



**COUNTY OF SANTA BARBARA
PLANNING & DEVELOPMENT**

MEMORANDUM

TO: Santa Barbara County Planning Commission

FROM: Doug Anthony, Deputy Director
Development Review Division

STAFF CONTACT: John Karamitsos, Supervising Planner, (805) 934-6255

HEARING DATE: December 8, 2010

RE: Hollister-Yacono Development Plan, Conditional Use Permit, Overall Sign Plan
& Consistency Rezone
Case Nos. 07DVP-28, 09RZN-10, 08OSP-1, 10CUP-43

1.0 INTRODUCTION

The following information augments the Staff Report, dated November 24, 2010.

2.0 PROJECT DESCRIPTION

The Development Plan Project Description (Condition of Approval 1) should be revised as indicated below to include reference to structural development totaling 45,042 square feet (sq.ft.) onsite. This total would result from 22,470 sq.ft. of proposed development, and 22,572 sq.ft. of existing development (following demolition of 3,784 sq.ft. of existing structures).

3.0 EXISTING USES ONSITE

The current tenants onsite are reflected in an email, dated 12/06/10, from Rob Alexander, the agent for the applicant, included as Attachment 1 of this memorandum. Table 5 of the staff report (pp. 12-15) should be revised to correspond to these changes.

4.0 DESIGN REVIEW

4.1 Staff Report Section 6.5, Design Review should be revised as follows:

“The Central Board of Architectural Review (CBAR) provided Conceptual Review of: 1) the proposed Development Plan on 11/16/07, 12/07/07, 01/04/08 and 03/07/08; and 2) the proposed Overall Sign Plan on 08/01/08. Upon approval by the Board of Supervisor’s, the proposed project would return to the CBAR for Preliminary/Final approval.”

The minutes from the November 16 and December 7, 2007, and January 4, 2008 meetings are included as Attachment 2 of this memorandum. The March 7 and August 1, 2008 minutes are attached to the Staff Report.

4.2 Overall Sign Plan (OSP).

The project OSP is intended to: 1) “unify the non-residential buildings on the property through signage;” and 2) remediate existing signs through removal or replacement. An exception to remediation has been requested for the Buellton AG Center sign.

While specifications for all new signs have been established, to date these specifications do not identify letter heights (both upper and lower case), fonts, or logo parameters. Lighting would comply with County standards, but has not been proposed or specified. The remaining freestanding sign associated with the trailer sales operation is light from underneath; neon signage has been eliminated.

The proposed OSP is included as Attachment 3 of this memorandum

5.0 STORM WATER PREVENTION PLAN

The proposed Final Negative Declaration contains a comment letter from the Regional Water Quality Control Board (David Innis, Environmental Scientist, May 4, 2010) which notes that a Storm Water Pollution Prevention Plan (SWPPP) is necessary for the proposed project.

The Hillside and Watershed Protection Policies discussion contained in Staff Report Section 6.2, Comprehensive Plan Consistency, notes the SWPPP requirement, and cites six Conditions of Approval which would ensure policy consistency. Condition of Approval 14 should be revised as indicated below to specifically note the SWPPP requirement. Staff recommends that the filing of the SWPPP with the RWQCB be required when cumulative additional development exceeds one acre of total impervious surface.

6.0 FIRE PROTECTION

The Fire Department Condition of Approval letter, dated March 18, 2008, supersedes the October 29, 2007 letter with respect to Stored Water Requirements only. All other conditions remain unchanged. As a result, the October 29th letter should be including in the Conditions of Approval as indicated below.

7.0 CONDITIONS OF APPROVAL

7.1 Development Plan Condition of Approval 1, paragraph 3 should be revised as follows:

The Development Plan proposes 45,042 sq.ft. of structural development consisting of: 1) the construction of a primary residence, six agricultural storage structures and one horse barn for a total of 22,470 square feet; and 2) the inclusion of 22,572 sq.ft. of existing structural development (following demolition of 3,784 sq.ft. of existing structures). The project proposes approximately 990 cubic yards of cut and 1,955 cubic yards of fill, 600 cubic yards of over-excavation and re-compaction, 1,165 cubic yards of import and 200 cubic yards of export. Grading activities would disturb approximately 3.32 acres of the project site.

7.2 Development Plan Condition of Approval 14 should be revised as follows:

All runoff water from impervious areas shall be conveyed to prevent erosion from slopes and channels. Prior to exceeding one acre of additional impervious surfaces constructed onsite, a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared. **Plan Requirements and Timing:** A drainage plan which incorporates the above and includes a maintenance and inspection program to ensure proper functioning shall be submitted prior to approval of Zoning Clearance Permits by the applicant to the Flood Control District for review and approval.

MONITORING: Permit Compliance will photo document compliance with the approved plan. Grading inspectors shall monitor technical aspects of the grading activities.

7.3 Development Plan Condition of Approval 36.c. should be revised as follows:

Fire Department letters, dated March 18, 2008 and October 29, 2007.

7.4 Conditional Use Permit Conditions of Approval 6 and 12. should be revised to replace "Zoning Administrator" with "Planning Commission."

- 7.5 Development Plan Condition of Approval 39, Indemnity and Separation, should be added to the Conditional Use Permit as new Condition of Approval 13 as follows:

13. Rules-33 Indemnity and Separation. The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

ATTACHMENTS:

- 1.0 Rob Alexander, agent email, dated December 6, 2010
- 2.0 CBAR Minutes, excerpts from November 16, 2007, December 7, 2007, and January 4, 2008 meetings.
- 3.0 Draft Overall Sign Plan, undated
- 4.0 Fire Department Condition letter, dated October 29, 2007

Karamitsos, John

From: Rob Alexander [roba@cahomesinc.com]
Sent: Monday, December 06, 2010 12:09 PM
To: Karamitsos, John
Subject: Hollister Development Plan

John,
Here's a list of current tenants on the Hollister project.

All American Trailers North
Bennett Construction
Puchli Plumbing
Caldera Fence, Inc.
Carlton Cooper Excavating
Casa Cassara
DC Whitford Trucking, Inc.
Oltman Trucking
JTB Excavation
Johnson Excavation
Keck's Excavating
Kenneth Hollister Construction, Inc.
Litle Construction, Inc.
MC Concrete Construction
Monaggetti's One Stop Livestock, Inc.
One Way Paving & Sealcoating, Inc.
Pacific Livestock Supplement
Paradise Mobile Welding
Ralph Lausten
RLF Trucking & Grading Corp.
Templeton Livestock Market

Rob Alexander
California Homes, Inc.
(805) 886-0168 cell

8. **07BAR-00000-00273 Hollister Development Plan Buellton**
07DVP-00000-00028 (Brian Tetley, Planner) **Jurisdiction: DVP**

Request of Mosaic Land Planning, LLC, agent for the owners, Charles C. Hollister and Mary E. Hollister Trust dated 6/22/1990, to consider Case No. 07BAR-00000-00273 for **conceptual review of a new residence of approximately 3,012 square feet, 2 barns of approximately 2,026 and 3,000 square feet, 2 hay barns of approximately 2,970 and 3,000 square feet, and six agricultural storage buildings of approximately 18,000 total square feet.** The following structures currently exist on the parcel: welding shop of approximately 2,223 square feet, hay shed and tack room of approximately 961 square feet, barn with stalls of approximately 1,013 square feet, barn construction office of approximately 4,446 square feet, equipment storage building of approximately 898 square feet, livestock shelter and equipment storage of approximately 1,024 square feet, hay and feed store office of approximately 2,820 square feet, trucking terminal of approximately 2,497 square feet, livestock shelter and hay storage of approximately 659 square feet, veterinarian supply store of approximately 2,322 square feet, equipment storage shop of approximately 2,381 square feet, equipment of approximately 1,685 square feet, fence contractor shop and trucking terminal of approximately 4,383 square feet, livestock shelter of approximately 363 square feet, and trailer sales office of approximately 2,453 square feet. The proposed project will require approximately 990 cubic yards of cut and approximately 1,955 cubic yards of fill. The property is a 32.84 acre parcel zoned AG-I and shown as Assessor's Parcel Number 099-640-010, located at **2201 US Highway 101** in the Buellton area, Third Supervisorial District.

Project received conceptual review only. No action taken. Applicant to return for further conceptual review. The following comments were made:

CBAR COMMENTS:

- **Site visit will be necessary; stake building corners. Story poles may be necessary in future.**
- **Project should convert appearance of overall site from industrial to agricultural, like a working ranch.**
- **Screen outdoor use/storage areas.**
- **Bring roofing sample.**
- **Verify and show on plans buildings which were previously permitted and those which were not.**

There being no further business to come before the Central Board of Architectural Review, Board Member Clough moved, seconded by Brady and carried by a vote of 3 to 0 (Erickson-Lohnas, Miller-Fisher absent) to adjourn the meeting until 9:00 A.M. on Friday, December 7 2007 in the Solvang Municipal Court, Solvang, CA 93463.

Meeting adjourned at 1:50 P.M.

8. **07BAR-00000-00273 Hollister Development Plan Buellton**
07DVP-00000-00028 (Brian Tetley, Planner) Jurisdiction: DVP

Request of Mosaic Land Planning, LLC, agent for the owners, Charles C. Hollister and Mary E. Hollister Trust dated 6/22/1990, to consider Case No. 07BAR-00000-00273 for **site visit of a new residence of approximately 3,012 square feet, 2 barns of approximately 2,026 and 3,000 square feet, 2 hay barns of approximately 2,970 and 3,000 square feet, and six agricultural storage buildings of approximately 18,000 total square feet.** The following structures currently exist on the parcel: welding shop of approximately 2,223 square feet, hay shed and tack room of approximately 961 square feet, barn with stalls of approximately 1,013 square feet, barn construction office of approximately 4,446 square feet, equipment storage building of approximately 898 square feet, livestock shelter and equipment storage of approximately 1,024 square feet, hay and feed store office of approximately 2,820 square feet, trucking terminal of approximately 2,497 square feet, livestock shelter and hay storage of approximately 659 square feet, veterinarian supply store of approximately 2,322 square feet, equipment storage shop of approximately 2,381 square feet, equipment of approximately 1,685 square feet, fence contractor shop and trucking terminal of approximately 4,383 square feet, livestock shelter of approximately 363 square feet, and trailer sales office of approximately 2,453 square feet. The proposed project will require approximately 990 cubic yards of cut and approximately 1,955 cubic yards of fill. The property is a 32.84 acre parcel zoned AGI and shown as Assessor's Parcel Number 099-640-010, located at **2201 US Highway 101** in the Buellton area, Third Supervisorial District. (Continued from 11/16/07)

Site visit only. No action taken.

~~9. **07BAR-00000-00273 Hollister Development Plan Buellton**
07DVP-00000-00028 (Brian Tetley, Planner) Jurisdiction: DVP~~

~~Request of Mosaic Land Planning, LLC, agent for the owners, Charles C. Hollister and Mary E. Hollister Trust dated 6/22/1990, to consider Case No. 07BAR-00000-00273 for **further conceptual review of a new residence of approximately 3,012 square feet, 2 barns of approximately 2,026 and 3,000 square feet, 2 hay barns of approximately 2,970 and 3,000 square feet, and six agricultural storage buildings of approximately 18,000 total square feet.** The following structures currently exist on the parcel: welding shop of approximately 2,223 square feet, hay shed and tack room of approximately 961 square feet, barn with stalls of approximately 1,013 square feet, barn construction office of approximately 4,446 square feet, equipment storage building of approximately 898 square feet, livestock shelter and equipment storage of approximately 1,024 square feet, hay and feed store office of approximately 2,820 square feet, trucking terminal of approximately 2,497 square feet, livestock shelter and hay storage of approximately 659 square feet, veterinarian supply store of approximately 2,322 square feet, equipment storage shop of approximately 2,381 square feet, equipment of approximately 1,685 square feet, fence contractor shop and trucking terminal of approximately 4,383 square feet, livestock shelter of approximately 363 square feet, and trailer sales office of approximately 2,453 square feet. The proposed project will require approximately 990 cubic yards of cut and approximately 1,955 cubic yards of fill. The property is a 32.84 acre parcel zoned AGI and shown as Assessor's Parcel Number 099-640-010, located at **2201 US Highway 101** in the Buellton area, Third Supervisorial District. (Continued from 11/16/07)~~

~~**Project received further conceptual review only. No action taken. The following comments were made:**~~

~~**CBAR COMMENTS:**~~

- ~~• **Bench below residential compound needs landscaping.**~~
- ~~• **Consider re-orienting some buildings perpendicular to one another or creating courtyards between buildings.**~~

9. **07BAR-00000-00273 Hollister Development Plan Buellton**
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Project received further conceptual review only. No action taken. The following comments were made:

CBAR COMMENTS:

- **Bench below residential compound needs landscaping.**
- **Consider re-orienting some buildings perpendicular to one another, or creating courtyards between buildings.**
- **Landscaping is required at the northeast corner of building area two, which is south of the residential compound (i.e. sycamore and oak trees) are required.**
- **Building area three rotate buildings to follow contours and reduce grading.**
- **Parking behind structure "U" does not seem to work. Study this parking design.**
- **Return with revised site plan and landscape plan.**
- **Barn siding "beige" is too light; needs to be darker gray/taupe color.**
- **Green roofs do not belong; a muted green (i.e. olive) may work.**
- **Roof vents are too large, and roof lines need variation. Consider clear story/cupola structures in lieu of vents or hide vents. An alternate method of ventilation is required.**
- **Commercial buildings need to look more agricultural than industrial. Consider extending roof overhangs and architectural features to mark building entrances.**
- **Doors should match building color.**
- **Lighting will be a concern.**
- **Putting an overall sign plan together now is recommended.**
- **The two large barns, because of their size and visibility from Highway 101, must have exemplary architecture.**
- **Large metal silo structure in Caltrans right-of-way should be removed.**
- **Signs should be externally lit.**

There being no further business to come before the Central Board of Architectural Review, Board Member Clough moved, seconded by Miller-Fisher and carried by a vote of 5 to 0 to adjourn the meeting until 9:00 A.M. on Friday, January 4 2008 in the Solvang Municipal Court, Solvang, CA 93463.

6. **07BAR-00000-00273 Hollister Development Plan Buellton**
07DVP-00000-00028 (Brian Tetley, Planner) Jurisdiction: DVP

Request of Mosaic Land Planning, LLC, agent for the owners, Charles C. Hollister and Mary E. Hollister Trust dated 6/22/1990, to consider Case No. 07BAR-00000-00273 for **further conceptual review of a new residence of approximately 3,012 square feet, 2 barns of approximately 2,026 and 3,000 square feet, 2 hay barns of approximately 2,970 and 3,000 square feet, and six agricultural storage buildings of approximately 18,000 total square feet.** The following structures currently exist on the parcel: welding shop of approximately 2,223 square feet, hay shed and tack room of approximately 961 square feet, barn with stalls of approximately 1,013 square feet, barn construction office of approximately 4,446 square feet, equipment storage building of approximately 898 square feet, livestock shelter and equipment storage of approximately 1,024 square feet, hay and feed store office of approximately 2,820 square feet, trucking terminal of approximately 2,497 square feet, livestock shelter and hay storage of approximately 659 square feet, veterinarian supply store of approximately 2,322 square feet, equipment storage shop of approximately 2,381 square feet, equipment of approximately 1,685 square feet, fence contractor shop and trucking terminal of approximately 4,383 square feet, livestock shelter of approximately 363 square feet, and trailer sales office of approximately 2,453 square feet. The proposed project will require approximately 990 cubic yards of cut and approximately 1,955 cubic yards of fill. The property is a 32.84 acre parcel zoned AGI and shown as Assessor's Parcel Number 099-640-010, located at **2201 US Highway 101** in the Buellton area, Third Supervisorial District. (Continued from 11/16/07 and 12/07/07)

Project received further conceptual review only. No action taken. Applicant may resubmit for further conceptual review.

CBAR COMMENTS:

- **Regarding the residence, the applicant can maximize space and create a more enjoyable living space by offsetting wing of residence a bit.**
- **Applicant should develop a sign plan for the entire projecting. Blade projecting signs are typical of this style.**
- **CBAR would like to see how venting will be addressed in the chance that it is used.**
- **CBAR suggests the addition of eyebrows or trellis. Other architectural features on sides of buildings visible from Highway 101. Potentially on sides of building visible from Highway 101.**
- **Show hard edge lines for driveway on plans.**
- **CBAR suggests rotating buildings parallel to contours to decrease grading and increase usable space, particularly buildings U and V.**
- **Return with landscape plan.**
- **Taupe sand color for wall and evergreen color for roof acceptable for Buildings Q & R with a significant amount of landscape screening. For remainder of buildings, sage color for walls and dark bronze color for roof is preferred. Submit color samples.**
- **In the event that venting is utilized, it should be in keeping with the architectural styles; for example gable and vents.**

There being no further business to come before the Central Board of Architectural Review, Board Member Clough moved, seconded by Erickson-Lohnas and carried by a vote of 5 to 0 to adjourn the meeting until 9:00 A.M. on Friday January 25, 2008 in the Solvang Municipal Court, Solvang, CA 93463.

Meeting adjourned at 2:06 P.M.

Overall Sign Plan

1. PROJECT DESCRIPTION

The applicant, the Charles C. Hollister and Mary E. Hollister Trust dated 6/22/1990, by way of its agent, Mosaic Land Planning, LLC, has submitted an application for a Development Plan which is currently under review. The project includes a new residence of approximately 3,012 square feet, 1 barn of 2,026 square feet, 1 hay barn of approximately 2,970 square feet, and 6 agricultural storage buildings of approximately 18,000 total square feet. The following structures currently exist on the parcel: a welding shop of approximately 2,223 square feet, hay shed and tack room of approximately 961 square feet, barn with stalls of approximately 1,013 square feet, barn construction office of approximately 4,446 square feet, equipment storage building of approximately 898 square feet, livestock shelter and equipment storage of approximately 1,024 square feet, hay and feed store office of approximately 2,820 square feet, trucking terminal of approximately 2,497 square feet, livestock shelter and hay storage of approximately 659 square feet, veterinarian supply store of approximately 2,322 square feet, equipment storage shop of approximately 2,381 square feet, equipment storage of approximately 1,685 square feet, fence contractor shop and trucking terminal of approximately 4,383 square feet, livestock shelter of approximately 363 square feet, and trailer sales office of approximately 2,453 square feet.

