

PLANNING COMMISSION RESOLUTION NO. 19-02

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

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUELLTON, CALIFORNIA, REPEALING AND REPLACING PLANNING COMMISSION RESOLUTION NO. 18-08, AND APPROVING A FINAL DEVELOPMENT PLAN (18-FDP-02) AND TENTATIVE PARCEL MAP (TPM 31062) FOR THE CAMBRIA HOTEL AND BOUTIQUE HOTEL PROJECT LOCATED BETWEEN MCMURRAY ROAD AND VALLEY VINEYARD CIRCLE, ASSESSOR'S PARCEL NUMBER 137-790-001, AND MAKING FINDINGS IN SUPPORT THEREOF

SECTION 1: Pursuant to the Zoning Ordinance of the City of Buellton, an application has been filed by Christopher Atkinson, SY Valley Vineyard Resorts, LLC, property owner, and Thom Jess, agent, hereinafter referred to as "Applicant", requesting approval to develop the Cambria Hotel and Boutique Hotel, two separate hotels consisting of 107 rooms each, and a separate meeting room building, located at between McMurray Road and Valley Vineyard Circle (APN 137-790-001). The subject property is currently zoned CR-SP (General Commercial-Specific Plan).

SECTION 2: The proposed Project consists of:

- A. Final Development Plan (18-FDP-02):** Approval of a hotel project consisting of two separate hotels, 107 guest rooms each, for a total of 214 guest rooms, a separate meeting room building, a pool for each hotel, outdoor event/gathering space, and parking and landscaping in support of these facilities. A total of 222 parking spaces will be provided. The subject property is planned and zoned for General Commercial- Specific Plan (CR-SP).
- B. Tentative Parcel Map (TPM 31062):** Approval to subdivide the existing hotel parcel of the Village Specific Plan into two separate parcels; one for each hotel.

Existing Lot

4.03 acres (APN 137-790-001)

Proposed New Lots

Parcel A (Cambria Hotel) – 1.93 acres

Parcel B (Boutique Hotel) – 2.10 acres

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

- A. Record.** Prior to rendering a decision on the Project, the Planning Commission considered the following:

1. All public testimony, both written and oral, received in conjunction with that certain public hearing conducted by the Planning Commission on December 20, 2018 (“PC Public Hearing”).
2. All oral, written and visual materials presented in conjunction with that certain PC Public Hearing.
3. All public testimony, both written and oral, received in conjunction with that certain public hearing conducted by the Planning Commission on February 7, 2019 (“PC Public Hearing”).
4. All oral, written and visual materials presented in conjunction with that certain PC Public Hearing.
5. The following informational documents, which by reference, are incorporated herein:
 - a. The project file for 18-FDP-02 and TPM 31062 and the set of project plans dated November 9, 2018.
 - b. The staff reports dated December 20, 2018 and February 7, 2019.
 - c. The Village Specific Plan.
 - d. The Final EIR and Addendum for the project.

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

1. A notice of PC Public Hearing was published in a newspaper of general circulation on January 24, 2019 (the “PC Public Notice”), a minimum of 10 days in advance of the PC Public Hearing conducted on February 7, 2019.
 2. The PC Public Notice was mailed to the Applicant, affected public agencies, persons owning property within 300 feet of the Project site and others known to be interested in the matter on January 24, 2019, a minimum of 10 days in advance of the PC Public Hearing.
 3. The PC Public Notice was posted in two public locations on January 24, 2019, a minimum of 10 days in advance of the PC Public Hearing.
- C. Environmental Review.** An AEIR to the original FEIR (Case No. 03-EIR-01, State Clearinghouse No. 2002081018) was prepared in accordance with the requirements of the California Environmental Quality Act (“CEQA”), Public Resources Code section 21000 et seq., the State CEQA Guidelines, 14 C.C.R section 15000 et seq., and the Environmental Procedures of the City of Buellton. Pursuant to CEQA Guidelines Section 15164, the changes in the AEIR are only minor technical changes and additions and do not change the level of impacts described in the FEIR nor create new impacts. Prior to the adoption of this Resolution, the Planning Commission has

been provided for its review, full, true and correct copies of the FEIR for the Oak Springs Village Specific Plan. The AEIR and FEIR are located in, and the custody of, the Buellton Planning Department, City of Buellton.

