY THE UNUSUAL SOIL CONDITION ENCOUNTERED.
8. ALL GRADING SHALL BE OBSERVED AND TESTED FOR COMPLIANCE PLANS AND CITY STANDARD REQUIREMENTS BY THE SOILS ENGINEER WITH INTERIM FINAL COMPLIANCE REPORTS FURNISHED TO THE CITY ENGINEERING DIVISION, THE ENGINEER AND THE CONTRACTOR.
9. ALL GRADING SHALL BE SUBJECT TO INSPECTION BY THE CITY ENGINEER OR HIS AUTHORIZED AGENT.

<p>LEGEND:</p> <ul style="list-style-type: none"> --- PROPERTY LINE --- CENTER LINE --- EXIST WATER LINE --- EXIST SEWER LINE --- CMU WALL --- FLOW LINE --- CURB FACE --- EXIST CONTOURS --- PROPOSE CONTOURS --- CONCRETE <p>ABBREVIATIONS:</p> <ul style="list-style-type: none"> C/L CHAIN LINK FENCE D/S DOWN SPOUT FH FIRE HYDRANT GM GAS METER HR HOSE RIBB 	<p>EXAM NO. _____</p> <p>DRAWING ADDRESS: _____</p> <p>DESIGNED BY: _____</p> <p>PHONE NUMBER: _____</p>
---	--

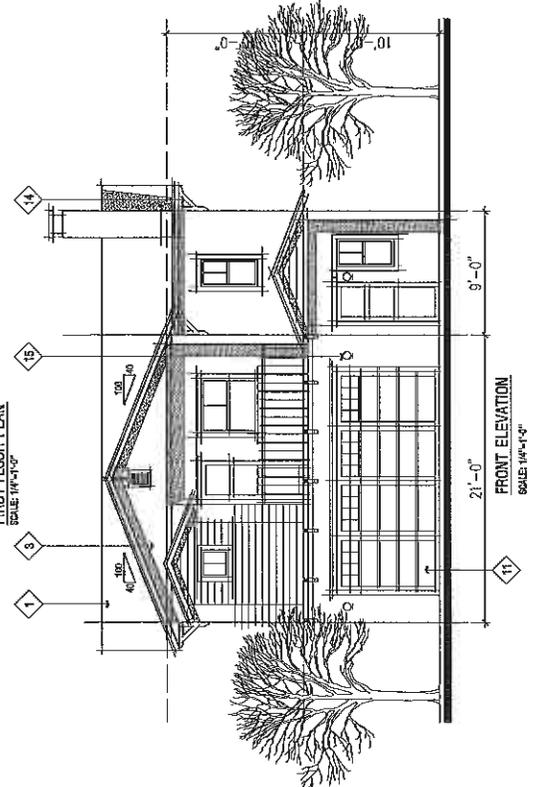
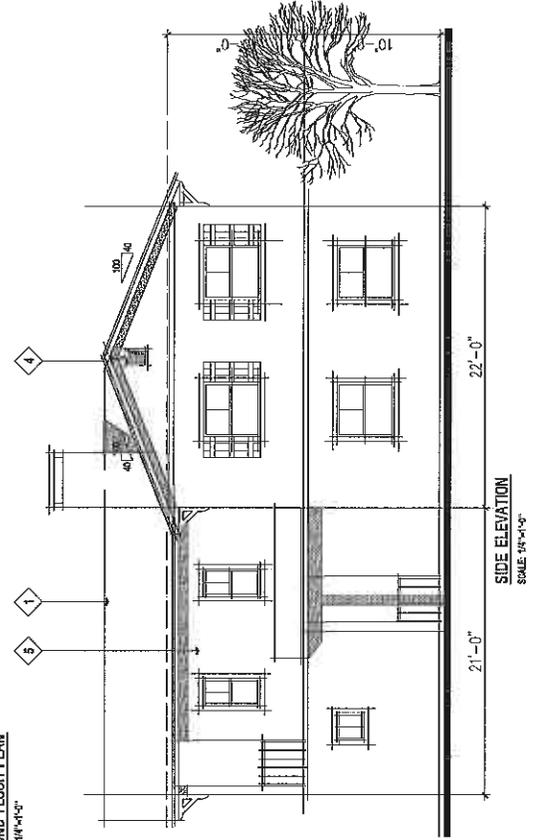
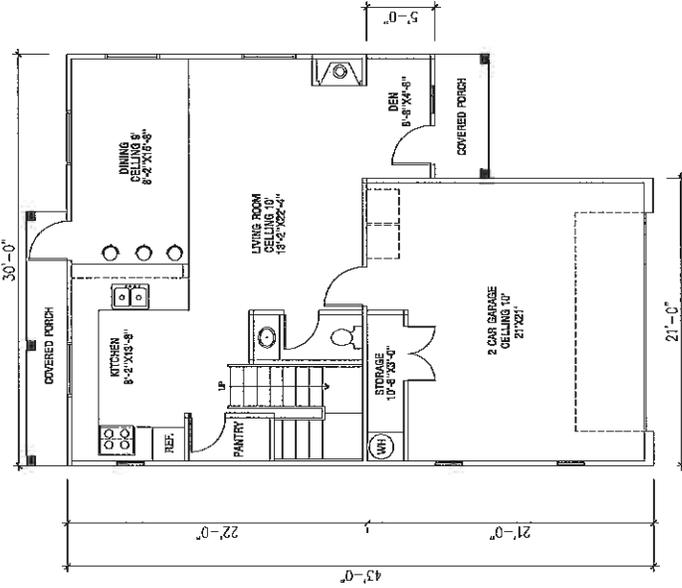
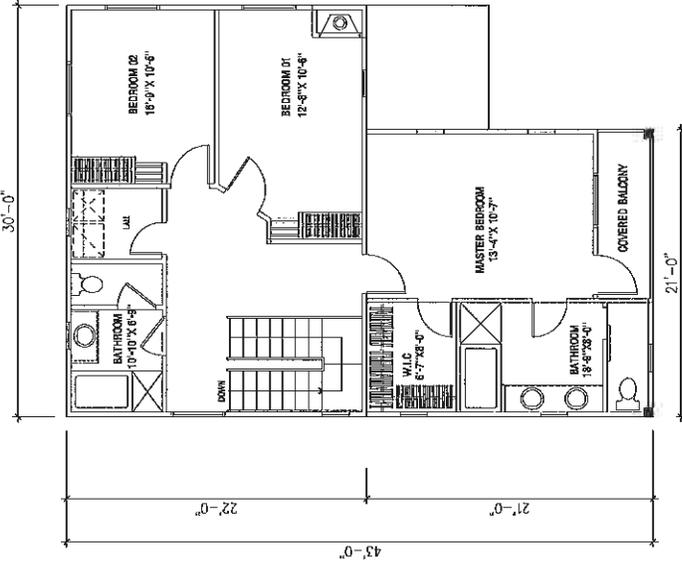
Attachment 3