The property is a 32.84 acre parcel currently zoned AGI; as a condition of approval for the Development Plan and in accordance with the County rezoning consistency scheme, the property will be rezoned to AG-II-100, retaining its current agricultural/industrial overlay designation. This is the only known AGI zoning designation in the County and no sign ordinance exists for such zoning. Planning and Development and the Central Board of Architectural Review have considered the "unique zoning and long-standing quasi commercial uses on the site" and have recommended "utilizing signage types from the commercial and/or industrial zones" as appropriate.

To this end, Planning & Development has agreed to review this OSP in light of the property's unique historical development scenario and land uses and apply the sign regulations appropriately in conjunction with input from CBAR.

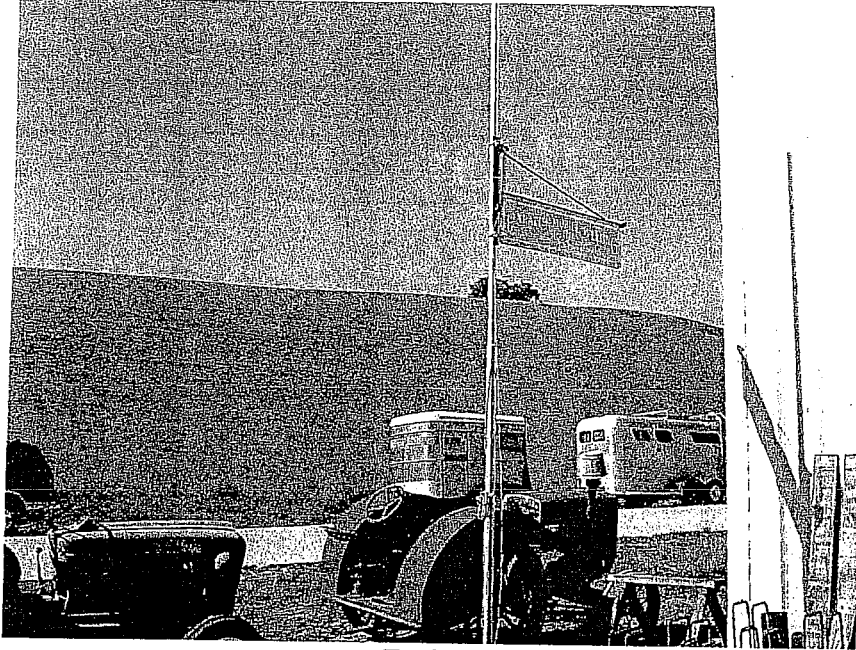
2. PROPOSED SIGNAGE PLAN FOR EXISTING AND PROPOSED STRUCTURES

The alphabetical designations shown below correspond to the designations on the Site Plan for ease of reference.

The applicant proposes to unify the non residential buildings on the property through signage. All of the new signs would be horizontal 16" x 96". The signs will be painted wood. The background color for the new signs will be white, and the lettering and logo color will be dark brown. The bottom of all canopy signs will be 8' above grade; the top of all wall signs for the new buildings will be 12' above top of grade. Differentiation of the new signs will be distinguished by the lettering font and logo of the individual tenants and the location of the sign on the building.

A. Welding Shop

1. Existing Signage



Facing North West
Existing Freestanding Metal Sign ~10" x 36"

2. Remediation of Existing Sign(s)

The existing nonconforming sign is within the 50' front setback. The sign and its pole will be removed and a new wall sign is proposed below.

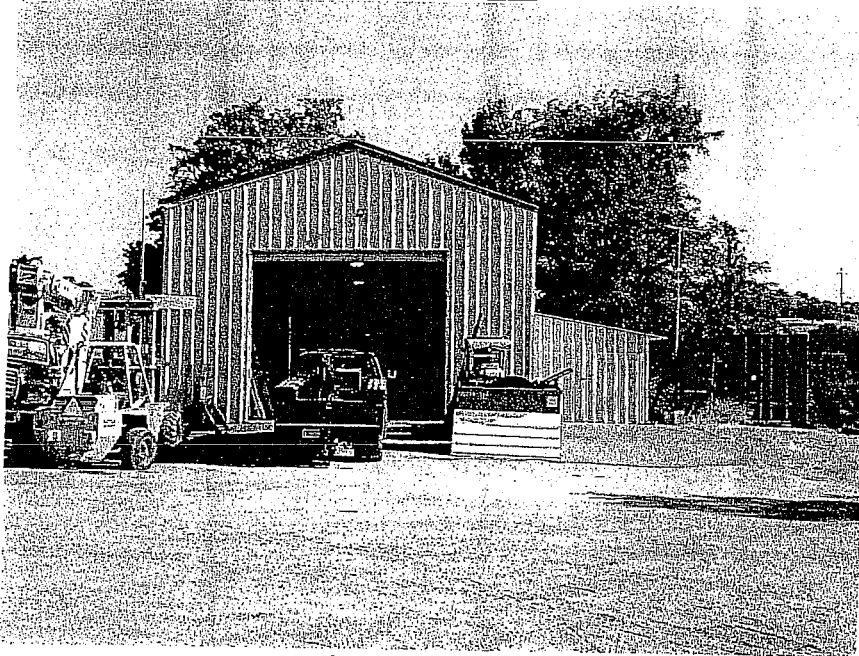
3. Name/Address of Current Tenant

Paradise Welding
2201 US Hwy 101 #L
Buellton, CA 93427

4. Statement of Proposed Sign Materials and Location

The proposed wall sign will be centered between the southwest corner of the building and the large door.

5. Photo of Proposed Sign Location



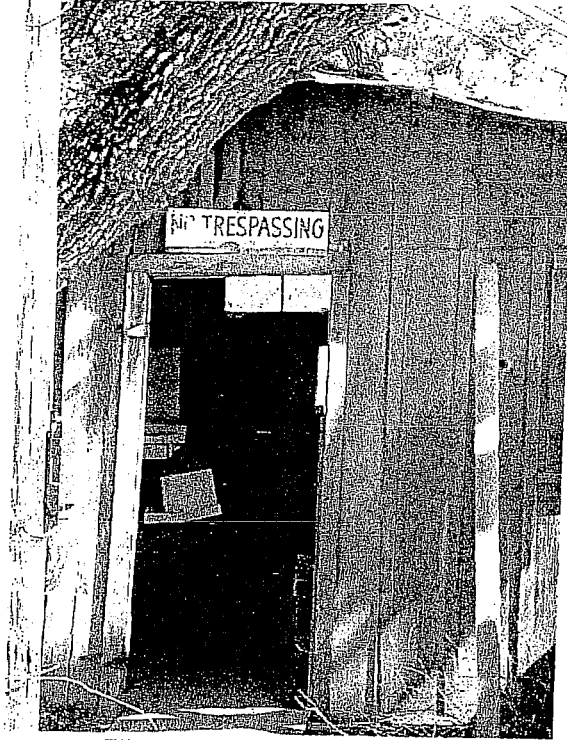
South Elevation

6. Future Signs

No future signs are proposed for this building.

B. Hay Shed and Tack Room

1. Existing Signage



West Elevation from Jonata Park Road
Metal Wall Sign ~6" x 30"

2. Remediation of Existing Sign(s)

This building is proposed to be demolished and signage removed; no remediation is necessary.

3. Name/Address of Current Tenant

Templeton Livestock Sales
2201 US Hwy 101
Buellton, CA 93427

4. Statement of Proposed Sign Materials

N/A

5. Photo of Proposed Sign Location(s)

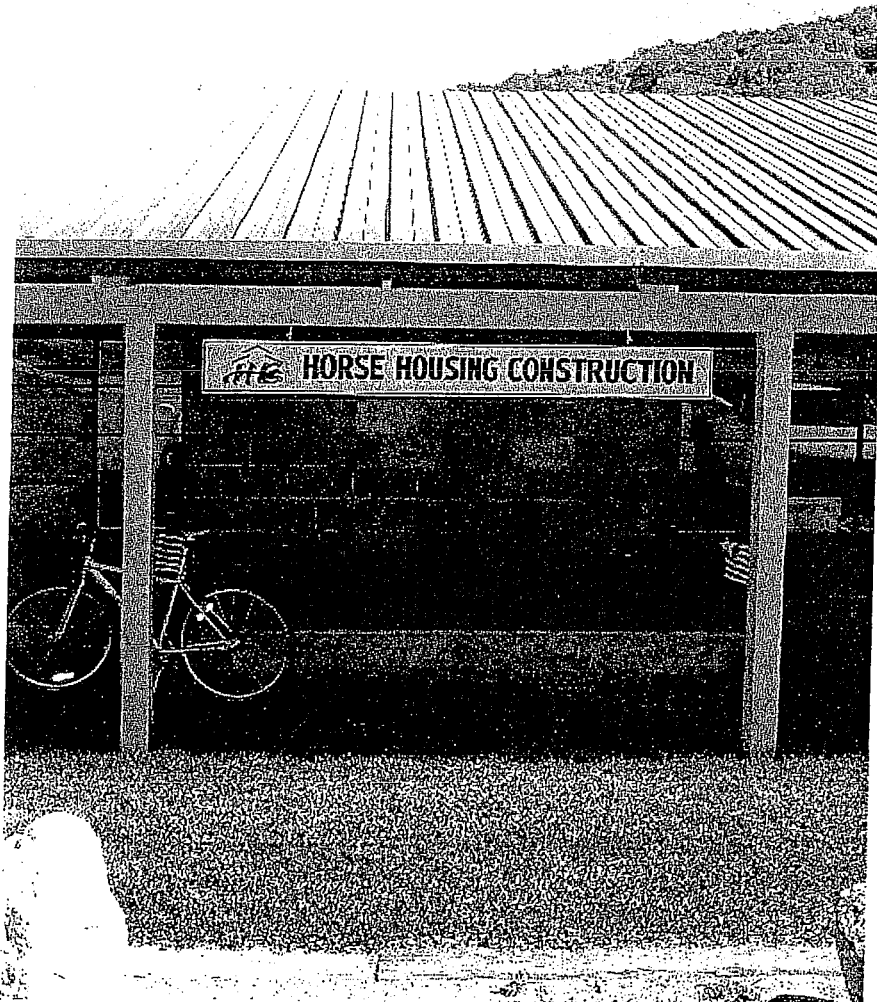
N/A

6. Future Signs

None associated with this structure.

D. Barn Construction Office

1. Existing Signage



West Elevation from Jonata Park Road
~1' x 8' painted wood canopy sign.

2. Remediation of Existing Sign(s)

None. It is requested that this existing sign, erected in 1999 would be grandfathered in.

3. Name/Address of Current Tenant

Horse Housing Construction
2201 US Hwy 101 #A
Buellton, CA 93427

4. Statement of Proposed Sign Materials

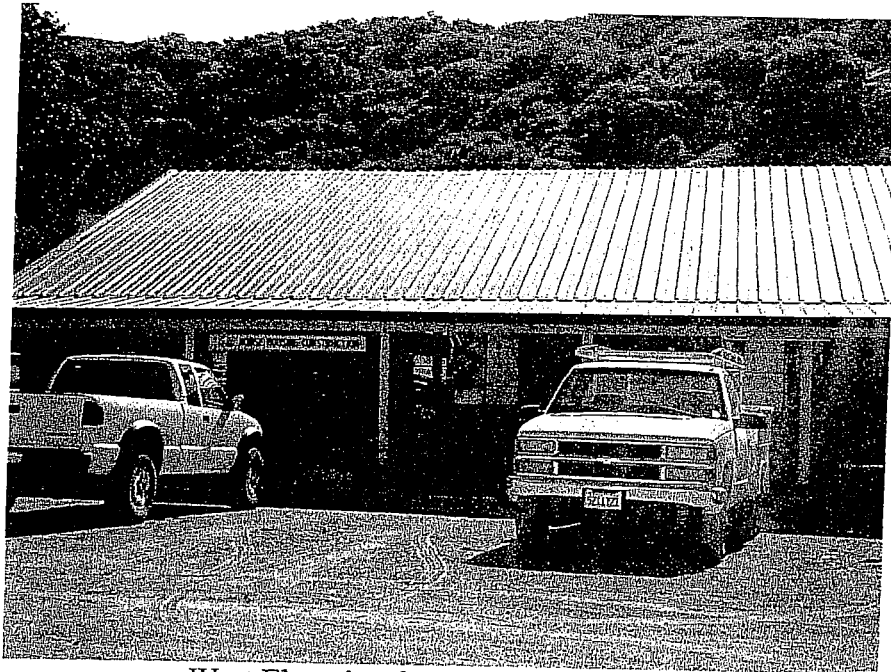
N/A

5. Photo of Proposed Sign Location(s)

N/A

6. Future Signs

The existing sign is located in the 2nd of 5 “bays” on the west elevation. A canopy sign may be added in the future to the 4th bay on the south side of the elevation at the same height as the existing canopy sign.



West Elevation from Jonata Park Road

F. Livestock Shelter

1. Existing Signage



Facing East from Jonata Park Road
Freestanding Metal Sign ~18" x 18"

2. Remediation of Existing Sign(s)

This building is proposed to be demolished and the nonconforming signage removed so no remediation is necessary.

3. Name/Address of Current Tenant

Gary Litle Backhoe
2201 US Hwy 101
Buellton, CA 93427

4. Statement of Proposed Sign Materials

N/A

5. Photo of Proposed Sign Location(s)

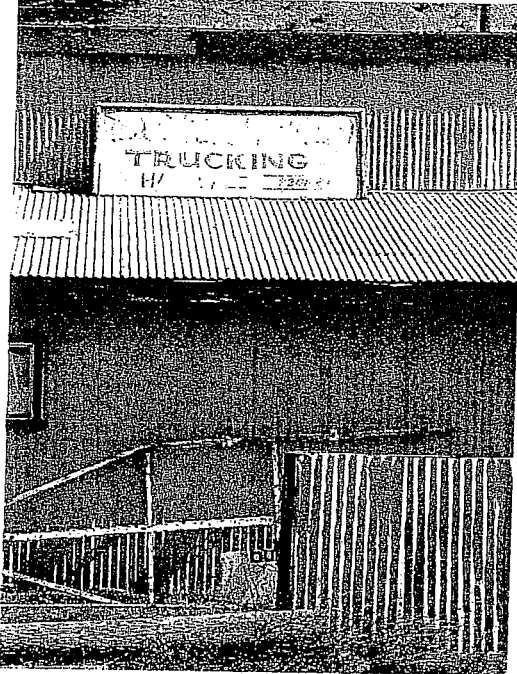
N/A

6. Future Signs

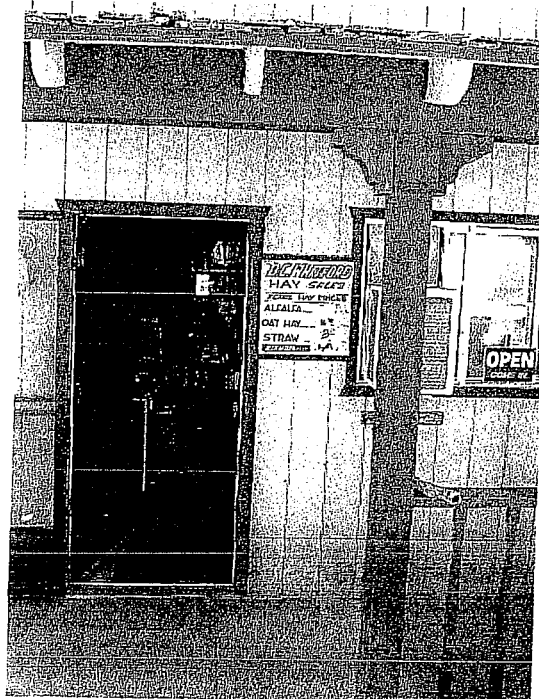
None associated with this structure.

G. Hay and Feed Supply Office

1. Existing Signage



West Elevation Facing Jonata Park Road
Sign is ~2' x 6'



North Elevation at Office Door
Sign is ~18" x 18"

2. Remediation of Existing Sign(s)

The existing wall sign facing Jonata Road would conform to the existing signage ordinance but for its lack of attachment to the wall and a permit. The existing office door sign conforms to the existing code. The applicant proposes to repaint and attach the existing sign to the parapet wall in the center of the building facing Jonata Road. No change is proposed for the conforming wall sign at the north elevation. Both signs to be permitted under the approval of this OSP.



West Elevation

3. Name/Address of Current Tenant
Whitford Hay & Feed
2201 US Hwy 101 #N
Buellton, CA 93427
4. Statement of Proposed Signage
N/A
5. Photo of Proposed Sign Location
N/A
6. Future Signs
No future signs are proposed for this building.

H. Trucking Terminal

1. Existing Signage
None.

2. Remediation of Existing Sign(s)
Not Applicable

3. Name/Address of Current Tenant
RLF Trucking
2201 US Hwy 101 #C
Buellton, CA 93427

4. Statement of Proposed Sign Materials and Location
None.

5. Photo of Proposed Sign Location
N/A

6. Future Signs

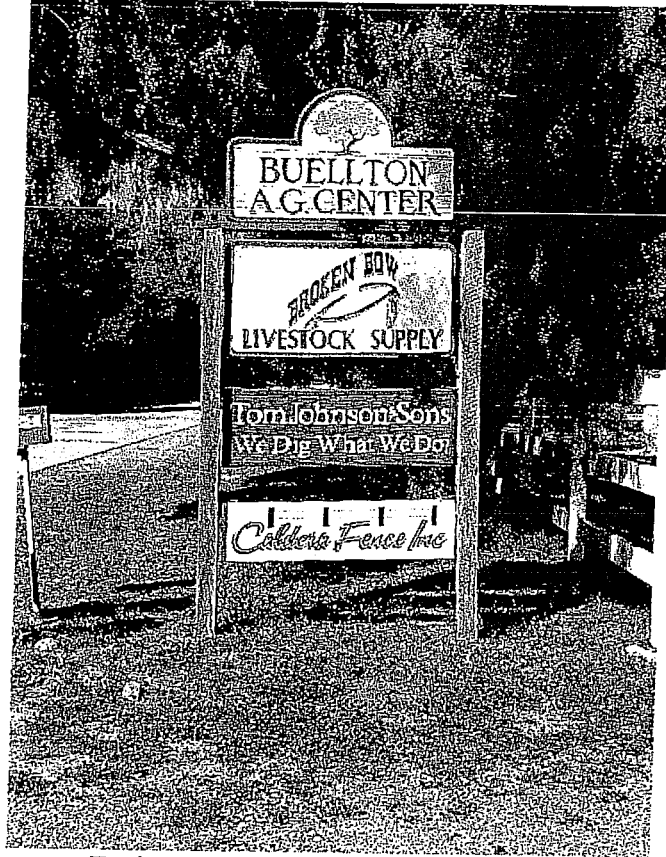
A future walls sign may be centered on the West Elevation or centered between the northeast corner and the large door on the North elevation.