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

1. Final Development Plan.

a. Findings:

- i. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed because the Village Specific Plan requirements allow for the development of a hotel project on the site of the size and height proposed. Conditions of approval allow for adequate circulation around and through the site.
- ii. That significant environmental impacts are mitigated to the maximum extent feasible. No adverse impacts have been identified with this Project and mitigation measures from the prior environmental documents and Addendum have been made conditions of approval and would mitigate any impacts.
- iii. That streets and highways are adequate and properly designed pursuant to the requirements of the City's Public Works Director. The Fire Department has approved the circulation system from a Fire Department perspective.
- iv. That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the Project. The Public Works Department is able to provide water and sewage service to the Project. The Fire Department has provided conditions of approval to address their concerns. The Sheriff's Department has no concerns with the Project.
- v. That the Project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will be compatible with the surrounding area. The Project site is zoned for general commercial-

specific plan land uses and a hotel use is approved for the site as part of the Village Specific Plan. The project conforms to the requirements of the Village Specific Plan as to site design and layout and would not conflict with the surrounding area and land uses pursuant to these conditions, including setbacks and height requirements.

- vi. That the project is in conformance with the applicable provisions of Title 19 of the Municipal Code, the General Plan, and the Village Specific Plan. With imposition of the conditions of approval, the project complies with the General Plan, Title 19 (Zoning), and the Village Specific Plan.
- vii. That the project will not conflict with any easements required for public access through, or use of, a portion of the property as none exist on this property.
- viii. That the proposed development is in conformance with the Contemporary Ranch architectural style as described in the Community Design Guidelines as reviewed by the City's contract architect.

1. Tentative Parcel Map.

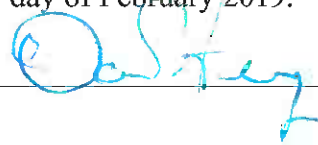
a. Findings:

- i. The proposed subdivision, including its design and improvements, is consistent with Buellton's General Plan and the Village Specific Plan pursuant to the Public Works Director.
- ii. The site is physically suitable for the type of development proposed as the site is planned and zoned for hotel development per the Village Specific Plan.
- iii. The site is physically suitable for the proposed density of development as the hotel project meets the standards of the Village Specific Plan.
- iv. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or injure fish or wildlife or their habitat as none exist on the property.

- v. The design of the subdivision or the proposed improvements will not likely cause serious public health problems as no public health issues have been identified on the property.
- vi. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision; or that substantially equivalent alternate easements are provided.
- vii. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.
- viii. The proposed subdivision is consistent with all applicable provisions of this title, and the Buellton zoning ordinance, including but not limited to minimum lot area requirements, any other applicable provisions of this code, and the Subdivision Map Act.
- ix. Pursuant to Government Code Section 66426 (c) of the Subdivision Map Act, the proposed subdivision meets the requirements for a parcel map exception because the project site consists of a parcel of land having approved access to a public street, the land is zoned for commercial development, and street alignments and widths are approved.

SECTION 4: Based on the findings set forth in Sections 2 and 3, and subject to the conditions attached hereto, the Planning Commission hereby approves the Final Development Plan (18-FDP-02) and Tentative Parcel Map (TPM 31062).

PASSED, APPROVED and ADOPTED this 7th day of February 2019.



Dan Heedy
Chair

ATTEST:



Clare Barcelona
Planning Commission Secretary

CONDITIONS OF APPROVAL

CAMBRIA HOTEL/BOUTIQUE HOTEL FINAL DEVELOPMENT PLAN (18-FDP-02) AND TENTATIVE PARCEL MAP (TPM 31062)