REVISIONS DATE: / / NO. / / REVISION:	PLAN 1 1ST, 2ND FLOOR PLAN ELEVATIONS		E&J INVESTMENT, LLC 2057 HOGAN CT, TORRANCE, CA 90501 (310) 209-7400 Fax: (310) 209-8231	ISSUED DATE: _____ PROJECT: _____ THE CENTRAL HOMES 410 CENTRAL AVE. BURLINGTON, CA	SHEET NO. A-1 DRAWING NUMBER: _____
---	--	---	---	---	---

PLAN 1: 3 BEDROOM, 2 1/2 BATH, 1860 SF.

MATERIAL LEGEND:

1. CONCRETE SLATE ROOF, MULTI WIDTH SHAKE OR EQ.
2. STUCCO
3. FRP. BOARD
4. ATTIC VENT
5. WINDOW / TRIM AND BATTEN
6. BUILDING TRIM
7. OUT LOOKERS
8. STONE VENEER
9. GUARD RAIL
10. ENTRY DOOR W/ GLASS
11. ALUMINUM AND GLASS GARAGE DOOR
12. EXPOSED RAFTER TAILS
13. 6X6 WOOD POST
14. RUSTIC WOOD BRACKET
15. LED LIGHT



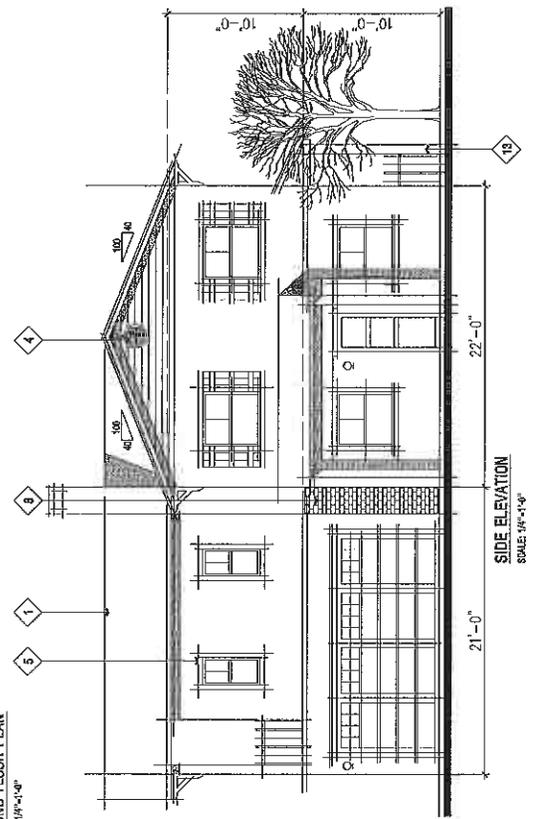
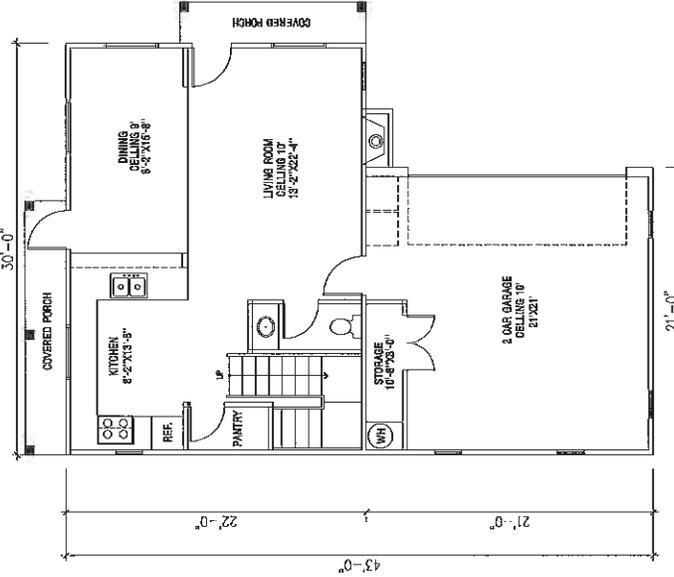
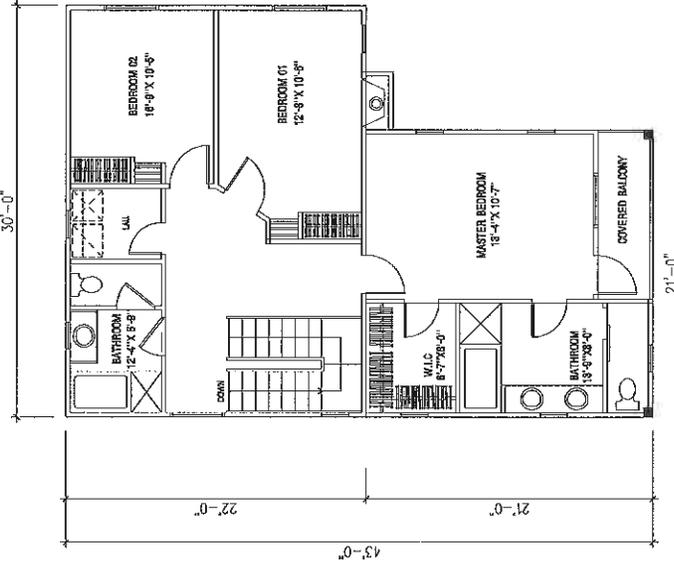
Attachment 3

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>REASON</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	REASON					<p>PLAN 2 1ST, 2ND FLOOR PLAN ELEVATIONS</p>		<p>EQ INVESTMENT, LLC 20871 HIGGINS CT., TORRANCE, CA 90501 Tel: (310) 574-0000 Fax: (310) 575-8234</p>	<p>PROJECT THE CENTRAL HOMES 410 CENTRAL AVE. BAYLETON, CA</p>	<p>SHEET NO. A-2 FOUNDATION PLAN</p>
NO.	DATE	BY	REASON										

PLAN 2: 3 BEDROOM, 2 1/2 BATH, 1,677 SF.