North and West Elevations

Buellton Ag Center Compound

1. Existing Signage



Facing North from Jonata Park Road
Sign is ~4' x 8'

2. Remediation of Existing Signs

This nonconforming sign exceeds the height of gate or entrance signed allowed by approximately 12 square feet and is located within the setback. CBAR has indicated a general acceptance of the sign and the sign would benefit the Fire Department in locating businesses further off Jonata Road that don't have signage. The applicant requests that this sign be grandfathered in as it.

3. Statement of Proposed Sign Materials and Location

N/A

4. Photo of Proposed Sign Location(s)

N/A

5. Future Signs

Change out of existing or addition of new sign, not to exceed 16" in height fitting within the existing posts.

J. Veterinarian Supply Store

1. Existing Signage



Facing North East from Compound Center
Sign is ~ 3' x 3'

2. Remediation of Existing Sign(s)

Permitting under this OSP. The existing wall sign otherwise complies under §35.38.090C.

3. Name/Address of Current Tenant

Broken Bow Livestock Supply
2201 US Hwy 101 #D
Buellton, CA 93427

4. Statement of Proposed Sign Materials

N/A

5. Photo of Proposed Sign Location(s)

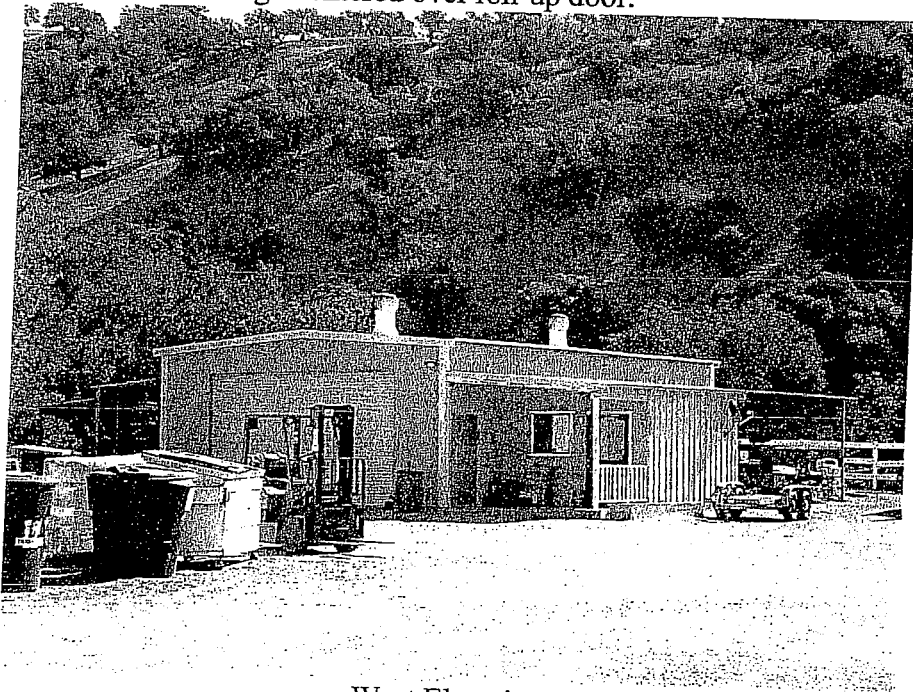
N/A

6. Future Signs

None

K. Equipment Storage Shop

1. Existing Signage
None.
2. Remediation of Existing Sign(s)
N/A
3. Name/Address of Current Tenant
Tom Johnson
2201 US Hwy 101 #F
Buellton, CA 93427
4. Statement of Proposed Sign Materials
None.
5. Photo of Proposed Sign Location(s)
N/A
6. Future Signs
A wall sign centered over roll-up door.



West Elevation

L. **Equipment Storage Shop**

1. Existing Signage



East Elevation Facing Hwy 101 - Each of the three signs is ~3' x 6'

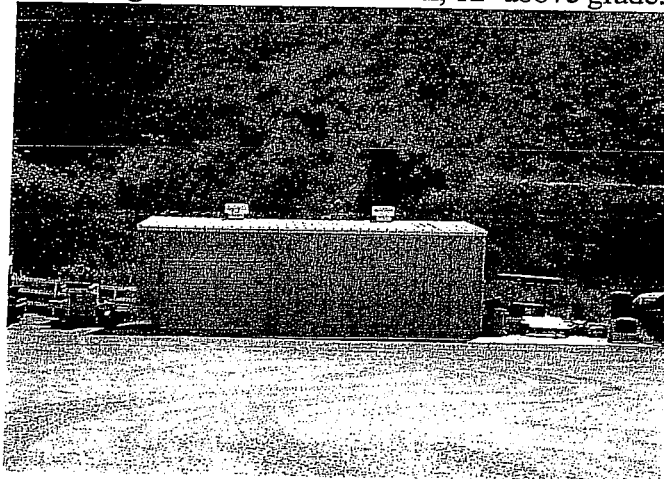
2. Remediation of Existing Sign(s)
Signs have been removed.

3. Name/Address of Current Tenant
County Sanitation
2201 US Hwy 101 #J
Buellton, CA 93427

4. Statement of Proposed Sign Materials
No signage proposed.

5. Photo of Proposed Sign Location(s)
N/A

6. Future Signs
A wall sign on the west elevation, 12' above grade.



West Elevation

M. **Fencing Contractor Shop/Trucking Terminal**

1. Existing Signage



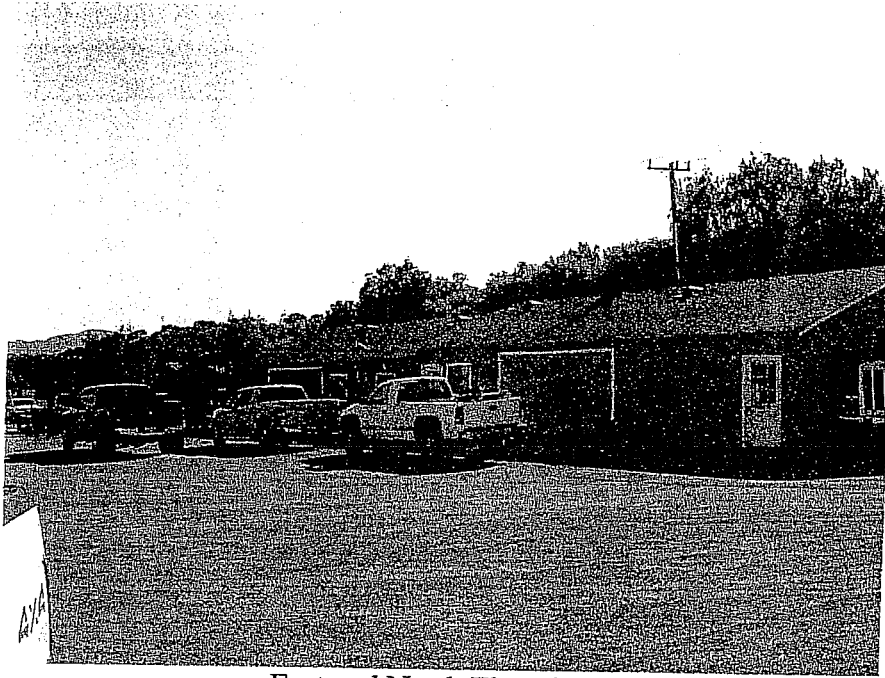
Facing West from inside Compound
Sign is ~12" x 36"

2. Remediation of Existing Sign(s)
Permitting under this OSP.
3. Name/Address of Current Tenant
Caldera Fencing, Inc.
2201 US Hwy 101 #E
Buellton, CA 93427

Oltman Trucking
2201 US Hwy 101 #I
Buellton, CA 93427
4. Statement of Proposed Sign Materials
None.
5. Photo of Proposed Sign Location(s)
N/A

6. Future Signs

A 12" x 36" wall sign, compatible with the existing "Caldera Fence" sign, may be added over the entrance door to the business on the north end of the building.



East and North Elevations

O. Trailer Sales Office

1. Existing Signage



1. Facing North West from Trailer Sales Yard
The top sign is ~3'6" x 8"; the right sign is ~3' x 3'.



2. Facing Southeast from Jonata Park Road
Banner signs of various sizes hung on fence



3. Facing North from Jonata Park Road Entrance of Hwy 101

2. Remediation of Existing Sign(s)

Walls Signs as Shown in Photo 1. Although both of the existing wall signs comply with the ordinance, under §35.38.090, only one sign is allowed on each street frontage. The applicant proposes to keep the sign over the large door and remove the sign to the right.

Banner Signs as Shown in Photo 2. All banner signs to be removed.

Neon Signs as Shown in Photo 3. The three signs and three poles facing 101 to be removed.

3. Name/Address of Current Tenant

Santa Ynez Trailer Sales.
2201 US Hwy 101 #H
Buellton, CA 93427

4. Statement of Proposed Signs and Location

Wall sign on the south elevation of the building below the eave between the windows.

5. Future Signs

None.

S. Proposed Agricultural Building

1. Future Signs

A wall sign may be placed over the entry of each of the two west facing doors per the elevation on Plan B-1.4

T. Proposed Agricultural Building

1. Future Signs

A canopy sign may be placed in the center of each of the outside bays on the west facing elevation per for the elevation on Plan B-1.1.

U. Proposed Agricultural Building

1. Future Signs

A wall sign may be placed over the entry of each of the two northwest facing doors per the elevation on Plan B-1.2.

V. Proposed Agricultural Building

1. Future Signs

A wall sign may be placed over the entry of each of the two northwest facing doors per the elevation on Plan B-1.3.

W. Proposed Agricultural Building

1. Future Signs

A wall sign may be placed over the entry of each of the two north facing doors per the elevation on Plan B-1.4.

X. Proposed Agricultural Building

1. Future Signs

A canopy sign may be placed in the bay of the west facing elevation per for the elevation on Plan B-1.5.

RECEIVED
OCT 31 2007
S.B. COUNTY (NORTH)
PLANNING & DEVELOPMENT

Memorandum



Date: October 29, 2007
To: Brian Tetley
Planning & Development
Santa Maria
From: Dwight Pepin, Captain
Fire Department
Subject: APN: 099-640-010; Case #: 07DVP-00028
Site: 2201 HWY 101, Buellton
Project Description: Development Plan

The above project is located within the jurisdiction of the Santa Barbara County Fire Department. To comply with the established standards, we submit the following with the understanding that the Fire Protection Certificate application may involve modifications, which may determine additional conditions.

GENERAL NOTICE

1. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit (HMU) at 686-8170 if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.

PRIOR TO LAND USE CLEARANCE THE FOLLOWING CONDITIONS MUST BE MET

2. All access ways (public or private) shall be installed and made serviceable. Roadway plans, acceptable to the fire department, shall be submitted for approval prior to any work being undertaken.

Access to this project shall conform to Santa Barbara County Private Road and Driveway Standard #1. Dead end access roads shall terminate with a fire department approved turnaround.

Access ways shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building.

A minimum of 13 feet 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.

Driveways serving one residential dwelling are required to have a minimum width of 12 feet. Driveways serving two residential dwellings are required to have a minimum width of 16 feet. Driveways serving three to nine residential dwellings are required to have a minimum width of 20 feet. If any future development is planned for this parcel or will be served by this driveway, the applicant is encouraged to coordinate these standards into their plans and with other interested parties.

Any portion of the driveway exceeding 10 percent in slope shall be paved.

3. Because the proposed project is located within the mapped boundaries of the High Fire Hazard Zone of Santa Barbara County, special provisions of the Building Code will apply. These provisions will influence both the design of the project and the type of building materials that may be utilized. Please refer to the Santa Barbara County Building and Safety Division for details.

Note: Owners of property located within a designated "Very High Fire Hazard Severity Zone" are required by state law (Government Code Section 51182) to create a firebreak of 100 feet (or to the property line, whichever is nearer) around any structures on their property. This does not apply to single specimens of trees, ornamental shrubbery, or similar plants that are used as ground cover if they do not form a means of rapidly transmitting fire from the native growth to any dwelling or structure.

4. Plans for a stored water fire protection system shall be submitted and approved by the fire department. Water storage shall be 37,500 gallons above the amount required for domestic usage and shall be reserved for fire protection purposes exclusively.

**PRIOR TO OCCUPANCY CLEARANCE
THE FOLLOWING CONDITIONS MUST BE MET**

5. Building address numbers shall be posted in conformance with fire department standards.
6. Santa Barbara County Fire Department fire sprinkler system requirements shall be met. Fire sprinkler system plans shall be approved prior to installation. Location of any fire department connection shall be determined by the fire department.

**PRIOR TO OCCUPANCY CLEARANCE
THE FOLLOWING CONDITIONS MUST BE MET**

7. Propane tanks shall be installed per Article 82 of the California Fire Code.

8. Payment of development impact fees is required. The fees shall be computed on each new building, including non-habitable spaces.

Fees will be calculated as follows:

Mitigation Fee at \$.10 per square foot for structures with fire sprinkler systems

These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.

As always, if you have any questions or require further information please call 681-5500.

DP:reb

Handwritten signatures in black ink. The first signature is a large, stylized 'DP' followed by a cursive name. The second signature is a smaller, more compact cursive signature.

c: Mary Hollister Yacono, c/o Kenny Hollister, 2201 US HWY 101, Buellton, CA 93427
Mosaic Land Use Planning, LLC, 436 Alisal Road, Suite E, Solvang, CA 93463
California Homes, Inc., PO Box 1064, Solvang, CA 93464
APN/Chron



**COUNTY OF SANTA BARBARA
PLANNING & DEVELOPMENT**

MEMORANDUM #2

TO: Santa Barbara County Planning Commission

FROM: Doug Anthony, Deputy Director
Development Review Division

STAFF CONTACT: John Karamitsos, Supervising Planner, (805) 934-6255

DATE: February 1, 2011

HEARING DATE: February 9, 2011

RE: Hollister-Yacono Development Plan, Conditional Use Permit, Overall Sign Plan & Consistency Rezone; Case Nos. 07DVP-00000-00028, 09RZN-00000-00010, 08OSP-00000-00001, 10CUP-00000-00043

1.0 INTRODUCTION

This project was continued from the Planning Commission hearing of December 8, 2010 to January 11, 2011, and subsequently continued to February 9, 2011. The following information augments: 1) the Staff Report, dated November 24, 2010; and 2) the Memorandum, dated December 8, 2010.

The purpose of the continuation was threefold. First, the Planning Commission asked staff to detail its reasoning for characterizing certain existing onsite uses as legal non-conforming as to use. Second, the Commission asked for a detailed Overall Sign Plan. Third, staff addresses the question of using proposed new ancillary agricultural structures to house existing legal non-conforming uses onsite.

2.0 PROJECT DESCRIPTION

The Development Plan Project Description (Condition of Approval 1) should be revised as indicated below to include reference to structural development totaling 24,134 ~~45,042~~ square feet (sq.ft.) onsite. This total would result from 22,470 sq.ft. of proposed development, and 1,664 ~~22,572~~ sq.ft. of existing development (following demolition of 3,784 sq.ft. of existing structures, and deletion of 20,908 sq.ft. of existing development accommodating legal, non-conforming uses which may not be permitted within the AG-II-100 zone district irrespective of the Agricultural Industry Overlay designation on the site).

3.0 STATUS OF EXISTING USES ONSITE

3.1 SITE BACKGROUND

The project site contains several uses that, except for one, are leased to operators of businesses that are owned and operated independently of one another, and are fully independent of any principal agricultural use of the site. Some of these businesses periodically rely on the services of another (e.g., a farming business that stores farm equipment onsite may periodically seek the services of the onsite welding business). Table 5 below reflects those 17 independent businesses; staff updated this table, based on additional information provided by the applicant's agent, including recent departures.

Table 5: EXISTING USES ONSITE¹

	Current Operator	Basis for Conformity Determination	LUDC AG-II Zone Conformity	Agricultural Industry Overlay Conformity	No. of Employees	Year Use Established
CONFORMING						
1	Templeton Livestock Sales Yard Building B	Transport of Agricultural Commodities	Permissible, with AIO	Conforming	1	1956
	Activities Conducted Onsite: Receiving station and hay storage onsite in association with 4-5 annual livestock auctions conducted offsite and weekly cattle transfers to and from the site. Estimated by tenant at 100% agriculture related.					
2	D.C. Whitford Trucking, Inc. Building G	Sales and Transport of Agricultural Commodities	Permissible, with AIO	Conforming	4	1956

¹ This table has been reformatted and reorganized to group operators according to AIO conformity and similarity of use. In addition, the entries differ from the previous table due to changes in tenancy. This table includes only the current tenants, as of January 28, 2010.