A. GENERAL PROVISIONS

1. **Project Description.** The approval granted herein is based upon and limited to compliance with the Project Description and conditions of approval set forth below. The Project Description is as follows: A request by SY Valley Vineyard Resorts, LLC, property owner, and Thom Jess, Arris Studio Architects, agent (the "Applicant") for Final Development Plan (18-FDP-02) and Tentative Parcel Map (TPM 31062) for the Cambria Hotel and Boutique Hotel project, which consists of two four-story hotels, each with 107 guest rooms and a pool (for a total of 214 guest rooms and two pools), a separate meeting room building, 222 parking spaces, and landscaping on 4.03 acres (the "Project"). The Project is located between Valley Vineyard Circle and McMurray Road in the Village Specific Plan area, on Assessor's Parcel Number 137-790-001 (the "Property"). The Project plans that are included in this approval are dated November 9, 2018. The approved color palette is shown on the color and materials boards. Any deviations from the Project Description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require formal modification of the approval and/or further environmental review. Deviations without the above-described authorization will constitute a violation of this approval.
2. **Additional Permits Required.** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the Applicant shall: (i) obtain a Zoning Clearance (hereinafter defined below); and (ii) obtain all other permits and approvals that may be required by operation of the Buellton Municipal Code (e.g., grading permit, building permit, encroachment permit, etc.). Before any Zoning Clearance will be issued by the City, the Applicant must obtain written clearance from all departments having jurisdiction; such clearance shall indicate that the Applicant has satisfied all pre-construction conditions of approval. To the extent any condition or provision of the approval set forth herein is incompatible with or at variance with any other permit for the Project, the most restrictive condition and provision shall prevail.
3. **Print & Illustrate Conditions on Plans.** All conditions of approval shall be printed in their entirety on applicable pages of final development, grading and construction plans submitted to the City.

4. **Terminology.** Except where otherwise noted, the terms appearing throughout the conditions of approval set forth herein shall have the meanings as defined below. Capitalization is used to identify defined terms and shall have the meanings as set forth below unless the context in which they are used clearly requires otherwise.
- a. **“Applicant”** means SY Valley Vineyard Resorts, LLC, property owner, and includes all agents, subdividers, developers, contractors, workers and personnel employed on the Project, as well as all successors and assigns of interest.
 - b. **“Building Department”** means the Building and Safety Division of the County (and all successors and assigns thereof), on behalf and under contract to the City to perform building plan check and inspection services.
 - c. **“City”** means the City of Buellton and includes the City Manager, City Engineer, Planning Director and all other duly appointed officials having responsibility for land use matters, as well as their respective assignees (e.g., Department staff members). Unless otherwise indicated, the Planning Department shall be the primary point of contact for the City.
 - d. **“County”** means the County of Santa Barbara.
 - e. **“Final Building Inspection Clearance”** means acknowledgement by the Building Department that construction of the Project has been completed in full compliance with plans and specifications approved by the City and the Building Department. Such acknowledgement is typically evidenced by signature of appropriate staff on the building permit inspection form.
 - f. **“Fire Department”** means the Fire Department of the County (and all successors and assigns thereof), furnishing fire prevention and protection services to the City by operation of special district.
 - g. **“Mitigation Measures”** means conditions and measures required to mitigate environmental effects of the Project as identified in General Plan Update EIR in connection with the Project under the provisions of the California Environmental Quality Act of 1970, as applicable.
 - h. **“Entitlement”** means the type of land use permit required by the Buellton Municipal Code in connection with the Project for which approval is granted herein.
 - i. **“Project”** means and includes all of the actions described in the Project description above.

- j. “Project Inspection”** means a field inspection and documentation review performed by the Planning Director at the time of Final Building Inspection Clearance to verify that the Project has been completed in full compliance with the terms and conditions of approval. The Project Inspection shall be performed upon completion of construction and the Project must be fully compliant with all terms and conditions of approval prior to and as a condition precedent to obtaining Final Building Inspection Clearance.
 - k. “Project Manager”** means person or personnel of the City assigned to oversee and administer the Permit including, but not limited to, compliance with the Mitigation Measures set forth herein.
 - l. “Property”** means the land and improvements identified in the Project Description.
 - m. “Property Owner”** means SY Valley Vineyard Resorts, LLC, and includes all persons and entities possessing fee title (in full or in part) to the site of the Project, and all successors and assigns of such persons and entities.
 - n. “Zoning Clearance”** means approval granted pursuant to 19.08.100 of the Buellton Municipal Code requisite to issuance of a building permit for authorized construction or land development activities.
- 5. Interpretations and Exceptions.** The Planning Director is authorized to render decisions as to the applicability or interpretation of the conditions set forth herein, including minor changes, when the strict application of the conditions conflicts with the underlying purpose of the conditions or creates undue hardship or administrative burden. Any administrative change granted shall be subject to such conditions as will: (i) assure that the adjustment thereby authorized shall appropriately implement purposes and objectives of the original conditions; and (ii) not change or compromise the effectiveness of the original conditions. As an example, and for illustrative purposes only, the Planning Director may modify the implementation timing of specific conditions at the mutual convenience of the City and Applicant. Minor changes authorized pursuant to this condition shall not require separate processing of a formal amendment.
- 6. Indemnity.** The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments,

