

## Attachment 4

### BUE-17 SPECIFIC PLAN – Preliminary Outline (draft) Revised July 8, 2022

#### 1. INTRODUCTION

- 1.1. Purpose
- 1.2. Legal context
  - 1.2.1. Authority to Prepare
  - 1.2.2. Relationship to General Plan
  - 1.2.3. Environmental Review
- 1.3. Planning Context
  - 1.3.1. Approach to Planning
  - 1.3.2. The Background to the Plan
  - 1.3.3. The Planning Process
- 1.4. Project Applications
- 1.5. Organization of the Specific Plan

#### X. PLAN PREPARATION

- x.x. Public Participation in Planning Process
  - x.x.x. Community Wide
  - x.x.x. Property Owners & Tenants in Specific Neighborhoods:
    - Rancho de Maria
    - Zaca Street area & River Grove MH Park
    - Industrial Way
- x.x. Public Outreach Plan
  - x.x.x. On-line / Websites: City, Applicant, Other
  - x.x.x. Social Media
  - x.x.x. Community meetings
  - x.x.x. Content Generation and Vetting
  - x.x.x. Roles & Responsibilities
- x.x. Preparation of Planning & CEQA Documents, Special/Technical Studies
  - x.x.x. Applicant
  - x.x.x. City
  - x.x.x. Consultants & Peer Review
- x.x. Timeline (Estimated)

#### 2. PLANNING AREA

- 2.1. Location
- 2.2. Character
  - 2.2.1. Natural Setting
  - 2.2.2. Land Use Setting

### 2.2.3. Development Patterns

## 3. LAND USE & DEVELOPMENT STANDARDS

- 3.1. Purpose
- 3.2. Land Use Concept
- 3.3. Development & Design Standards
  - x.x. Outdoor Lighting Standards, including Signage
  - x.x. Interface with Open Space, Bicycle & Pedestrian Plan, SY River Trail Plan
  - x.x. On-Site Recreation and Amenities
  - x.x. Affordable Housing
    - x.x.x Built on Site
    - x.x.x Length of Affordability

## 4. CIRCULATION (Planning Area/On-Site)

- 4.1. Introduction
- 4.2. Existing Transportation Context
  - 4.2.1. Vehicular System
  - 4.2.2. Pedestrian and Bicycle Systems
  - 4.2.3. Transit System
- 4.3. Circulation Concept
  - 4.3.1. Vehicular System
  - 4.3.2. Pedestrian and Bicycle System – Roadways, Paths and Trails
- 4.4. Parking
- 4.5. Neighborhood Circulation & Parking Management

## 5. INFRASTRUCTURE, UTILITIES & PUBLIC SERVICES (On- and Off-Site)

- 5.1. Introduction
- 5.2. Potable Water
- 5.3. Sanitary Sewer
- 5.4. Storm Drainage and Flood Control
- 5.5. Dry Utilities
- 5.6. Solid Waste
- 5.x. Public Roadways, Circulation, Parking & Traffic, Bike & Ped Trails
- 5.7. Police Services
- 5.8. Fire and Emergency Medical Services
- 5.9. Schools

## X. CONSTRAINTS & OPPORTUNITIES

- x.x. Air Quality & Greenhouse Gas Emissions
- x.x. Natural Resources
- x.x. Noise
- x.x. Visual and Aesthetic Resources
- x.x. Benefits & Impacts to the Community, including quality of life
- x.x. Economic Development & Fiscal Impacts

- x.x.x Market Support
  - x.x.x. Project Feasibility (incl'g Live-Work, Local Employee Housing)
  - x.x.x Fiscal Impacts to City
  - x.x.x. Job Production vs. Increase in Population (jobs/housing balance)
  - x.x.x. Impact Upon Avenue of Flags economic viability
- x.x. Sustainable Resources
  - x.x.x Solar Power
  - x.x.x. Charging Stations
  - x.x.x. Water Conservations, including Recycled & Gray Water

## 6. IMPLEMENTATION

- 6.1. Purpose
- 6.2. Specific Plan Implementation
- 6.3. Environmental Review
- 6.4. Project Review Procedures
- 6.5. Performance & Phasing Schedule
- x.x. Fees & Costs
- 6.6. Specific Plan Amendment Procedures
- 6.7. Project Financing
- x.x. On-Site Property Management
- x.x. Marketing Program & Occupancy Standards (Business Owners, Tenants, Residents, Employees)

## X. DEFINITIONS

- x.x. Purpose
- x.x. Definitions of Specific Plan Terms & Phrases

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## ISSUES TO EVALUATE IN SPECIAL STUDIES

1. Traffic, Circulation & Parking (3 levels of analysis)
  - a. Project (On-Site)
  - b. Industrial Way
  - c. Highway 246
2. Parking Details – special events, overflow, live-work demand,
3. Circulation Details – Bike-share & Car-share concepts, applicability to Buellton
4. Air Quality & Greenhouse Gas Emissions
5. Aesthetics, including view corridors, visual & light pollution
6. Noise
7. Biological Resources, including Wildlife, Habitat Areas and Waterways
8. Hazardous Materials & Hazards
9. Emergency Response, ingress/egress plan
10. Economic Development & Fiscal Impacts