<p>Activities Conducted Onsite: Sales and delivery of hay to cattle and equine owners; vehicle storage and maintenance.</p> <p>Estimated by tenant at 100% agriculture related.</p>						
Current Operator	Basis for Conformity Determination	LUDC AG-II Zone Conformity	Agricultural Industry Overlay Conformity	No. of Employees	Year Use Established	
3	John Krska Farming Building: None	Processing of Agricultural Commodities	Permissible	Conforming	1	2010
<p>Activities Conducted Onsite: Equipment and materials storage associated with farm and vineyard management contracting operation.</p> <p>Estimated by tenant at 100% agriculture related.</p>						
4	Pacific Livestock Supplement Building: None	Treatment of Agricultural Commodities	Permissible, with AIO	Conforming	2	1998
<p>Activities Conducted Onsite: Storage of liquid cattle feed supplements. Provides feed supplements (primarily molasses-based products) for local cattle operations. Bulk-stored on Hollister's site and delivered to customers by Pacific Ag in small tank trailers.</p> <p>Estimated by tenant at 100% agriculture related.</p>						
LEGAL, NON-CONFORMING						
5	Ralph Lausten Farming Building: None		Not Permissible	Legal, Non-Conforming	2	2002
<p>Activities Conducted Onsite: Storage of farming materials. Mechanized farm support services including discing and harrowing, planting, fertilizer application, weed management, harvesting cutting and baling, and contract firefighting services with USFS and CalFire.</p> <p>Estimated by tenant at 98.5% agriculture related, 1.5% State of California-contract related.</p>						

	Current Operator	Basis for Conformity Determination	LUDC AG-II Zone Conformity	Agricultural Industry Overlay Conformity	No. of Employees	Year Use Established
6	Monighetti's One Stop Livestock Supplies Inc. Building J		Not Permissible	Legal Non-Conforming	1	1984
<p>Activities Conducted Onsite: Retail sales of livestock-related products stored onsite. Includes veterinary supplies consisting of equine and bovine vaccines, feed and mineral supplements, therapeutic supplies such as wraps, bandages, dressings, medications, as well as blankets, halters and leads, and insect control products and equipment. Sales of farrier supplies such as horseshoe blanks, nails, and tools.</p> <p>Estimated by tenant at 100% agriculture related.</p>						
7	Carlton Cooper Excavating Building: None		Not Permissible	Legal Non-conforming	1	1985
<p>Activities Conducted Onsite: Equipment and vehicle storage associated with farm, excavating and grading contractor services. Also involved in contract firefighting services with USFS, CalFire, <i>et al.</i></p> <p>Estimated by tenant at 80% agriculture related, 20% residential related.</p>						
8	All American Trailers North Building O		Not Permissible	Legal Non-conforming	4-5	1985
<p>Activities Conducted Onsite: Retail sales lot and office, and storage and repair of equine and livestock trailers.</p> <p>Estimated by tenant at 85% agriculture related, 15% non-agriculture related.</p>						

	Current Operator	Basis for Conformity Determination	LUDC AG-II Zone Conformity	Agricultural Industry Overlay Conformity	No. of Employees	Year Use Established
9	Horse Housing Construction Building D		Not Permissible	Legal, Non-conforming	6	1982
<p>Activities Conducted Onsite: Sells and builds prefabricated and custom barns. Estimated by tenant at 98% agriculture related, 2% non-agriculture related.</p>						
10	Caldera Fencing Building M		Not Permissible	Legal Non-conforming	6	1986
<p>Activities Conducted Onsite: Fencing equipment and materials storage; office and shop. Estimated by tenant at 90% agriculture related, 10% commercial related.</p>						
11	Paradise Welding Building A		Not Permissible	Legal Non-conforming	2	2002
<p>Activities Conducted Onsite: Repair and Fabrication of farm and heavy equipment; water tank and waterline repairs; barn repairs and/or modifications; custom equestrian fixtures and horseshoes. Estimated by tenant at 76% agriculture related, 24% non agriculture related.</p>						
12	Oltman Trucking Building M		Not Permissible	Legal Non-conforming	1	1958
<p>Activities Conducted Onsite: Office and vehicle storage in association with trucking contractor. Estimated by tenant at 60% agriculture related, 40% construction related.</p>						
13	RLF Trucking Building F		Not Permissible	Legal Non-conforming	1	“
<p>Activities Conducted Onsite: Trucking of bulk commodities stored on- and off-site.</p>						

Estimated by tenant at 60% agriculture related, 40% non agriculture related.						
	Current Operator	Basis for Conformity Determination	LUDC AG-II Zone Conformity	Agricultural Industry Overlay Conformity	No. of Employees	Year Use Established
14	Keck's Excavating Building: none		Not Permissible	Legal Non-conforming	1	1985
Activities Conducted Onsite: Equipment and vehicle storage associated with farming, excavating, and grading contractor.						
Estimated by tenant at 80% agriculture related, 20% non agriculture related.						
15	Litle Backhoe Services Building F (to be demolished)		Not Permissible	Legal Non-conforming	1	1985
Activities Conducted Onsite: Equipment storage associated with excavation contracting services, primarily underground utilities and septic systems.						
Estimated by tenant at 80% agriculture related, 10% residential related, and 10% commercial related.						
16	Tom Johnson Excavating Building K		Not Permissible	Legal Non-conforming	1	1985
Activities Conducted Onsite: Equipment storage and office associated with excavation contracting services, primarily underground utilities and septic systems.						
Estimated by tenant at 75 - 80% agriculture related, 15 - 20% non agriculture related.						
17	JTB Excavating Building: none		Not Permissible	Legal Non-conforming	1	2010
Activities Conducted Onsite: Equipment and vehicle storage associated with farming, excavating and grading contractor.						
Estimated by tenant at 80% agriculture related, 20% residential related.						

3.2 THE INTENSIVE GENERAL AGRICULTURE ZONE OF ORDINANCE 661

All of the existing uses onsite were legally permitted under the County's previous zoning ordinance (Ordinance 661), as the site has been zoned Intensive General Agriculture (AGI) since November of 1966. In addition to all uses allowed in the General Agriculture District, the AGI zone district allows a livestock auction yard with auxiliary uses as follows:

“Livestock auction yard including the following uses: Offices, food preparation and service facilities, veterinarian services and supplies, feed mill, livestock feed yard, trucking terminal, animal fertilizer processing plant, slaughter house, dormitory and other uses, which are related to a livestock auction yard.”²

The General Agricultural District allowed the following uses:

- All types of agriculture and farming
- All noncommercial residential uses customarily incidental to and subordinate to agricultural and farming operations
- Sale of agricultural products produced on the premises
- Public stables or riding arenas
- Animal hospitals
- Excavation or quarrying of building or construction materials
- Oil and gas drilling and production facilities
- Kennels and animal grooming facilities
- Farm labor camps for employees not working onsite
- Family care homes (small)
- Uses, buildings and structures accessory and customarily incidental to the above uses and not involving a commercial enterprise onsite³

The original livestock auction onsite decreased in use during the 1980s and 1990s, terminating around 2000, and now occurs in the Templeton area in San Luis Obispo County. The facility that formerly served as the livestock auction yard now operates as a transfer yard to collect and transport cattle from and to the livestock auction yard in Templeton. As noted above, the other onsite uses are independent businesses, owned and operated by independent operators, and are no longer integral to livestock auctions. This situation would render many of the existing uses to be legal non-conforming under Ordinance 661, Section 36.1.b), unless County's application of the Agricultural Industry Overlay in the 1980 adoption of the Comprehensive Plan allows such uses.

² Section 36.1.b) of Ordinance 661 – October 1981.

³ Section 25 of Ordinance 661.

3.3 THE AGRICULTURAL INDUSTRY OVERLAY OF THE COMPREHENSIVE PLAN

The Agricultural Industry Overlay (AIO) was first enacted with adoption of the Comprehensive Plan, Land Use Element, in 1980, and applied to this property at the same time. It was subsequently enacted within the Agricultural Element in 1991, using the same language as quoted above. That overlay reads as follows:

“LAND USE DEFINITIONS – OVERLAY SYMBOLS FOR RURAL AREAS ONLY

AGRICULTURAL INDUSTRY: The purpose of this overlay designation is, notwithstanding other provisions of this Plan, to provide for agriculturally related commercial and industrial uses in Rural Areas where appropriate. Development Plans and Conditional Use Permits shall be required pursuant to applicable zoning ordinances.

- 1. The request for the designation must be accompanied by a Development Plan and Conditional Use Permit, information outlining the reasons why it is necessary to put this overlay in the Rural Area, and must satisfy the following criteria:*
 - a. The- use must be directly related to agriculture.*
 - b. Special circumstances require that the project be located within the Rural Area.*
 - c. The placement of the designation will provide particular and specific benefits which will advance the purposes and policies of this Plan.*
 - d. The proposed site is currently designated as “A-II Agriculture-II” and is located within the Rural Area.*
 - e. The use is not otherwise permitted under the agricultural land use designations of the Land Use Element and Zoning Ordinances.*
 - f. The project site should not include prime soils, or environmentally sensitive areas where development would result in significant adverse impacts.*
 - g. The overlay shall not be applied where it would have a significant adverse impact on adjacent residential areas.*
 - h. The placement of the designation will not represent a significant cumulative loss of agricultural land in the planning area.*

The criteria set forth under Number 1 above, do not have to be met with respect to uses on lands designated with the “Agricultural Industry Overlay” prior to the date of the adoption of this Plan.

- 2. The following uses may be allowed with a Conditional Use Permit and Development Plan as required pursuant to applicable Zoning Ordinances: processing, packaging,*

*treatment, and/or sale of agricultural commodities, transportation facilities required to support agriculture; and fertilizer manufacturing.*⁴

Staff looked to Section 2 of the AIO definition, above, to determine what uses are allowable on the subject site, rather than Section 1, because the latter contains siting criteria that would suggest an intended application to the designation of new sites as AIO.

Two other policies provide some very general guidance as follows:

Land Use Development Policy 3, in the Land Use Element, states: “*No urban development shall be permitted beyond boundaries of land designated for urban uses except in neighborhoods in rural areas.*”

Policy Hazardous Facility Safety 3—A. *Siting*, in the Safety Element Supplement reads: “*New hazardous facilities shall be sited to prevent unacceptable risk to offsite population as defined in this chapter. Siting considerations undertaken to optimize public safety shall also examine routes used for transporting acutely hazardous materials to or from a new hazardous facility.*” In essence, it promotes remote siting of hazardous facilities to reduce risk to public safety.

3.4 THE LAND USE DEVELOPMENT CODE (LUDC)

Staff consulted the LUDC for guidance on the meaning of “... *processing, packaging, treatment, and/or sale of agricultural commodities, ...*” in the foregoing AIO definition. Agricultural Product Sales is defined in Section 35.42.050 of the Land Use and Development Code (LUDC) refers to agricultural products and agricultural commodities interchangeably without drawing a distinction between the two. Agricultural product sales are items that are grown onsite or other properties with limitations, ornamental trees, shrubs and plants grown in pots that may be imported from offsite (including incidental sale of garden and landscape materials and equipment, and vegetative holiday sales products (e.g., pumpkins, Christmas trees).

Staff also looked to the LUDC for additional guidance about allowable uses under the AIO. Section 35.21.030, Table 2-1 identifies “Agricultural processing – extensive” and “Fertilizer manufacturing” as allowable with a major Conditional Use Permit in AG-II zone districts with the AIO designation.

The LUDC defines “Agricultural processing – extensive” as follows:

“The refinement or other processing of agricultural products to substantially change them from their raw form, which involves machinery, chemical reactions, and/or

⁴ Land Use Element, republished May 2010, pages 140-141.

hazardous or highly odiferous materials or products. Examples of this land use include the following:

<i>alfalfa cubing</i>	<i>grist mills</i>
<i>corn shelling</i>	<i>hay baling and cubing</i>
<i>cotton ginning</i>	<i>milling of flour, feed, grain</i>
<i>ethanol production</i>	<i>sugar mills</i>
<i>grain cleaning and custom grinding</i>	<i>tree nut hulling and shelling”⁵</i>

The LUDC defines “Fertilizer manufacturing” as follows:

A manufacturing facility where chemical fertilizers are manufactured and packaged, and/or where animal fertilizers are collected, processed and packaged.”

Section 35.42.040.B.2. states: “*Additional agricultural processing facilities consisting of commercial and/or industrial development, structures, uses, and areas that are directly related to the processing, packaging, treatment and/or sale of agricultural commodities, transportation facilities required to support agriculture or fertilizer manufacturing area allowed in the Inland area within rural areas designated with the Agricultural Industry Overlay on the Comprehensive Plan maps, provided that a Development Plan is approved in compliance with Section 35.82.080 (Development Plans).*”

3.5 OTHER REFERENCES

3.5.1 THE AGRICULTURAL ELEMENT EIR

Staff also reviewed the Environmental Impact Report that was prepared for the adoption of the Agricultural Element, which identifies five major types of industries: (1) refining of commodities grown off of the premises: sugar beets, (2) commercial feed store, (3) commercial sales and services for fertilizers, pesticides, etc., (4) commercial sale of irrigation supplies, and (5) trucking and transportation of commodities to markets (includes some storage).⁶ While useful, this guidance is not codified, and therefore, would be subordinate to enacted or codified guidance where any conflicts arise.

3.5.2 THE CITY OF BUELLTON MUNICIPAL CODE

In order to provide additional context, P&D staff has reviewed the zoning ordinance requirements for the City of Buellton and the City of Santa Maria.

The City of Buellton Municipal Code identifies Agricultural Support Uses that are allowed in the M, CS, and OS zones. While these zones encompass approximately 25% of the City, much of the area is already developed or unusable land within the SY River. While there is

⁵ Land Use and Development Code, Section 35.110.020.

⁶ Agricultural Element, 1991, pp IV 29-30.

no land use inventory of existing agricultural support uses in the city, they represent a relatively small area within the City limits, and consist of horse boarding, animal keeping, and a feed store.

The Buellton definition recognizes trailer sales as a commercial use only, with no distinction or designation of *horse* trailer sales as an agricultural support use.

There is no other language further characterizing agricultural support relative to expressly serving the needs of rural agriculture.

3.6 LEGAL CONFORMING AND LEGAL NON-CONFORMING USE DETERMINATIONS

Herein staff lists three categories of land uses existing onsite, determined in consultation with the applicant and with reference to the foregoing guidance.

3.6.1 Agreed Upon Legal Conforming Uses

Staff and the applicant agree that four of the 17 independently owned land uses are legal conforming:

1. D.C Whitford Trucking, Inc. This business hauls hay, including sale and delivery of hay within the County. Staff believes this use qualifies as a transportation facility required to support agriculture, which explicitly meets the AIO definition.
2. John Krska Farming. This business is primarily characterized as vineyard management. The subject onsite lease is a storage facility for the large plastic bins used to transport grapes from the vineyard to the winery processing facility during the annual harvest. Other materials associated with winemaking which are not used continuously throughout the year will also be stored onsite. These materials are necessary for the processing of grapes to wine. Note that no winemaking would occur onsite. This use provides essential components of a processing and transportation facility necessary to support agriculture, but does not constitute a winery (which would require the processing of a separate Development Plan application).
3. Templeton Livestock Market. This business' onsite operation provides a local transfer facility for cattle being shipped to and from the Templeton Livestock Market. It qualifies as transportation facility required in support of agriculture.
4. Pacific Livestock Supplements. This facility involves sale of agricultural commodities that have been refined (e.g., liquid molasses). These commodities are sold as feed for livestock, an agricultural commodity which depends on this source of nutrition.

3.6.2 Agreed Upon Legal Non-Conforming Uses

Staff and the applicant agree that the following uses likely do not fall under the allowable uses of the AIO, and therefore, operate under the protected vested rights of a legal non-conforming use, and are prohibited from expansion, extension, or intensification of use as defined under permit.

1. All American Trailers North. This onsite operation consists of storing, sale, and servicing of horse and utility trailers. The owner represents that 85% or more of its sales are agricultural related. However, these trailers are not agricultural commodities (e.g., sale of livestock or crops).
2. Monighetti's One Stop Livestock Supplies, Inc. While the sale of livestock supplies is directly related to agriculture, it does not appear to meet the AIO definition, which allows sale of agricultural commodities. The definition of agricultural commodities/products in the LUDC focuses on items grown such as crop production or cattle raising, whose sale may occur before or after processing or treatment.
3. Paradise Mobile Welding. This business comprises an onsite welding shop, which does not fit in the AIO definition as it is not processing, package, treatment, or sale of agricultural commodities, transportation facilities, or manufacture of fertilizer.
4. J.T.B. Excavating. This business primarily provides grading and trucking. It stores grading equipment onsite such as backhoes and bulldozers. The owner represents that his business dedicates an average of 70% of its business to agricultural-related work.
5. Oltman Trucking. This business rents a shop on the subject site for office and maintenance. The owner represents that 60% of his business is agricultural-related, and 40% is construction related. As such, this business does not fully qualify as a transportation facility required in support of agriculture.
6. Johnson Excavation. This business encompasses excavation for roads, arenas, barn and house pads, cisterns, utilities and septic system installations. The owner estimates his business to be about 75-80% agricultural-related because the majority of work is completed within the rural areas of the county. However, it does not fit into the AIO definition of processing, packaging, treatment, or sale of agricultural commodities, transportation facilities to support agriculture, or manufacture of fertilizer.
7. RLF Trucking & Grading Corporation. This business appears to be similar to items 4 and 5. The owner estimates that about 60% of his business is related to agriculture. Therefore, it does not fit into the definition of AIO.

8. Keck's Excavating. This excavating business estimates that about 80% of its business is related to agriculture and estimates that percentage would increase to 100% this year. However, excavation (distinguished from farming such as discing and harrowing) does not fit the AIO definition.
9. Litle Construction, Inc. (also Litle Backhoe Services). This business installs water lines; it maintains an equipment storage yard on the subject property. The owner estimates that his business is 80% agricultural related, 10% residential related, and 10% commercial related. Service equipment storage is not identified as an allowable use within the AIO.
10. Horse Housing Construction, Inc. This business sells barns that are not stored onsite. Nor is any installation equipment stores onsite. The owner estimates that about 98% of the sales are made to agricultural operations. However, it does not qualify as agricultural commodities under guidance from the LUDC.
11. Caldera Fence, Inc. This business stores equipment and fencing material, along with an office. The owner estimates that 90% of the business serves agricultural operations, while the remaining 10% serve non-agricultural commercial operations.