agencies, and instrumentalities thereof, arising from or in connection with the approval, decision or action of the City Council, Planning Commission, or other decision-making body, or staff action concerning the Project, including but not limited to writ proceedings, claims for inverse condemnation, personal injury, property damage, and/or breach of a mandatory duty, challenges under the California Environmental Quality Act, and/or any action that attacks, challenges, or seeks to set aside, void, or annul all or any part of the approvals, decisions, or actions concerning the Project. City shall promptly notify the applicant of any Action brought and request that the applicant defend the City. It is expressly agreed that applicant may select legal counsel providing the applicant's defense and the City shall have the right to approve separate legal counsel providing the City's defense. The applicant shall reimburse City for any attorneys' fees, costs and expenses directly and necessarily incurred by the City in the course of the defense.

7. **Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the Applicant in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action.
8. **Approval Limitations.** This approval is issued pursuant to the provisions of Title 19 of the Buellton Municipal Code and is subject to the foregoing conditions and limitations. Failure to comply with said conditions of approval may subject the Applicant to remedies and penalties specified in the Buellton Municipal Code.
9. **Compliance Costs.** All projects are subject to Project Inspection that is funded under existing permit fees. This condition shall serve as implementation of the Mitigation Monitoring and Reporting Program for the Mitigation Measures as well as the general conditions of approval set forth herein. The Applicant agrees to participate in this permit compliance program and to fund all reasonable expenses incurred by the City and/or City contractors for permit condition implementation, reasonable studies, and emergency response directly and necessarily related to monitoring and enforcement of these permit conditions and applicable City ordinances. Any staff time spent in excess of the Applicant's current deposit will be billed to the Applicant and the Applicant shall reimburse City within 30 days of invoicing by City.
10. **Enforcement Costs.** In the event the City determines that it is necessary to take legal action to enforce any of the conditions of approval herein, and such legal action is taken, the Applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the Applicant to waive said fees or any part thereof.

11. **Failure to Comply.** In the event that the Applicant fails to comply with any order of the City issued hereunder or any injunction of the Superior Court, it shall be liable in accordance with the provision of Section 1.32 of the Buellton Municipal Code.
12. **Access to Records and Facilities.** As to any condition that requires for its effective enforcement the inspection of records or facilities by City or its agents, the Applicant shall make such records available or provide access to such facilities upon reasonable notice from City
13. **Payment of Fees.** All applicable fees associated with development of the Project shall be paid by the Applicant at the time such fees become payable as provided by Buellton Municipal Code or otherwise stipulated in this approval (whichever date is sooner), and the amount payable shall be based on the those fee schedules adopted by the City and then in effect at the time such fees become payable.
14. **Acceptance of Conditions.** The Applicant shall acknowledge and agree to all conditions of this approval within 60 days of the notice of final action, evidenced by the Applicant's signature on the space provided at the end of this document. The Applicant shall record this document on title to the subject Property prior to or concurrently with the filing of a Zoning Clearance. The Applicant, and all successors or assignees, are responsible for complying with all conditions of approval. Any zoning violations concerning the installation, operation, and/or abandonment of the Project are the responsibility of the Applicant, and all successors or assignees.