MATERIAL LEGEND:

1. CONCRETE SLATE ROOF, MULTI WIDTH SHAKE OR EQ.
2. STUCCO
3. FRP. BOARD
4. ATTIC VENT
5. WINDOW / TRIM AND BATTEN
6. BUILDING TRIM
7. OUT LOOKERS
8. STONE VENEER
9. GUARD RAIL
10. ENTRY DOOR W/ GLASS
11. ALUMINUM AND GLASS GARAGE DOOR
12. EXPOSED RAFTER TAILS
13. 6X6 WOOD POST
14. RUSTIC WOOD BRACKET
15. LED LIGHT



Attachment 3

REVISIONS	DATE	BY	REVISION

PLAN 3
1ST, 2ND FLOOR PLAN
ELEVATIONS



E&J INVESTMENT, LLC
20217 HIGGINS CT, TORRANCE, CA 90501
VISA (818)837-420 FAX (818)795-2234

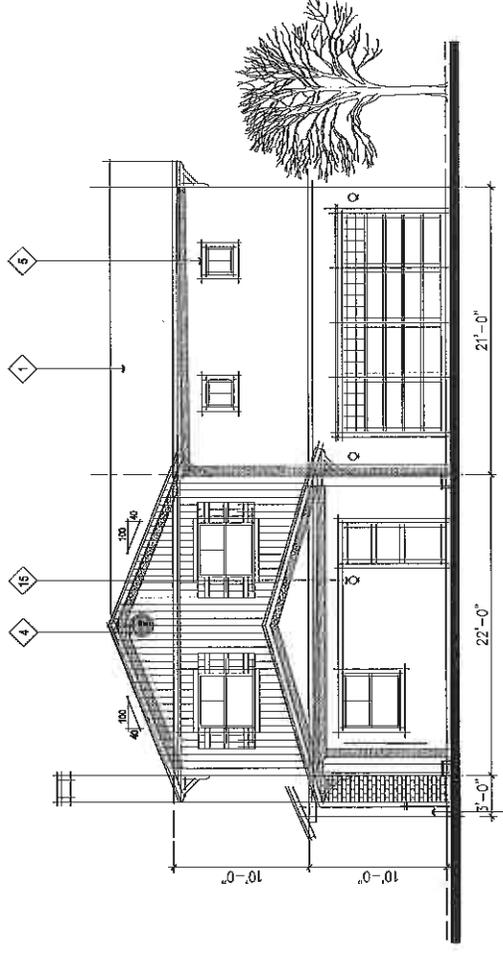
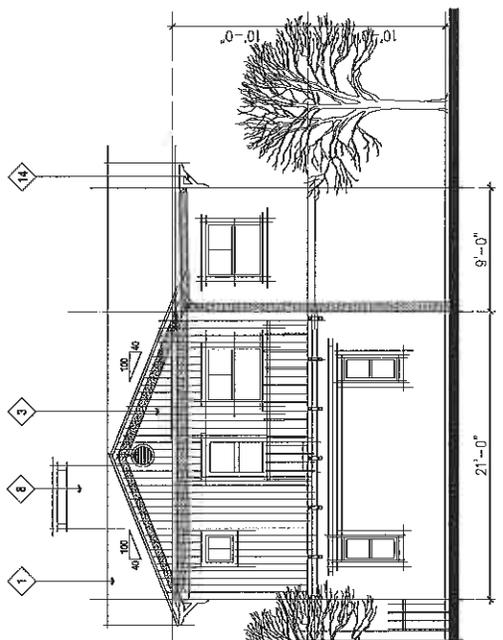
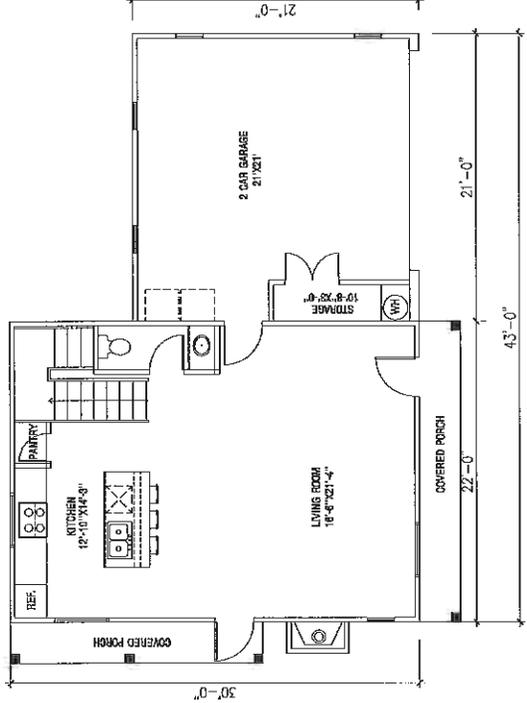
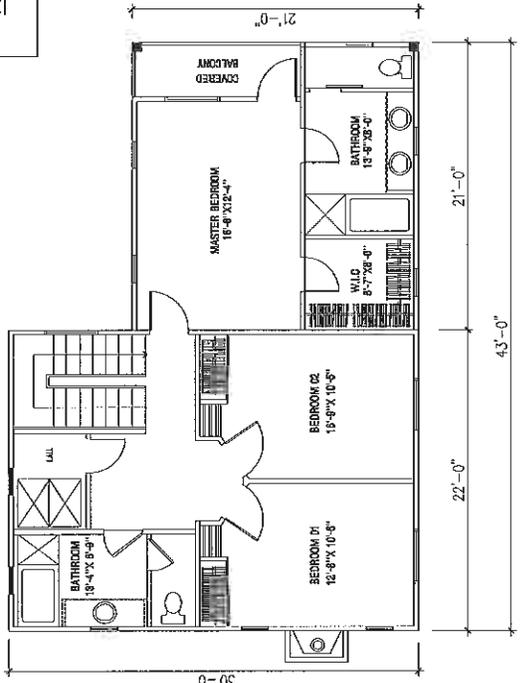
ISSUED DATE	