3.6.3 Lack of Agreement as to Conforming vs. Non-conforming

The owner of the subject property requests that your commission consider the following two uses as legal conforming under the AIO. His primary motivation in doing so is to allow these two uses to utilize two of the agricultural accessory buildings proposed for development under this case. He notes the benefit of enhancing the appearance of the property by removing equipment that is currently stored outside on leased areas. The buildings are allowable development onsite as long as they do not result in expansion or change in area of a legal non-conforming use.

1. Ralph Lausten Farming. This business provides farming services to offsite agricultural operations, including cattle, vineyard, and custom farming. The business leases an area on the subject site to store farming and cattle equipment such as discs, harrows, and two bulldozers. The owner estimates that, in 2008, about 97.5% of his business was agricultural related while the remainder was dedicated to fire control services for the U.S. Forest Service and Cal Fire.
2. Carlton I. Cooper Excavating & Grading. This business is also characterized as provision of farming services. The business leases land on the subject property to store farming equipment. The business also provides some excavating and grading services to non-agricultural operations. The owner estimates that 80% of his services are dedicated to agricultural operations and 20% to residential uses.

Staff looked hard at these two uses, but in the end found that storage/maintenance of farming equipment for use offsite did not meet the definition of the AIO, pursuant to the guidance provided by the Comprehensive Plan and LUDC.

4.0 OVERALL SIGN PLAN

The Overall Sign Plan (OSP) has been revised to include detailed information on all signs as indicated in Attachment 3 below. Additional information includes:

1. Identification of sign criteria for each structure. These criteria would apply to each building, and not be limited to the current tenant in the case of existing signage.
2. Existing signs to be removed are identified in the Development Plan Condition of Approval referenced below. The following remaining existing signs would be considered legal, non-conforming for each current tenant, and replaced when the tenant vacates the site. All future signs would be required to be in full conformance with the approved OSP.
3. The CBAR recommendation to reverse colors has been incorporated.

Outstanding issues associated with the proposed OSP consist of Planning Commission direction on the applicant's request to:

- Maximize the number of different font types to be available for future signage.
- Allow the existing Free Standing Double Pole sign currently used for trailer sales to be processed under a separate permit application to be submitted by the current tenant.

5.0 NEWLY ADDED/REVISED CONDITIONS OF APPROVAL

5.1 LIMITATIONS ON THE USE OF PROPOSED NEW STRUCTURES

In order to ensure that the project site remains in conformance with the provisions of the AIO, and the requirements of the project, the following Conditions of Approval are required:

43. None of the existing legal non-conforming uses currently in operation on the project site (as indicated in Table 5 of the Staff Report) may be expanded or intensified.
44. The use of each new structure (i.e., proposed structures P, Q, R, S, U, V, W, and X, as indicated on the approved site plans, dated February 9, 2011) shall be limited to conforming Zoning (AG-II-100) and Comprehensive Plan (Agricultural Industry Overlay) uses, including but not limited to the conforming uses approved

under the subject Development Plan, 07DVP-00000-00028, and Conditional Use Permit, 10CUP-00000-00043.

5.2 DEVELOPMENT PLAN APPROVED STRUCTURAL DEVELOPMENT

Development Plan Condition of Approval 1, paragraph 3 should be revised as follows:

The Development Plan proposes 24,134 sq.ft. of structural development consisting of: 1) the construction of a primary residence, six agricultural storage structures and one horse barn for a total of 22,470 square feet; and 2) the inclusion of 1,664 sq.ft. of existing development (following demolition of 3,784 sq.ft. of existing structures, and deletion of 20,908 sq.ft. of existing structural development). The project proposes approximately 990 cubic yards of cut and 1,955 cubic yards of fill, 600 cubic yards of over-excavation and re-compaction, 1,165 cubic yards of import and 200 cubic yards of export. Grading activities would disturb approximately 3.32 acres of the project site.

5.3 REPLACEMENT OF NON-CONFORMING EXTERIOR LIGHTING

Revise Development Plan Condition of Approval 4, exterior night lighting to clarify that the requirement applies to all existing and proposed lighting.

5.4 EXISTING SIGNS TO BE MOVED, REMOVED AND/OR PERMITTED UNDER SEPARATE APPLICATION

Revise the proposed Overall Sign Plan Project Description, Condition of Approval 1, to clarify the relocation of the existing Buellton Ag Center sign from the County ROW to a location approved by the CBAR. Add project-specific Condition of Approval 8 requiring the relocation of the sign.

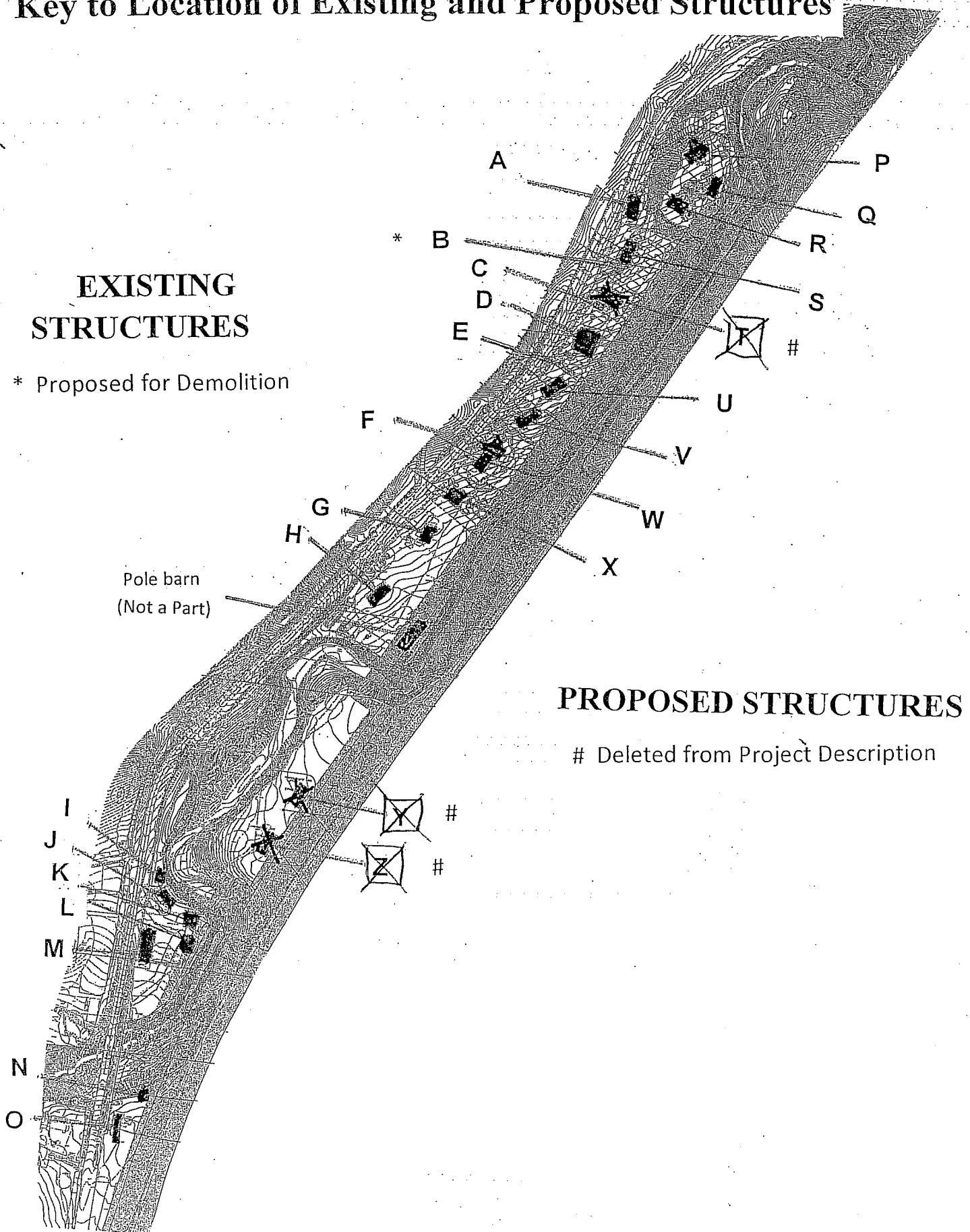
ATTACHMENTS:

- 1.0 Exhibit depicting Existing and Proposed Structures
- 2.0 Tenant letters
- 3.0 Overall Sign Plan
- 4.0 Conditions of Approval, revised February 1, 2011

Attachment 1

HOLLISTER-YACONO

Key to Location of Existing and Proposed Structures



EXISTING STRUCTURES

* Proposed for Demolition

Pole barn
(Not a Part)

PROPOSED STRUCTURES

Deleted from Project Description



Templeton Livestock
Market

221 C North Main Street
P.O. Box 308
Templeton, CA 93465


805.434.1866 Office
805.434.1816 FAX
tmauction@att.net Email

December 24, 2010

To Whom it May Concern,

My name is Randy Baxley and I am the owner operator of Templeton Livestock Market. I have been leasing the Buellton Salesyard facility for the past 10 years. One hundred percent (100%) of the business I do through the receiving station is agriculture related.

Thank you,


Randy Baxley

2.2

D.C. Whitford Trucking, Inc.

January 3, 2011

To whom it may concern:

This letter is to verify that our business located at 2201-B US Hwy 101, Buellton, CA is 100% agricultural related. We are in the business of hauling hay both interstate and intrastate. We also sell and deliver hay here in Santa Barbara County.

Sincerely,

Erin K. Whitford

01/05/2011 13:39 FAX 8056882103

JOHN KRSKA FARMING

001

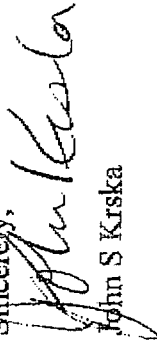
John Krska Farming
PO Box 338
Buellton, CA 93427
(805) 688-2529 Office
(805) 688-2103 Fax

January 3, 2011

To Whom It May Concern,

My name is John Krska. I am th owner of John Krska Farming. We have been in operation for approximately 14 years. Our business is vineyard management and is 100% agricultural related. If you have any questions, please feel free to contact my office.

Sincerely,



John S Krska

ubj: **Ag business**
ate: 12/25/2010 12:29:45 P.M. Pacific Standard Time
rom: cwchow@verizon.net
o: svmdhnc@aol.com
o whom it may concern:
ly name is Bryan Billington.
own and operate Pacific Livestock Supplements. My business is 100% ag related.

12/27/10

2.5

To whom it MAY CONCERN:

My name is Ralph Lausten and do business under the SAME NAME. I lease a yard at 2201-A N. Hwy 101 Buellton for the purpose of my business which is ag related. In 2008 97½% of my work was ag, cattle, vineyard work and custom farming. The remainder was fire control work with the Forest Service and Cal Fire, State of Calif. In 2009 and 2010, 100% was ag related. If there is any questions please call or write me.

Thank you

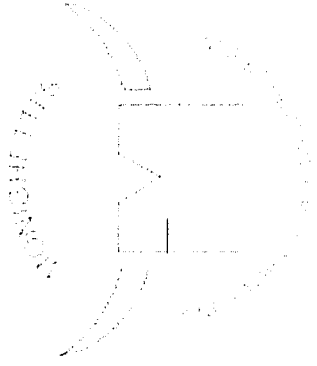
Ralph Lausten

Ralph Lausten

P.O. Box 298

SANTA YNEZ Co. 93460

805-964-2188



2201-D North Highway 101 Buellton, CA 93427
Store 805-688-1242
Fax 805-688-8383

January 3, 2011

To Whom This May Concern,

We the sole officers Mike and Kristi Monighetti of Monighetti's One Stop Livestock Supplies Inc. are in the retail agriculture business. We have been dedicated to serving our agriculture partners in Santa Barbara county with 100% of our store being agriculture related for the past several years.

Thank You,

Mike and Kristi Monighetti

2.7

CARLTON E. COOPER
EXCAVATING & GRADING
California Contractor Lic. No. 446486
P.O. BOX 459
LOS OLIVOS, CALIFORNIA 93441

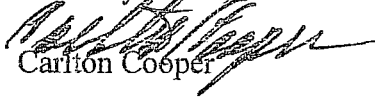
JANUARY 3, 2011

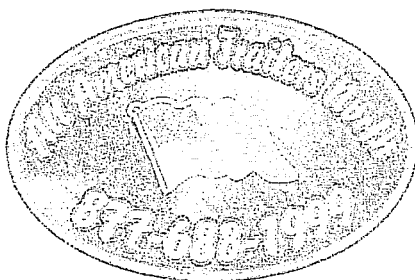
To Whom It May Concern,

I am an Excavating and Grading Contractor currently renting yard space from Arroyo del Tecolote Located at 2201 N. Hwy. 101 Buellton, California 93427.

My work is 80% agriculture and 20% residential related.

Sincerely Yours,


Carlton Cooper



All American Trailers North
P.O. Box 508
Buellton, California 93427
(805) 688-1999/Fax (805) 688-9888
Email Aaron 5530@aol.com

January 3, 2011

To Whom It May Concern:

My name is Aaron Schwarzwalter and I am the owner of All American Trailers North, located at 2201 H , N. Hwy. "101", Buellton, California. I was the original owner and founder of Santa Ynez Valley Trailers, Inc. established at this location in the mid-80's.

All American Trailers North sells and services horse and utility trailers, of which 85% or more is agriculture related.

A handwritten signature in black ink, appearing to read "Aaron Schwarzwalter". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Horse Housing Construction, Inc.

PO Box 1194, Santa Ynez, CA 93460 PH (805) 688-3596 FAX (805) 688-8206 symdhhc@aol.com

December 27, 2010

To Whom It May Concern:

Horse Housing Construction, Inc. has been in business for over 25 years and is located at 2201-A North Highway 101, Buellton, CA 93427. Horse Housing Construction is an independent authorized dealer of products manufactured and sold by "M.D." Barns and is also an authorized builder of CBC Steel Buildings.

Our business is approximately 98% Agriculture related and 2% other. If you have any questions or request additional information, please feel free to contact me.

Sincerely,



Kenneth R. Hollister
President

Horse Housing Construction, Inc.

2.9

2.10

**CALDERA FENCE INC.
2201- E. NORTH HWY 101
BUELLTON, CA 93427
PH: (805) 688-9605
FAX: (805) 686-4415
Cont. License #340327**

December 24, 2010

Arroyo Del Tecolote
2201-A N. Hwy 101
Buellton, CA 93427

To Whom it May Concern,

Caldera Fence Inc. is a fencing company with an office and shop at 2201 E N. Hwy 101, Buellton, CA 93427. Our percentage of agricultural business is 90% and 10% is commercial business.

If you have any further questions, please contact our office at the above number and we would be happy to assist you.

Caldera Fence Inc.

Al Bennett
President



Paradise Mobile Welding

January 5, 2011

To Whom It May Concern:

As requested by my landlord, Mary E. Hollister Trust d.b.a Arroyo Del Tecolote, I have compiled the percentage of my services performed relating to agriculture for the calendar years of 2009 and 2010. The average for the two years is seventy-six percent (76%).

The type of services performed in the above percentage is as follows:

- ◆ Farm and Ranch related repairs/fabrication, on site and in shop
 - Farm equipment
 - Heavy equipment
 - Waterline repairs
 - Water tank repairs
 - Barn repairs and/or modifications
 - Custom equestrian fixtures
 - Custom horseshoes for numerous farriers

To Whom It May Concern,

My name is Kevin Oltman doing business as Oltman Trucking. I rent a shop in Buellton from Kenny Hollister. My business consist of 60% ag & 40% construction.

Thank You,

Kevin Oltman

A handwritten signature in black ink, appearing to read "Kevin Oltman", written over a horizontal line.

2.13

RLF TRUCKING & GRADING CORPORATION
1685 Alamo Pintado Rd
Solvang, Ca 93463
805 688-1492 Office 805 688-3703 FAX
LICENSE # 849365

January 3, 2011

To Whom It May Concern:

Roger & Kathy Fortier are the owners of RLF Trucking & Grading Corp. Are business in sixty percent agriculture.

Regards,

Roger & Kathy Fortier

Roger & Kathy Fortier

2.14

Keck's Excavating

1/3/2011

To whom it may concern, Keck's Excavating
Job profiles have been approximately 80%
AG Related for the last two calendar years.

Our current schedule for early 2011
is 100% AG related.

Sincerely Tom Keck

LITTLE CONSTRUCTION, INC.

DBA: LITTLE BACKHOE SERVICES

PO BOX 224 * SANTA YNEZ, CA 93460

PH. (805) 688-8595 FAX (805) 686-1987

JANUARY 3, 2011

TO WHOM IT MAY CONCERN,

RE: RENTAL OF EQUIPMENT YARD AT 2201 N. HWY 101

LITTLE CONSTRUCTION, INC. INSTALLS WATER LINES, OUR BUSINESS COMES FROM THE FOLLOWING:

AGRICULTURAL	80%
RESIDENTIAL	10%
COMMERCIAL	10%

THANK YOU,

CRISTINA LITTLE

2.15

2.16

JOHNSON EXCAVATION
PO BOX 987
SANTA YNEZ, CA 9*3460
LICENSE #939555

December 31, 2010

County of Santa Barbara

TO WHOM IT MAY CONCERN:

Please be advised Johnson Excavation occupies the unit at 2201 F North Highway 101 in Buellton, CA. Our excavating business encompasses a variety of jobs which include excavation, roads, arenas, barn and house pads, cisterns, utilities and septic system installations. As the majority of our work is completed in the rural areas of the county, I would estimate the percentage of agricultural related work to be around 75 to 80% of our total jobs.

Please feel free to contact me if you have any questions.

Sincerely,



Ben Johnson
Owner

2.17.

J.T.B. EXCAVATING

P.O. Box 1451
Santa Ynez, Ca 93460
(805) 688-4595

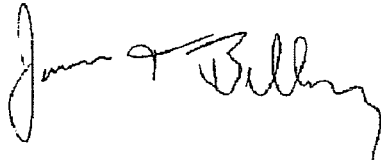
January 3, 2011

To whom it may concern,

I Jon Bilkey owner/operator of J.T.B. Excavating do an annual average of 70% Agricultural related work including Grading and Trucking.

Sincerely,

Signature

A handwritten signature in black ink, appearing to read "Jon Bilkey". The signature is written in a cursive, flowing style.

ATTACHMENT 3 OVERALL SIGN PLAN

1. The Hollister-Yacono Overall Sign Plan is based upon and limited to compliance with the project description, Planning Commission Hearing Exhibit #_ dated February 9, 2011, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

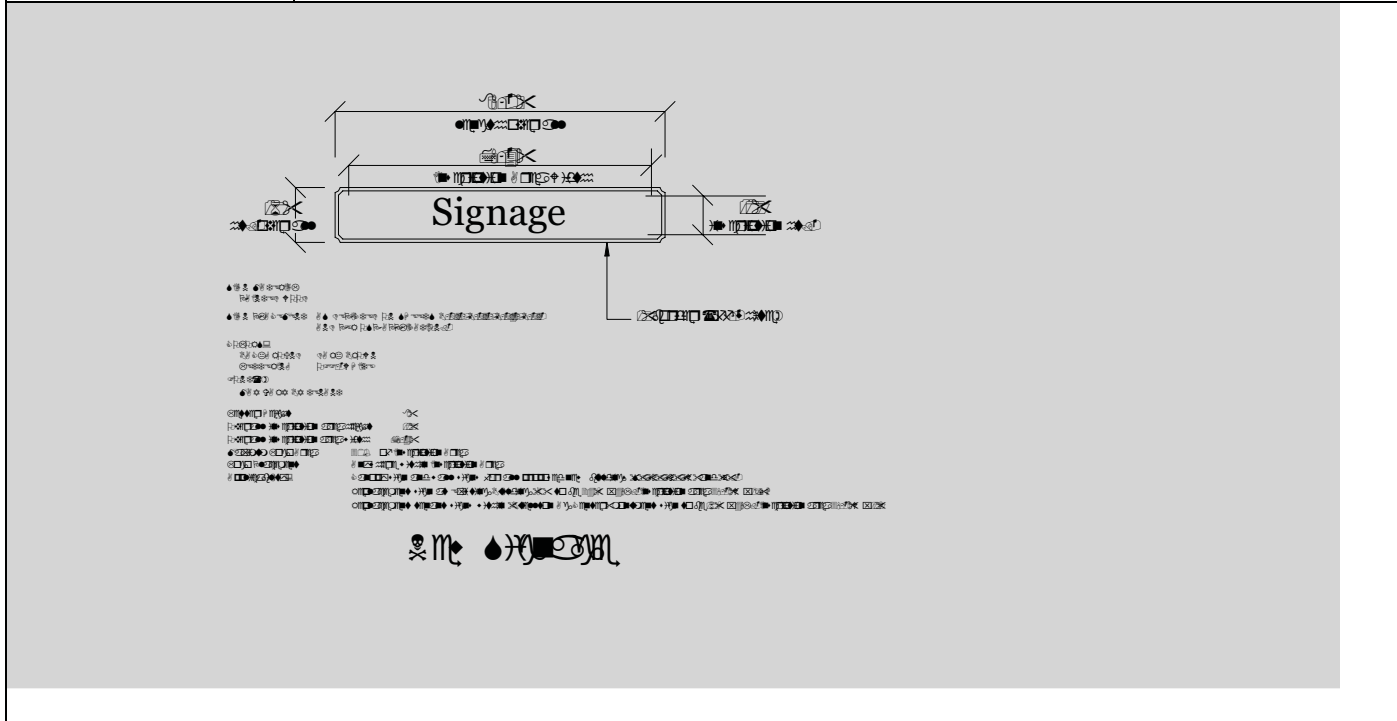
The project description is as follows:

Case No. 08OSP-00000-00001 (application filed on 06/30/08) for approval of an Overall Sign Plan consisting of 22 signs, including one (1) monument sign (with a maximum of four individual tenant signs), eighteen (18) wall signs, and three (3) canopy signs, in association with the approved Development Plan (07DVP-00000-00028) for the Hollister-Yacono development as follows:

Hollister-Yacono Overall Sign Plan Building and Site Signage			
Building (Tenant)	Sign type & Number	Sign Size	Sign placement
I. Existing Structures			
A (Paradise Welding)	Wall 1 sign	24”H x 4’L 8 SF	Future signage south face of building centered between roll-up door and SW corner of building, 10’ to top of sign
B	No signs. Structure to be demolished		
C	No signs existing or proposed.		
D (Horse Housing Construction)	Canopy 2 signs (1 exst’g)	12”H x 6’L (exst’g) 6 SF	Hung from porch beam west side of building centered between 2 nd and 3 rd porch cover posts from N end of bldg. Future matching sign may be added between 2 nd and 3 rd porch cover posts from S end of building.
E	No signs existing or proposed.		
F	No signs existing or proposed.		
G (Whitford)	Wall 2 signs (exst’g)	2’H x 6’L (exst’g) 12 SF 18”sq (exst’g) 2.25 SF	Approx. centered on clerestory wall, west face. North wall at personnel door.
H (RLF Trucking)	Wall 1 sign	16”H x 8’L 10.6 SF	Future signage north face of building centered between roll-up door and NE corner of building, 10’ to top of sign.

I	No signs existing or proposed.		
J (Monighetti)	Window	Existing exempt	South facing window
K (Johnson Excavating)	Wall 1 sign	16''H x 8'L 10.6 SF	Centered over roll-up door west façade, to replace exst'g non-conforming 24''H x 72''L sign at same loc'n.
L (Johnson Excavating)	Wall 1 sign	16''H x 8'L 10.6 SF	Future signage west wall centered between roll-up door and SW corner of building, 10' to top of sign.
M (Caldera Fence, OltmanTrucking)	Wall 2 signs	12''H x 3'L (exst'g) 3 SF	Centered over 2 exst'g personnel doors, east side of building, 8' to top of sign. 1 sign existing. Future to match adjacent.
N	No signs existing or proposed.		
O (All American Trailers North)	Wall 1 sign	16''H x 8'L 10.6 SF	Future signage south wall centered between window and SE corner of building, 6' to top of sign.
II. Proposed Structures			
P	Proposed residence. No signs proposed.		
Q	Proposed horse barn. No signs proposed.		
R	Agricultural Accessory Structure. No signs proposed.		
S Building Configuration: B-1.4	Wall 2 signs	16''H x 8'L 10.6 SF	Centered over each personnel door 12' to top of sign.
T	Structure deleted from proposal.		
U Bldg Config: B-1.2	Wall 2 signs	16''H x 8'L 10.6 SF	Centered over each personnel door 12' to top of sign.
V Bldg Config: B-1.3	Wall 2 signs	16''H x 8'L 10.6 SF	Centered over each personnel door 12' to top of sign.
W Bldg Config: B-1.4	Wall 2 signs	16''H x 8'L 10.6 SF	Centered over each personnel door 12' to top of sign.
X Bldg Config: B-1.5	Canopy 1 sign	16''H x 8'L 10.6 SF	Single Sign centered on porch cover, west façade. 9'-5'' to top of sign.
Y	Structure deleted from proposal.		
Z	Structure deleted from proposal.		
III. Freestanding Signs			
Buellton Ag Center Bldgs. J, K, L, and M	Freestanding.	10' H x 5' W 50 SF	Limited to 4 individual tenant signs, each measuring 16'' H x 4' W (5.2 SF). To be moved outside of County Right of Way
Building O	Freestanding, double pole sign, approximately 16' in height. Externally illuminated.	4' H x 8' W 32 SF	To be removed, or permitted under separate application.

Building F	Metal Sign	To Be Removed
Building A	Flagpole Sign	Has Been Removed
IV. Tenant Sign Specifications		
Material	Wood, minimum thickness: 1 inch	
Size	As indicated in I, II, and III above	
Color: Background Border Text	Dark brown, gloss or semi-gloss Off-white, gloss or semi-gloss Off-white, gloss or semi-gloss	
Font: Type Height	Unspecified, limited to __ types, subject to CBAR review/approval. 8" maximum	
Logo: Area Placement	Maximum of 30% of inscribed area Anywhere within inscribed area	
Illumination	None proposed.	



The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as landscape and habitat protection plans) must be submitted for review and approval and shall be implemented as approved by the County.

ATTACHMENT 4.1: CONDITIONS OF APPROVAL

PROJECT SPECIFIC CONDITIONS

Case No.: 07DVP-00000-000281

Project Name: Hollister-Yacono Final Development Plan

Project Address: 2201 Highway 101, Buellton, CA, 93427

APN: 099-640-010

I. PROJECT DESCRIPTION

1. ProjDes-1, Project Description: The project description is as follows:

The Consistency Rezone would change the zone district of an existing parcel (32.84 acres gross/25.41 acres net) from Intensive Agricultural (AGI) under Ordinance 661, to Agriculture, 100 acre minimum parcel size (AG-II-100) under the Land Use and Development Code. The project site would retain its existing Agricultural Industry Overlay.

PROPOSED BUILDING SQUARE FOOTAGE

Land Use Description	Proposed	Total Sq. Ft.
P. Residence	2,974	2,974
Q. Horse Barn (Building C relocated and enlarged)	2,026	2,026
R. Agricultural Accessory Building	2,970	2,970
S. Agricultural Storage Building	3,000	3,000
T. Agricultural Storage Building*	Deleted	Deleted
U. Agricultural Storage Building	3,000	3,000
V. Agricultural Storage Building	3,000	3,000
W. Agricultural Storage Building	3,000	3,000
X. Agricultural Storage Building	2,500	2,500
Y. Horse Barn*	Deleted	Deleted
Z. Horse Barn*	Deleted	Deleted
TOTAL PROPOSED BUILDING COVERAGE	22,470 sq. ft.	22,470 sq. ft.

*Proposed Building T shall be deleted as part of the proposed project due to archaeological issues and proposed Buildings Y and Z shall be deleted as part of the proposed project due to biological issues. The project site would also contain public areas, roadways, parking lots, and landscaped areas totaling 305,250 ft² in area.

The Development Plan proposes 24,134 sq.ft. of structural development consisting of: 1) the construction of a primary residence, six agricultural storage structures and one horse barn for a total of 22,470 square feet; and 2) the inclusion of 1,664 sq.ft. of existing development (following demolition of 3,784 sq.ft. of existing structures, and deletion of 20,908 sq.ft. of existing structural development). The project proposes approximately 990 cubic yards of cut and 1,955 cubic yards of fill, 600 cubic yards of over-excavation and re-compaction, 1,165 cubic yards of import and 200 cubic yards of export. Grading activities would disturb approximately 3.32 acres of the project site.

The As-Built Conditional Use Permit legalizes the following existing uses currently operating on the project site: 1) Templeton Livestock Sales Yard; 2) Whitford Hay and Feed Supply; and 3) Ralph Lausten Farming.

Existing and proposed driveway access to the site is off Jonata Park Road. Domestic freshwater service will be provided by a permitted single-parcel water system utilizing on-site wells. No new creek crossings are proposed as part of this project. Wastewater service will be provided by existing and proposed septic systems utilizing the leachline disposal method.

The Overall Sign Plan entails the approval of existing and proposed signage, and removal of some existing signage as follows: All new signs are proposed to be 16" x 96", horizontal painted wood. The background colors are proposed to be white with the lettering and logo to be brown. The bottom of a canopy signs will be 8' above finished grade and the top of all wall signs for the new buildings is proposed to be 12' above top of grade. The existing freestanding sign shall remain with colors to match, as well as the modifications to the sign through the conceptual approval by the Central Board of Architectural Review. The existing sign located on the welding shop is to be removed and will comply with the proposed new signage above. Signage proposed for the Veterinarian Supply Store, Hay and Feed, Trucking Terminal, Two Equipment Storage Shop, Fencing Contractor Shop/Truck Terminal and Trailer Sales shall comply with the proposed overall sign plan.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

II. MITIGATION MEASURES from NEGATIVE DECLARATION 10NGD-00000-00003 **Aesthetics**

2. In order to ensure compatibility with the visual character of the area all elements of the project (e.g., design, scale, character, colors, materials and landscaping) shall conform in all respects to BAR approval [07BAR-00000-00273 and 08BAR-00000-00166]. **Plan Requirement and Timing:** The applicant shall submit architectural drawings of the project for review and shall obtain final approval by the Board of Architectural Review prior to issuance of Zoning Clearance Permits. Grading plans, if required, shall be submitted to P&D concurrent with or prior to Board of Architectural Review plan filing.

MONITORING: P&D shall review prior to zoning clearance approval.

3. Natural building materials and colors compatible with surrounding terrain (earthtones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks and fences. **Plan Requirement:** Materials shall be denoted on building plans. **Timing:** Structures shall be painted prior to occupancy clearance.

MONITORING: P&D shall inspect prior to occupancy clearance.

4. All ~~Any~~ exterior night lighting, existing and proposed, ~~installed~~ on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Applicant shall develop a Lighting Plan incorporating these requirements and provisions for dimming lights after 10:00 p.m. **Plan Requirements:** The locations of all exterior lighting fixtures and an arrow showing the direction of light being cast by each fixture and the height of the fixtures shall be depicted on a Lighting Plan to be reviewed and approved by P&D and the BAR.

MONITORING: P&D and BAR shall review a Lighting Plan for compliance with this measure prior to approval of a ~~Land Use~~ Zoning Clearance Permit for structures. Permit Compliance shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

Air Quality

5. If the construction site is graded and left undeveloped for over four weeks, the applicant shall employ the following methods immediately to inhibit dust generation:
 - a. seeding and watering to revegetate graded areas; and/or
 - b. spreading of soil binders; and/or
 - c. any other methods deemed appropriate by Planning and Development.

Plan Requirements: These requirements shall be noted on all plans. **Timing:** Plans are required prior to approval of a Zoning Clearance Permit.

MONITORING: Grading Inspector shall perform periodic site inspections.

6. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site. Follow the dust control measures listed below.
 - a. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, water trucks or sprinkler systems are to be used to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - b. During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would include wetting down such areas in the later morning and after work is completed for the day and whenever wind exceeds 15 miles per hour.
 - c. Soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation.

Plan Requirements: All requirements shall be shown on grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction periods.

MONITORING: P&D shall ensure measures are on plans. P&D Grading and Building inspectors shall spot check; Grading and Building shall ensure compliance on-site. APCD inspectors shall respond to nuisance complaints.

7. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. **Plan Requirements:** The name and telephone number of such persons shall be provided to the APCD. **Timing:** The dust monitor shall be designated prior to issuance of a Land Use Permit.

MONITORING: P&D shall contact the designated monitor as necessary to ensure compliance with dust control measures.

Biological Resources

8. An oak tree protection and replacement program, prepared by a P&D-approved arborist/biologist shall be implemented. The program shall include but not be limited to the following components:
- a. Program elements to be graphically depicted on final grading and building plans:
 - i. The size, species, location, and extent of dripline for all trees and the type and location of any fencing.
 - ii. To avoid disturbance to oak trees, site preparation and construction of building pads shall avoid disturbance to existing oak trees. Construction envelopes shall be located outside the driplines of all oak trees. All ground disturbances including grading for buildings, accessways, easements, subsurface grading, sewage disposal, and well placement shall be prohibited outside construction envelopes.
 - iii. Equipment storage and staging areas shall be designated on approved grading and building plans outside of dripline areas.
 - iv. Paving shall be of pervious material (i.e., gravel, brick without mortar) where access roads or driveways encroach within 25 feet of an oak tree's dripline.
 - v. Permanent tree wells or retaining walls shall be specified on approved plans and shall be installed prior to approval of Zoning Clearance Permits. A P&D-qualified arborist or biologist shall oversee such installation.
 - vi. Drainage plans shall be designed so that oak tree trunk areas are properly drained to avoid ponding. These plans shall be subject to review and approval by P&D or a P&D-qualified biologist/arborist.
 - b. Program elements to be printed as conditions on final grading and building plans:
 - i. No grading or development shall occur within the driplines of oak trees that occur in the construction area.

- ii. All oak trees within 25 feet of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to P&D throughout all grading and construction activities. The fencing shall be installed six feet outside the dripline of each oak tree, and shall be staked every six feet.
- iii. No construction equipment shall be parked, stored or operated within six feet of the dripline of any oak tree.
- iv. Any roots encountered that are one inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a P&D-approved arborist/biologist.
- v. No permanent irrigation shall occur within the dripline of any existing oak tree.
- vi. Any trenching required within the dripline or sensitive root zone of any specimen tree shall be done by hand.
- vii. Only designated trees shall be removed.
- viii. Any oak trees which are removed and/or damaged (more than 25% of root zone disturbed) shall be replaced on a 10:1 basis with 10-gallon size saplings grown from locally obtained seed. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. A drip irrigation system with timer shall be installed. Trees shall be planted prior to occupancy clearance and irrigated and maintained until established (five years). The plantings shall be protected from predation by wild and domestic animals, and from human interference by the use of staked, chain link fencing, and gopher fencing during the maintenance period.
- ix. A P&D approved arborist shall be onsite throughout all grading and construction activities which may impact oak trees.

Plan Requirements: Prior to approval of a Zoning Clearance Permit, the applicant shall submit a copy of the grading and/or building plans to P&D for review and approval. All aspects of the plan shall be implemented as approved. Prior to approval of Zoning Clearance, the applicant shall successfully file and submit evidence of posting a performance security which is acceptable to P&D. **Timing:** Timing on each measure shall be stated where applicable; where not otherwise stated, all measures must be in place throughout all grading and construction activities.

MONITORING: Permit Compliance personnel shall perform periodic inspections.

Cultural Resources

9. The archaeological site and 100 foot buffer area shall be temporarily fenced with chain link flagged with color or other material authorized by P&D where ground disturbance is proposed within 100 feet of the site and buffer. **Plan Requirements:** The fencing requirement shall be shown on approved grading and building plans. **Timing:** Plans to be approved and fencing to be in place prior to start of construction.

MONITORING: P&D shall verify installation of fencing by reviewing photo documentation or by site inspection prior to approval of Zoning Clearance Permits, Permit for grading, and ensure fencing in place throughout grading and construction through site inspections.