PROJECT
THE CENTRAL HOMES
410 CENTRAL AVE. BAYLTON, CA

SHEET NO.
A-3
DRAWN BY: JES

PLAN 3: 3 BEDROOM, 2 1/2 BATH, 1,677 SF.

- MATERIAL LEGEND:**
1. CONCRETE SLATE ROOF, MULTI WIDTH SHAKE OR EQ.
 2. STUCCO
 3. FRP. BOARD
 4. ATTIC VENT
 5. WINDOW / TRIM AND BATTEN
 6. BUILDING TRIM
 7. OUT LOOKERS
 8. STONE VENEER
 9. GUARD RAIL
 10. ENTRY DOOR W/ GLASS
 11. ALUMINUM AND GLASS GARAGE DOOR
 12. EXPOSED RAFTER TAILS
 13. 6X6 WOOD POST
 14. RUSTIC WOOD BRACKET
 15. LED LIGHT



Attachment 3

APN'S 099-283-005,006,& 007

BOLLARD FIXTURE



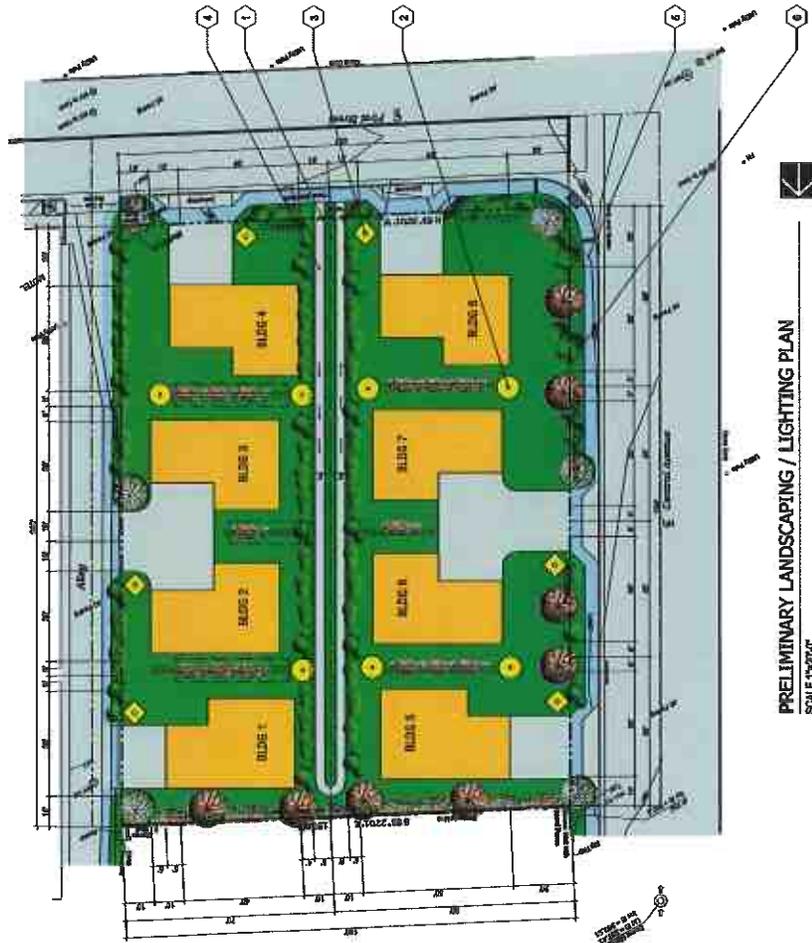
- BOLLARD TYPE
 - FINISH: BRASS
 - HEIGHT: 3'0" TO 3'6"
 - LIGHT: DOWNWARD
 - MATERIAL: ALUMINUM
 - COLOR: BRASS

PATHLIGHT FIXTURE



- FIXTURE TYPE
 - FINISH: BRASS
 - HEIGHT: 3'0" TO 3'6"
 - LIGHT: DOWNWARD
 - MATERIAL: ALUMINUM
 - COLOR: BRASS

- TYPE OF FIXTURES:
 ALL EXTERIOR LIGHTING MUST BE
 SHIELDED FULLY SHIELDED AND
 DIRECTED DOWNWARD.



PLANTING LEGEND
 PERCENTAGE OF LANDSCAPING AREA: 44.0%

TREES

- Flowering Cherry for Small Garden
- FLOWERING CHERRY/JAPANESE FLOWERING CRAB APPLE
- WESTERN REDBUD TREE
- PARROTULERS INDICA - SPRINGTIME INDIAN HAWTHORN

SHRUBS

- BOOKSHELF PLANT GARDEN / ROOF TOPS AND YARD ORNAMENT TOWARDS BOLLARD FEATURES
- PATHLIGHT FIXTURES
- PERISTYLE ROUTE
- SIDE WALK - PERISTYLE STD OR BS COUNTRY STANDING DWG
- LANDSCAPING ALONG THIS BOUNDARY TO INTEGRATE COMPLEMENTARY PLANTING



THE CENTRAL HOMES
 410 CENTRAL AVE, BURLINGTON, CA