10. All earth disturbances including scarification and placement of fill within 100 ft of the archaeological site area and buffer shall be monitored by a P&D-qualified archaeologist pursuant to County Archaeological Guidelines.

Plan Requirements and Timing: Prior to approval of zoning clearance, a contract or Letter of Commitment between the applicant and the archaeologist, consisting of a project description and scope of work, shall be prepared. The contract must be executed and submitted to P&D for review and approval.

MONITORING: P&D planners shall confirm monitoring by archaeologist and P&D grading inspectors shall spot check field work.

11. In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a P&D qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the County Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with County Archaeological Guidelines and funded by the applicant.

Plan Requirements/Timing: This condition shall be printed on all building and grading plans.

MONITORING: P&D shall check plans prior to approval of Zoning Clearance Permit and shall spot check in the field.

12. If archaeological site AE-HDP-1 and its 100-foot buffer cannot be avoided, Phase 2 significance evaluation shall be conducted per County Cultural Resource Guidelines. If the site fails to meet CRHR significance criteria, no further archaeological investigations would be necessary. However, if the site is assessed as significant and it cannot be avoided through project redesign, Phase 3 mitigation of project impacts in conformance with County Cultural Resource Guidelines shall be conducted. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans.

MONITORING: P&D planners shall confirm monitoring by archaeologist and P&D grading inspectors shall spot check field work.

Geological Processes

13. A grading and erosion control plan shall be designed to minimize erosion and shall include the following:

- a. Graded areas shall be revegetated within 4 weeks of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established.
- b. Grading on slopes steeper than 5:1 shall be designed to minimize surface water runoff.

Plan Requirements: The grading and erosion control plan(s) shall be submitted for review and approved by P&D prior to approval of Zoning Clearance Permits. The applicant shall notify Permit Compliance prior to commencement of grading. **Timing:** Components of the grading plan shall be implemented prior to occupancy clearance.

MONITORING: Permit Compliance will photo document revegetation and ensure compliance with plan. Grading inspectors shall monitor technical aspects of the grading activities.

14. All runoff water from impervious areas shall be conveyed to prevent erosion from slopes and channels. Prior to exceeding one acre of additional impervious surfaces constructed onsite, a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared). **Plan Requirements and Timing:** A drainage plan which incorporates the above and includes a maintenance and inspection program to ensure proper functioning shall be submitted prior to approval of Zoning Clearance Permits by the applicant to the Flood Control District for review and approval.

MONITORING: Permit Compliance will photo document compliance with the approved plan. Grading inspectors shall monitor technical aspects of the grading activities.

15. The applicant shall limit excavation and grading to the dry season of the year (i.e. April 15 to November 1) unless a Building & Safety approved erosion and sediment control plan is in place and all measures therein are in effect. All exposed graded surfaces shall be reseeded with ground cover vegetation to minimize erosion. **Plan Requirements:** This requirement shall be noted on all grading and building plans. **Timing:** Graded surfaces shall be reseeded within 4 weeks of grading completion, with the exception of surfaces graded for the placement of structures. These surfaces shall be reseeded if construction of structures does not commence within 4 weeks of grading completion.

MONITORING: P&D shall site inspect during grading to monitor dust generation and 4 weeks after grading to verify reseeded and to verify the construction has commenced in areas graded for placement of structures.

Hazardous Materials/Risk of Upset

16. HAZARDOUS MATERIALS DISCOVERY: In the event that visual contamination or chemical odors are detected while implementing the approved work on the project site all work shall cease immediately. The property owner or appointed agent shall Contact the County Fire Department’s Hazardous Materials Unit (HMU); the resumption of work requires the approval of the HMU. **Plan Requirements/Timing:** This requirement shall be noted on all grading and building plans.

MONITORING: Permit Compliance personnel shall perform periodic inspections.

17. The applicant shall modify the existing Hazardous Materials Business Plan (HMBP) for the proposed project site as required by the Fire Department. **Plan Requirements and Timing:** Prior to occupancy clearance, the applicant shall submit a revised HMBP to Fire Department for review and approval. The plan shall be updated annually and shall include a monitoring section. The components of HMBP shall be implemented as indicated in the approved Business Plan.

MONITORING: Fire Department will monitor as specified in the Business Plan. Annual permits may be required.

Noise

18. Construction activity for site preparation and for future development shall be limited to the hours between **7:00 a.m. and 4:00 p.m.**, Monday through Friday. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** Two signs stating these restrictions shall be provided by the applicant and posted on site. **Timing:** Signs shall be in place prior to beginning of and throughout grading and construction activities. Violations may result in suspension of permits.

MONITORING: Building Inspectors and Permit Compliance shall spot check and respond to complaints.

Public Facilities

19. The permittee shall develop and implement a Solid Waste Management Program. The program shall identify the amount of waste generation projected during processing of the project. The program shall include, but is not limited to the following measures:

General

- a. Provision of bins for storage of recyclable materials within the project site.

Requirement and Timing: The applicant shall submit a Solid Waste Management Program to P&D for review and approval prior to Zoning Clearance Permit. **Timing:** Program components shall be implemented prior to occupancy clearance and throughout the life of the project.

MONITORING: P&D shall site inspect during construction, prior to occupancy, and after occupancy to ensure solid waste management components are established and implemented.

Water Resources/Flooding

20. No structural development shall be located within a 50-foot development setback from the Flood Control District approved top of bank of Zaca Creek. Access and utility improvements are not prohibited but shall be designed, to the extent feasible, to avoid and minimize impacts to sensitive biological resources.

Plan Requirements/Timing: Prior to final map recordation the proposed final map, with approved top of bank and 50-foot development setback shown, shall be reviewed and approved by the County's Flood Control District.

MONITORING: P&D staff shall check plans for compliance with this condition prior to map clearance for recordation.

21. During construction, washing of concrete trucks, paint, equipment, or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks, or wetlands. Areas designated for washing functions shall be at least 100 feet from any storm drain, waterbody or sensitive biological resources. The location(s) of the washout area(s) shall be clearly noted at the construction site with signs.

Plan Requirements: The applicant shall designate a washout area, acceptable to P&D, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to approval of Zoning Clearance Permits. The washout area(s) shall be in place and maintained throughout construction.

MONITORING: P&D staff shall check plans prior to approval of Zoning Clearance Permit and compliance staff shall site inspect throughout

PROJECT SPECIFIC CONDITIONS

22. **Bio-22 Fish and Game Fees.** The Owner/Applicant shall provide Planning and Development with a check payable to the "County of Santa Barbara" within 10 days of project approval as required by California Fish and Game Code Section 711.4 for that Department's review of the Mitigated Negative Declaration associated with the project.

- 23. Special - Aesthetics.** Prior to Land Use Clearance, the Owner/Applicant shall remove all outdoor storage areas and fencing from the Caltrans right of way easement for US Highway 101.

COUNTY RULES AND REGULATIONS

- 24. Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
- 25. Rules-04: Additional Permits Required:** Approval of this Development Plan and Overall Sign Plan is subject to the Board of Supervisors approving the required rezoning.
- 26. Rules-05: Additional Permits Required:** The applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the applicant.
- 27. Rules-05 Acceptance of Conditions.** The applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
- 28. Rules-07: DP Conformance:** No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan marked Exhibits A-H, dated December 8, 2010.
- 29. Rules-08 Sale of Site.** The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.
- 30. Rules-09: Signs: Rules-09 Signs.** No signs of any type are approved with this action unless otherwise specified. All signs shall be permitted in compliance with the Land Use and Development Code and the approved overall sign plan.
- 31. Rules-14: Final DVP Expiration:** Final Development Plans shall expire ten years after the effective date unless substantial physical construction has been completed on the development or unless a time extension is approved in compliance with County rules and regulations.

- 32. Rules-18: DVP Revisions:** The approval by the Planning Commission of a revised Final Development Plan shall automatically supersede any previously approved Final Development Plan upon the effective date of the revised permit.
- 33. Rules-20: Revisions to Related Plans:** The applicant shall request a revision for any proposed changes to approved Development Plan. Substantial conformity shall be determined by the Director of P&D.
- 34. Rules-23: Revisions to Related Plans:** Prior to issuance of Zoning Clearance, the applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 35. Rules-25: Signed Agreement to Comply:** Prior to approval of Zoning Clearance, the applicant shall provide evidence that they have recorded a signed Agreement to Comply with Conditions that specifies that the Owner of the property agrees to comply with the project description, approved exhibits and all conditions of approval. Form may be obtained from the P&D office.
- 36. Rules-29: Other Dept Conditions** Compliance with Departmental/Division letters required as follows:
- a. Air Pollution Control District letter dated May 4, 2010.
 - b. Environmental Health Services dated April 19, 2010
 - c. Fire Department letter dated March 18, 2008 and October 29, 2007.
 - d. Flood Control letter dated October 30, 2007.
 - e. Road Division (Public Works) dated June 7, 2010 (no conditions).
 - f. Parks Department letter dated October 29, 2008 (no conditions).
- 37. Rules-30: Plans Requirements:** The applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
- 38. Rules-31: Mitigation Monitoring Required:** The applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the applicant shall:
1. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
 2. Pay fees prior to approval of Zoning Clearance as authorized by ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In

such cases, the Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute;

3. Note the following on each page of grading and building plans “This project is subject to Mitigation and/or Condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, and Mitigation Measures from Negative Declaration 10NGD-00000-00003;
4. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.

39. Rules-33 Indemnity and Separation. The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

40. Rules-34 Legal Challenge. In the event that any condition imposing a fee, exaction, dedication or other measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought in 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. If any condition is invalidated by a court of law, the entire project shall be reviewed by the review authority and no approval shall be issued unless substitute feasible conditions/measures are imposed.

41. Rules-37 Time Extensions-All Projects. The applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

42. Proj Des-02 Project Conformity. The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property

and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

ADDITIONAL PROJECT SPECIFIC CONDITIONS

43. None of the existing legal non-conforming uses currently in operation on the project site (as indicated in Table 5 of the Staff Report) may be expanded or intensified.

44. The use of each new structure (i.e., proposed structures P, Q, R, S, U, V, W, and X, as indicated on the approved site plans, dated February 9, 2011) shall be limited to conforming Zoning (AG-II-100) and Comprehensive Plan (Agricultural Industry Overlay) uses, including but not limited to the conforming uses approved under the subject Development Plan, 07DVP-00000-00028, and Conditional Use Permit, 10CUP-00000-00043.

ATTACHMENT 4.2: CONDITIONS OF APPROVAL
PROJECT SPECIFIC CONDITIONS

Case No.: 10CUP-00000-00043

Project Name: Hollister-Yacono Conditional Use Permit
Project Address: 2201 Highway 101, Buellton, CA, 93427
APN: 099-640-010

A Conditional Use Permit is Hereby Granted:

TO: Charles C. and Mary E. Hollister Trust

APN: 099-640-010

PROJECT ADDRESS: 2201 US Highway 101, Buellton area

ZONE: AG-II-100

AREA/SUPERVISORIAL
DISTRICT: Third

FOR: Hollister-Yacono

I. This permit is subject to compliance with the following condition(s):

1. **This Conditional Use Permit is based upon and limited to compliance with the project description, the hearing exhibits, dated February 9, 2011 ~~December 8, 2010~~, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the Board of Supervisors for conformity with this approval. Deviations may require modification to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.**

The project description is as follows:

An as-Built Conditional Use Permit to legalize the following existing uses currently operating on the project site as:

1. **Templeton Livestock Sales Yard**
2. **D.C. Whitford Trucking Inc. Hay and Feed Supply**
3. ~~**Ralph Lausten Farming**~~
3. **John Krska Farming**
4. **Pacific Livestock Supplement**

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the

protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

PROJECT SPECIFIC CONDITIONS

2. All conditions of approval under 07DVP-00000-00028 and 08OSP-00000-00001 shall apply to 10CUP-00000-00043.

CONDITIONAL USE PERMIT CONDITIONS

3. Within the 18 months following the effective date of this Conditional Use Permit, the required Zoning Clearance shall be issued. If the required Zoning Clearance, is not issued within the 18 months following the effective date of this Conditional Use Permit, or within such extended period of time as may be authorized in compliance with Section 35.84.030.2 of the County Land Use and Development Code, and an application for an extension of the 18 months has not been submitted to the Planning and Development Department, then the Conditional Use Permit shall be considered void and of no further effect. The effective date of this Conditional Use Permit shall be the date of expiration of the appeal period, or, if appealed, the date of action final action by the final review authority including, if the project site is located in the Coastal Zone, the Coastal Commission.
4. Prior to the issuance of the Zoning Clearance, all of the conditions listed in this Conditional Use Permit that are required to be satisfied prior to issuance of the Zoning Clearance, shall be satisfied. Commencement of construction and/or use in reliance on this Conditional Use Permit shall not occur until the Zoning Clearance, has been issued.
5. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this Conditional Use Permit shall be deemed acceptance of all conditions of this Conditional Use Permit by the permittee.
6. If the Zoning Administrator determines at a noticed public hearing that the permittee is not in compliance with any permit conditions, pursuant to the provisions of Section 35.84.060.B of the County Land Use and Development Code of Chapter 35, Zoning, the Santa Barbara County Code, the Zoning Administrator may either revoke the Conditional Use Permit or direct the permittee to apply for an amendment to or revision of the Conditional Use Permit.
7. Any use authorized by this Conditional Use Permit shall immediately cease upon expiration or revocation of this Conditional Use Permit. Any Zoning Clearance approved or issued pursuant to this Conditional Use Permit shall expire upon

expiration or revocation of the Conditional Use Permit. Conditional Use Permit renewals must be applied for prior to expiration of the Conditional Use Permit.

8. This Conditional Use Permit shall become void and be automatically revoked if the development and/or authorized use allowed by this Conditional Use Permit is discontinued for a period of more than 12 months, or within such extended period of time as may be authorized in compliance with Section 35.84.030.2 of the County Land Use and Development Code.
9. If the applicant requests a time extension for this permit/project, the permit/project may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Zoning Clearance.

COUNTY RULES & REGULATIONS/LEGAL REQUIREMENTS

10. 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 of permit issuance, the applicant shall obtain a Zoning Clearance and Building Permit from Planning and Development. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permit will be issued by Planning and Development, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
11. Construction activity for site preparation and for future development shall be limited to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Timing:** Signs shall be in place prior to beginning of and throughout grading and construction activities. Violations may result in suspension of permits.

MONITORING: Building Inspectors and Permit Compliance shall spot check and respond to complaints.

12. All applicable final conditions of approval Zoning Administrator shall be printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
13. **Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim,

action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.

ATTACHMENT 4.3: CONDITIONS OF APPROVAL

PROJECT SPECIFIC CONDITIONS

Case No.: 08OSP-00000-00001

Project Name: Hollister-Yacono Overall Sign Plan

Project Address: 2201 Highway 101, Buellton, CA, 93427

APN: 099-640-010

I. Project Description

1. The Hollister-Yacono Overall Sign Plan is based upon and limited to compliance with the project description, Planning Commission Hearing Exhibits dated February 9, 2011 ~~December 8, 2010~~, and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

The project description is as follows:

Hearing on the request of Rob Alexander, Mosaic Land Planning, agent for the Charles C. and Mary E. Hollister Trust, landowner, to consider Case No. 08OSP-00000-00001 (application filed on October 9, 2007) for approval of an Overall Sign Plan consisting of 19 signs in association with the approved Development Plan (07DVP-00000-00028) for the Hollister-Yacono project site as follows:

~~Fifteen~~ Eighteen wall signs, one freestanding sign, and three under-canopy signs in compliance with LUDC Section 35.38.090 - Signs Allowed in Agricultural Zone District with an Agricultural Industrial overlay. One wall sign on each frontage open to the public, not to exceed 1/8 of the square footage of the building façade or a maximum of 100 square feet, canopy signs for each enterprise not exceeding six square feet in sign area, and the lower edge of the sign must be a minimum of eight feet above finished ground level.

Each new sign to have dimensions of 16" x 96" and made from horizontal painted wood. Background colors to be white with the lettering and logo to be brown. The bottom of all canopy signs to be 8' above finished grade and the top of all wall signs for the new buildings to be 12' above top of grade. The existing sign located on the welding shop is to be removed and replaced in compliance with the new signage criteria above. All Signage for the Veterinarian Supply Store, Hay and Feed, Trucking Terminal, Two Equipment Storage Shop, Fencing Contractor Shop/Truck Terminal and Trailer Sales to comply with the Overall Sign Plan criteria.

The existing Buellton Ag Center 4' x 8' freestanding sign (10' in height by 5' in width) to be relocated outside of the County Right of Way to a location on the project site as approved by P&D with input from modified as proposed by the Central Board of Architectural Review (CBAR) ~~on August 1, 2008, the CBAR supported the height exemption and setback exception for the existing freestanding sign, not to exceed 16' in height.~~

All existing signs to reflect colors and materials as approved by CBAR.

The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as landscape and habitat protection plans) must be submitted for review and approval and shall be implemented as approved by the County.

II. PROJECT SPECIFIC CONDITIONS

2. Prior to Sign Certificate of Conformance (SCC) issuance, each proposed sign shall receive Final Board of Architectural Review approval.

III. CONDITIONS UNIQUE TO OVERALL SIGN PLANS

3. Each sign authorized by this Overall Sign Plan shall be permitted through issuance of a Sign Certificate of Conformance (SCC). One SCC may include more than one sign.
4. All future signs proposed for the this subject property shall be found to be in substantial conformity with the approved Overall Sign Plan as determined by Planning and Development and shall obtain a Sign Certificate of Conformance prior to the construction or placement of any new of replaced sign.
5. The applicant shall pay all Planning and Development Department fees attributable to the processing of this Overall Sign Plan prior to issuance of any SCC for any sign authorized by this Overall Sign Plan.

IV. COUNTY RULES AND REGULATIONS

6. **Indemnity and Separation Clauses:** Developer shall defend, indemnify, and hold harmless the County or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of the Overall Sign Plan. In the event that the County fails promptly to notify the applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
7. **Legal Challenge:** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors 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. If any condition is invalidated by a court of law, the entire project shall be

V. ADDITIONAL PROJECT-SPECIFIC CONDITION

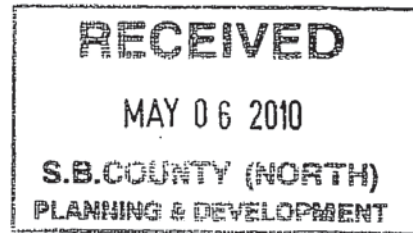
- 8. The existing Buellton Ag Center freestanding sign (10' in height by 5' in width) shall be relocated outside of the County Right of Way to a location on the project site as approved by P&D with input from the Central Board of Architectural Review (CBAR).**



Santa Barbara County
Air Pollution Control District

May 4, 2010

Florence Trotter-Cadena
Santa Barbara County
Planning and Development
624 W. Foster Road, Suite C
Santa Maria, CA 93454



Re: **Hollister/Yacono Development Plan, Consistency Rezone**
10NGD-00000-00003, 09RZN-00000-00010, 08OSP-00000-00001, 07DVP-00000-00028

Dear Ms. Trotter-Cadena:

The Air Pollution Control District (APCD) has reviewed the referenced case, which consists of demolition and relocation of approximately 3,700 square feet of existing structures. Also proposed are approximately 22,400 square feet of new agricultural storage buildings in addition to the existing 22,572 square feet proposed to remain. The proposed consistency rezone would change the current zoning of Ordinance 661 Intensive Agricultural to AG-II-100. An overall sign plan is also proposed for commercial signs. The subject property, a 32.84-acre parcel identified in the Assessor Parcel Map Book as APN 009-640-010, is located at 2201 Highway 101 in the unincorporated area of Buellton.

The Air Pollution Control District offers the following suggested conditions:

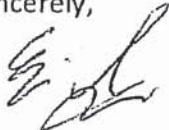
1. Standard dust-mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.
2. Fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of ozone precursors and fine particulate emissions from diesel exhaust.
3. Prior to occupancy, APCD permits must be obtained for all equipment that requires an APCD permit. APCD Authority to Construct permits are required for diesel engines rated at 50 bhp and greater (e.g., firewater pumps and emergency standby generators) and boilers/large water heaters whose combined heat input rating exceeds 2.0 million BTUs per hour.
4. All portable diesel-fired construction engines rated at 50 brake-horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to operation. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.
5. Applicant is required to complete and submit an Asbestos Demolition/Renovation Notification (APCD Form ENF-28 which can be downloaded at <http://www.sbapcd.org/eng/dl/dl08.htm>) for each regulated structure to be demolished or renovated. Demolition notifications are required

Terence E. Dressler • Air Pollution Control Officer

regardless of whether asbestos is present or not. The completed notification should be presented or mailed to the Santa Barbara Air Pollution Control District with a minimum of 10 working days advance notice prior to disturbing asbestos in a renovation or starting work on a demolition. For additional information regarding asbestos notification requirements, please visit our website at <http://www.sbcapcd.org/biz/asbestos.htm> or contact us at (805) 961-8800.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8893 or via email at edg@sbcapcd.org.

Sincerely,



Eric Gage,
Air Quality Specialist
Technology and Environmental Assessment Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: Mosaic Land Planning, LLC
Project File
TEA Chron File



ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Proper implementation of these measures is assumed to fully mitigate fugitive dust emissions.

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

Plan Requirements: All requirements shall be shown on grading and building plans and as a note on a separate information sheet to be recorded with map. **Timing:** Requirements shall be shown on plans or maps prior to land use clearance or map recordation. Condition shall be adhered to throughout all grading and construction periods.

MONITORING: Lead Agency shall ensure measures are on project plans and maps to be recorded. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is an updated list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

- Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Plan Requirements: Measures shall be shown on grading and building plans. **Timing:** Measures shall be adhered to throughout grading, hauling and construction activities.

MONITORING: Lead Agency staff shall perform periodic site inspections to ensure compliance with approved plans. APCD inspectors shall respond to nuisance complaints.

PUBLIC Health



DEPARTMENT

Environmental Health Services

2125 S. Centerpointe Pkwy., #333 • Santa Maria, CA 93455-1340
805/346-8460 • FAX 805/346-8485

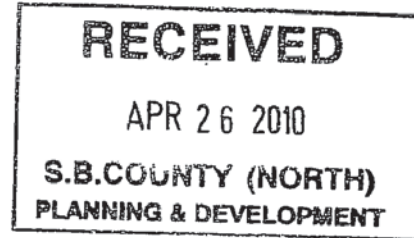
TO: John Karamitsos, Planner
Planning & Development Department
Development Review Division

FROM: Paul Jenzen
Environmental Health Services

DATE: April 19, 2010

SUBJECT: Case No. 07DVP-00000-00028

Buellton Area



Applicant: Charles & Mary Hollister Trust
2201 U.S. Highway 101
Buellton, CA. 93427

Property Location: Assessor's Parcel No. 099-640-010, zoned AGI, located 2201 U.S. Highway 101.

Case No. 07DVP-00000-00028 represents a request to permit approximately 45,000 square feet of existing and proposed development. This would include various businesses and agricultural storage buildings.


Domestic water supply is proposed to be provided by a private water system. Because of the limited number of employees and members of the public that would utilize the proposed water system Environmental Health Services has determined that a Single Parcel Water System is appropriate for this project. If in the future the number of people utilizing the water system increases, a different water system permit may be required.

Sewage disposal is proposed to be provided by Three existing onsite wastewater treatment systems that were installed prior to the requirement for a building permits and four existing onsite wastewater treatment systems which will need to be permitted as new systems. The onsite wastewater treatment systems for the structures that were built prior to the need for a building permit will only need an evaluation to determine if they remain functional. The remaining onsite wastewater treatment systems that were constructed without permits would need to be permitted as new systems.

Providing the Planning Commission grants approval of the applicant's request, Environmental Health Services recommends the following be included as Conditions of Approval:

1. Prior to Issuance of Zoning Clearance, an application for a **Single Parcel Water System** Permit shall be reviewed and approved by Environmental Health Services in accordance with Santa Barbara County Code Chapter 34B.
2. Prior to Issuance of Zoning Clearance, construction applications for the previously unpermitted Onsite Wastewater Treatment Systems shall be reviewed and approved by Environmental Health Services.

3. Prior to Issuance of Zoning Clearance, an application for an Onsite Wastewater Treatment System Evaluation Permit shall be reviewed and approved by Environmental Health Services. The application shall be accompanied by:
- (a) A septic tank pumper's report, completed within the last two years, which verifies the capacity of the septic tank and includes a statement regarding the current physical operating condition of the septic system,
 - (b) A detailed plot plan which includes the size and location of all existing septic system components, including the initial disposal area and 100% expansion area,
 - (c) Floor plans of all structures to be served by the system,
 - (d) Documentation of the sources of the disposal field and septic tank information (e.g. previous building permits, construction invoices, pump-out records of past septic system inspections, etc.).



Paul Jenzen, R.E.H.S.
Senior Environmental Health Specialist

cc: Applicant
Agent, Susan Alexander, Mosaic Planning, LLC, 436 Alisal Road, Suite B, Solvang, CA. 93463
Mark Matson, Planning & Development Dept, Building Div., Santa Maria
James Hamlin, Environmental Health Services

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MAR 19 2008

S.B. COUNTY (NORTH)
PLANNING & DEVELOPMENT

Memorandum

Date: March 18, 2008

To: Brian Tetley
Planning & Development
Santa Maria

From: Dwight Pepin, Captain 
Fire Department

Subject: APN: 099-640-010; Case #: 07DVP-00028
Site: 2201 HWY 101, Buellton
Project Description: Development Plan



*This Memorandum Supersedes the Previous Memorandum Dated October 29, 2007
Change in Stored Water Requirement Only – All Other Conditions Remain the Same*

The above project is located within the jurisdiction of the Santa Barbara County Fire Department. To comply with the established standards, we submit the following with the understanding that the Fire Protection Certificate application may involve modifications, which may determine additional conditions.

GENERAL NOTICE

1. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit (HMU) at 686-8170 if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.

PRIOR TO OCCUPANCY CLEARANCE THE FOLLOWING CONDITIONS MUST BE MET

2. All access ways (public or private) shall be installed and made serviceable. Roadway plans, acceptable to the fire department, shall be submitted for approval prior to any work being undertaken.

Access to this project shall conform to Santa Barbara County Private Road and Driveway Standard #1. Dead end access roads shall terminate with a fire department approved turnaround.

Access ways shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building.

A minimum of 13 feet 6 inches of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.

Driveways serving one residential dwelling are required to have a minimum width of 12 feet. Driveways serving two residential dwellings are required to have a minimum width of 16 feet. Driveways serving three to nine residential dwellings are required to have a minimum width of 20 feet. If any future development is planned for this parcel or will be served by this driveway, the applicant is encouraged to coordinate these standards into their plans and with other interested parties.

Any portion of the driveway exceeding 10 percent in slope shall be paved.

3. Because the proposed project is located within the mapped boundaries of the High Fire Hazard Zone of Santa Barbara County, special provisions of the Building Code will apply. These provisions will influence both the design of the project and the type of building materials that may be utilized. Please refer to the Santa Barbara County Building and Safety Division for details.

Note: Owners of property located within a designated "Very High Fire Hazard Severity Zone" are required by state law (Government Code Section 51182) to create a firebreak of 100 feet (or to the property line, whichever is nearer) around any structures on their property. This does not apply to single specimens of trees, ornamental shrubbery, or similar plants that are used as ground cover if they do not form a means of rapidly transmitting fire from the native growth to any dwelling or structure.

4. Plans for a stored water fire protection system shall be submitted and approved by the fire department. Water storage shall be 2,500 gallons above the amount required for domestic usage for the proposed new residence and shall be reserved for fire protection purposes exclusively.
 - A 5,000 gallon water tank elevated a minimum of two (2) feet above grade shall be required for fire protection at the southern end of the site and reserved

exclusively for this purpose. Exact location to be determined by the fire department and applicant.

5. Santa Barbara County Fire Department fire sprinkler system requirements shall be met. Fire sprinkler system plans shall be approved prior to installation. Location of any fire department connection shall be determined by the fire department.
6. Propane tanks shall be installed per Article 82 of the California Fire Code.
7. Building address numbers shall be posted in conformance with fire department standards.
8. Payment of development impact fees is required. The fees shall be computed on each new building, including non-habitable spaces.

Fees will be calculated as follows:

Mitigation Fee at \$.10 per square foot for structures with fire sprinkler systems

These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.

As always, if you have any questions or require further information please call 681-5500.

MJ:jmd

c: Mary Hollister Yacono, c/o Kenny Hollister, 2201 US HWY 101, Buellton, CA 93427
Mosaic Land Use Planning, LLC, 436 Alisal Road, Suite E, Solvang, CA 93463
California Homes, Inc., PO Box 1064, Solvang, CA 93464
APN



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OCT 31 2007

S.B. COUNTY
PLANNING & DEVELOPMENT

Santa Barbara County Public Works Department
Flood Control & Water Agency

October 30, 2007

Planning Commission
County of Santa Barbara
Planning & Development Department
123 East Anapamu Street
Santa Barbara, CA 93101

Dear Commissioners:

**Reference: 07DVP-00000-00028; Hollister Yacono Development Plan
APN: 099-640-010; Buellton**

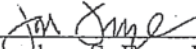
Dear Commissioners:

This District recommends that approval of the above referenced project be subject to the following conditions.

1. Prior to issuance of Development Permits, the applicant shall submit a grading and drainage plans to the District for review and approval. Runoff shall be conveyed to prevent erosion from slopes and channels.
2. The applicant will be required to pay the current plan check fee deposit at the time the plans are submitted for District review and approval.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL WATER CONSERVATION DISTRICT

By: 
Jonathan S. Frye, P.E.
Engineering Manager

Cc: Brian Tetley, Planning & Development
Mark Matson, Building & Safety
Charles & Mary Hollister, 48-365 Calle del Sol Ave., Indio, CA 92201
Susan Alexander, 435 Alisal Rd. Ste. E, Solvang, CA 93463
MNS Engineers, Inc., 201 Industrial Wy., Buellton, CA 93427
California Homes, Inc., P.O. Box 1064, Solvang, CA 93463

COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT
123 East Anapamu Street
Santa Barbara, California 93101
805/568-3232 FAX 805/568-3222



June 7, 2010

TO: Florence Trotter-Cadena, Planner
Development Review

FROM: William Robertson, Transportation Planner
Public Works, Transportation Division

SUBJECT: **Conditions of Approval**
Hollister/Yacano Development Plan
2201 Highway 101
07DVP-00000-00028
APN: 099-640-010

The Santa Barbara County, Public Works Department has no recommended conditions for the approval of the above referenced project.

If you have any questions, please contact me at 739-8785.

Sincerely,

William T. Robertson

6/7/2010

Date

cc: 07DVP-00000-00028
Bret Stewart, Transportation Manager, County of Santa Barbara, Public Works Department
J:\Buellton\Hollister Yacano 07DVP-NC.doc



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OCT 31 2008
S.B. COUNTY (NORTH)
PLANNING & DEVELOPMENT

Daniel C. Hernandez, MPA
Director of Parks
(805) 568-2461

Michael Gibson, MPA
Business Manager
(805) 568-2477

Juan Beltranena, AIA, AICP
Project Manager
(805) 568-2470

Jeff Stone
North County
Deputy Director
(805) 934-6145

Erik Axelson
South County
Deputy Director
(805) 681-5651

Park Administration Office
610 Mission Canyon Road
Santa Barbara, CA 93105
Tel: (805) 568-2461
Fax: (805) 568-2459

**North County
Park Operations**
300 Goodwin Road
Santa Maria, CA 93455
Tel: (805) 934-6123
Fax: (805) 934-6213

**South County
Park Operations**
4568 Calle Real, Building E
Santa Barbara, CA 93110
Tel: (805) 681-5650
Fax: (805) 681-5657

**Cachuma Lake
Recreation Area**
HC 59, Hwy. 154
Santa Barbara, CA 93105
Tel: (805) 686-5055
Fax: (805) 686-5075

TO: Brian Tetley, Planner
Development Review
Planning and Development

FROM: Claude Garciacelay, Park Planner *mg*

DATE: October 29, 2008

RE: 07DVP-028 Hollister/Yacomo DP

County Parks has no conditions of approval of the above referenced case(s).

cc:



**COUNTY OF SANTA BARBARA
PLANNING & DEVELOPMENT**

MEMORANDUM #3

TO: Santa Barbara County Planning Commission

FROM: Doug Anthony, Deputy Director
Development Review Division

STAFF CONTACT: John Karamitsos, Supervising Planner, (805) 934-6255

DATE: February 8, 2011

HEARING DATE: February 9, 2011

RE: Hollister-Yacono Development Plan, Conditional Use Permit, Overall Sign Plan & Consistency Rezone; Case Nos. 07DVP-00000-00028, 09RZN-00000-00010, 08OSP-00000-00001, 10CUP-00000-00043

1.0 INTRODUCTION

The following information augments: 1) the Staff Report, dated November 24, 2010; and 2) Staff Memoranda, dated December 8, 2010, and February 1, 2011.

2.0 OVERALL SIGN PLAN RECOMMENDATIONS

Staff recommendations regarding the Overall Sign Plan (OSP) consist of:

1. Direct CBAR to work with the applicant in selecting five to seven different font types to be available for future signage.
2. Do not allow the existing Free Standing Double Pole sign currently used for trailer sales to be processed under a separate permit application.

3.0 REVISED RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and recommend conditional approval Case Nos. 09RZN-00000-00010, 07DVP-00000-00028 and 08OSP-00000-00001 marked "Officially Accepted, County of Santa Barbara February 9, 2011 County Planning Commission Attachment A-H", based upon the project's consistency with the Comprehensive Plan and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Recommend that the Board of Supervisors make the required findings for the project specified in Attachment A of the 12/08 staff report, including CEQA findings.
2. Recommend that the Board of Supervisors adopt the Mitigated Negative Declaration No. 10NGD-00000-00003 (included as Attachment C) and adopt the mitigation monitoring program contained in the conditions of approval.
3. Adopt a resolution recommending that the Board of Supervisors adopt by Ordinance a Zoning Map Amendment for APN 099-640-010, amending the Inland Zoning Map for the Buellton Rural Areas Zones included as Attachments D and E (revised to reflect current date and Chairman Valencia in the signature block).
4. Recommend that the Board of Supervisors approve 07DVP-00000-00028 subject to the conditions included as Attachment B.1 (Attachment 4 of P/C Memo #2)
5. Recommend that the Board of Supervisors approve 10CUP-00000-00043 subject to the conditions included as Attachment B.2 (Attachment 4 of P/C Memo #2)
6. Recommend that the Board of Supervisors approve 08OSP-00000-00001 subject to the conditions included as Attachment B.3 (Attachment 4 of P/C Memo #2)

Refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings and conditions.

4.0 REVISED DEVELOPMENT PLAN CONDITIONS OF APPROVAL

- 14.** All runoff water from impervious areas shall be conveyed to prevent erosion from slopes and channels. Prior to exceeding one acre of additional disturbed area ~~impervious surfaces~~ constructed onsite, a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared). **Plan Requirements and Timing:** A drainage plan which incorporates the above and includes a maintenance and inspection program to ensure proper functioning shall be submitted prior to approval of Zoning Clearance Permits by the applicant to the Flood Control District for review and approval.

MONITORING: Permit Compliance will photo document compliance with the approved plan. Grading inspectors shall monitor technical aspects of the grading activities.

- 23. Special - Aesthetics.** Prior to Land Use Clearance, the Owner/Applicant shall remove all outdoor storage areas and non-Caltrans fencing from the Caltrans ~~right-of-way~~ access easement to the creek adjacent to ~~for~~ US Highway 101.
- 43.** None of the existing legal non-conforming uses ~~currently~~ in operation on the project site (as indicated in Table 5 of the Staff Report) may be expanded or intensified. Outdoor storage areas currently used for existing legal, non-conforming uses may not be expanded beyond the fenced areas delineated on the project hearing exhibits, dated February 9, 2011.