2021 IT RECORDS OF TOWN OF CAHON
 VERA PROSSER FOR P. PROSSER

PRELIMINARY LANDSCAPING / LIGHTING PLAN

REVISIONS

NO.	DATE	BY	REASON

SHEET NO. L

DATE: 08/20/2021



Memorandum

TO: Andrea Keefer, Assistant Planner
FROM: Rose Hess, Public Works Director
DATE: February 8, 2017
RE: The Central Townhomes

Please find below, additional items required to complete the submittal:

1. Preliminary stormwater control plan references Tier 1, this project should be Tier 2. Plan needs to be revised and resubmitted so the applicant is aware of additional constraints to the project with required LID treatment system.
2. Preliminary drainage (hydrology and hydraulic) study needs to be submitted. Print out of the County's program was submitted, but still needs discussion on tie in to design on property on regarding capacity of the drainage facilities to adequately convey the storms.
3. Soils report needs to be submitted.
4. Grading plan needs to conform with the City of Buellton's standards. Information is sufficient at this time, but applicant will need to ensure the appropriate standard details, general notes, title blocks, etc are used.
5. Proposed utilities (water, sewer, storm drain and dry utilities) need to be shown (or on separate plans to clarify location).
6. Proposed Tentative Tract Map needs to conform to city map standards, including owner's statements, notaries, surveyor's statements, City Surveyor's statements, etc.