B. ENVIRONMENTAL MITIGATION MEASURES

Aesthetics

15. **AES-1(a) Lighting/Compatibility.** Prior to development of each development phase, proposed lighting shall be indicated on site plans that demonstrate that spillover of lighting would not affect residential areas located east of the site. The lighting plan shall incorporate lighting that direct light pools downward to prevent glare on adjacent and surrounding areas. Lights shall have solid sides and reflectors to further reduce lighting impacts by controlling light spillage. Light fixtures that shield nearby residences from excessive brightness at night shall be included in the lighting plan. Non-glare lighting shall be used. The design, scale, and character of the Specific Plan residential building architecture shall be generally compatible with the scale of existing residential uses east of the site.
16. **AES-1(b) Entrance Monuments.** Site entrance monuments shall not be visually prominent and shall be consistent with the natural rural character of the area.
17. **AES-1(f) Clear Excess Debris.** The future developers of the Specific Plan components shall clear the site of all excess construction debris when completed with individual development phases.

Agricultural Resources

18. **AG-2(b) Previously Unidentified Hazardous Materials.** In the event that hazardous waste and/or materials are encountered during construction, the following actions shall be taken by the future developers of the Specific Plan components or authorized agents thereof: (1) all work in the vicinity of the suspected contaminant will be halted; (2) all persons shall be removed from the area; (3) the site shall be secured under the direction of the Fire Department; and (4) the Hazardous Waste/Materials Coordinator shall be notified. Work shall not recommence until such time as the find is evaluated and appropriate measures are implemented as necessary to the satisfaction of the California Department of Toxic Substances Control.

Air Quality

19. **AQ-1(a) Energy Saving Services Information.** The following energy-conserving techniques shall be incorporated unless the applicant and/or future developers of the Specific Plan components demonstrate their infeasibility to the satisfaction of Planning Department staff:
- Installation of heat transfer modules in furnaces;
 - Use of light colored water-based paint and roofing materials;
 - Use of natural lighting;
 - Use of concrete or other non-pollutant materials for parking lots instead of asphalt;
 - Installation of energy efficient lighting;
 - Use of landscaping to shade buildings and parking lots;
 - Installation of sidewalks and bikepaths;
 - Installation of covered bus stops to encourage use of mass transportation
20. **AQ-3(a) Dust Generation.** If the construction site is graded and left undeveloped for over four weeks, the applicant and/or future developers of the Specific Plan components shall employ the following methods immediately to inhibit dust generation:
- Seeding and watering to revegetate graded areas; and/or
 - Spreading of soil binders; and/or
 - Other soil stabilization methods deemed appropriate by the Planning Department
21. **AQ-3(b) Watering.** Water trucks shall be used during construction to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this would require two daily water applications (once in late morning

and once at the end of the workday). Increased watering shall be performed whenever wind speeds exceed 15 mph.

22. **AQ-3(c) Disturbed Area.** The amount of disturbed area shall be minimized and on-site vehicle speeds shall be reduced to 15 mph or less.
23. **AQ-3(d) Gravel Pads.** Gravel pads shall be installed at all access points to minimize tracking of mud onto public roads.
24. **AQ-3(e) Volatile Organic Compounds (VOC).** Low VOC asphalt and low VOC architectural coating will be used whenever feasible.
25. **AQ-3(f) Soil Stockpiling.** If importation, exportation, or stockpiling of fill material is undertaken, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Vehicles transporting soil material to or from the site shall cover the soil with tarps from the point of origin to the point of disposition.
26. **AQ-3(g) Land Clearing.** After clearing, grading, earth-moving or excavation is completed, the disturbed area shall be treated by watering, revegetation, or by spreading soil binders until the area is paved or otherwise developed.
27. **AQ-3(h) Monitoring of Dust Control Program.** 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.
28. **AQ-3(i) Construction Equipment Requirements.** In order to reduce NO_x and ROC emissions, any construction equipment used on the site must meet the following conditions:
 - Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated “clean” diesel engines) should be used wherever feasible;
 - The engine size must be the minimum practical size;
 - The number of pieces of equipment operating simultaneously must be minimized through efficient management practices;
 - Construction equipment must be maintained in tune per manufacturer's specifications;
 - Equipment shall be equipped with 2 to 4-degree engine timing retard or precombustion chamber engines;
 - Catalytic converters shall be installed, if feasible;
 - Diesel catalytic converters shall be installed, if available;
 - Diesel-powered equipment such as booster pumps or generators should be replaced by electric equipment, if feasible; and

- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
 - Diesel particulate emissions shall be reduced using EPA or California-certified and/or verified control technologies like particulate traps.
29. **AQ-4(a) Bicycle and Pedestrian Paths.** The project shall incorporate pedestrian and bicycle paths on-site that link to existing bicycle routes and walkways offsite. The purpose would be to provide alternative access to existing bus stops.
30. **AQ-4(b) Distribution of Alternative Transportation Information.** The applicant shall provide an on-site bulletin board specifically for the posting of bus schedules and notices of availability for car-pooling and/or shall distribute such information to property owners upon occupancy.

Noise

31. **N-1(a) Construction Equipment.** All stationary construction equipment shall be located at least 300 feet from occupied on- and off-site residences and the adjacent hotel structure west of the site unless noise reducing engine housing enclosures or noise screens are provided by the contractor. All construction equipment powered by internal combustion engines shall be properly muffled and maintained. Unnecessary idling of internal combustion engines shall be prohibited.
32. **N-5(a) Truck Delivery Limitations.** Truck deliveries to the commercial uses on-site shall be limited to between the hours of 8:00 AM and 5:00 PM on weekdays and 9:00 AM and 4:00 PM on Saturdays. No deliveries shall occur on Sundays.
33. **N-5(b) Truck Idling Limitations.** The future developers of the Specific Plan commercial components shall post a sign at each loading area which states that the idling time for delivery truck engines shall be limited to no more than three minutes.

Transportation and Circulation

34. **T-2(a) Internal Access Improvements.** The internal loop of the site road shall be posted “no parking” on one side of the road to reduce the potential for conflict between through vehicles and parked vehicles. As a means to improve site access and enhance on-site circulation, the internal circulation roads should be striped and signed in a manner consistent with the Manual on Uniform Traffic Control Devices.
35. **T-2(b) Driveway Alignment.** The McMurray Road driveways should be aligned opposite the existing driveways to reduce potential conflicts. Aligning the Specific Plan site driveways with the existing opposing driveways would create

an attractive draw away from Highway 246, which would reduce impacts at the Highway 246 access.

36. **T-3 Traffic Mitigation Fee.** A traffic mitigation fee is required for all development projects prior to building permit issuance. These funds are utilized for required traffic improvements that result from cumulative impacts to the roadway system over time. Payment of the required fee will provide adequate mitigation for project-related traffic impacts.

C. ENGINEERING CONDITIONS

PRIOR TO GRADING PERMIT ISSUANCE:

37. **Grading Utility Plans.** Applicant shall cause to be prepared by a Civil Engineer, registered in the State of California, grading and utilities improvement plans, including, but not limited to, street, water, sewer, and storm drain improvements. An engineering cost estimate shall be submitted with the grading and improvement plans along with any calculations, signed/stamped certifications and plan check processing fees.
38. **Frontage Improvement Plans.** Plans for the full street width frontage improvements shall be drawn by a California Registered Civil Engineer. Drawings shall be prepared on 24-inch by 36-inch mylar (4 mil) showing all proposed improvements including, but not limited to, curbs, gutters, sidewalks, paving, driveway cuts, storm drains, street lights, utilities, and street trees.
39. **Frontage Improvement Plan Requirements.** Frontage improvements shall include appropriate landscape bulb-outs at driveway along McMurray Road, sidewalk and appropriate ADA ramps (as well as appurtenant items such as appropriate signing and striping). A minimum of 5' sidewalk walk width shall be provided along Valley Vineyard Circle.
40. **Soils Report.** At the time that Improvement Plans and/or Grading and Drainage Plans are submitted for review and approval by the City Engineer, two copies of a Soils Report, prepared by a California Registered Geologist or Soils Engineer, shall be submitted. The Report shall address soils engineering and compaction requirements, R-values, and other soils and geology related issues (including liquefaction) and shall contain recommendations as to foundation design, and paving sections, where applicable for the project.
41. **Erosion Control Plans.** Erosion Control Plans shall be completed and submitted to the City Engineer for review and approval. Appropriate BMP measures shall be undertaken at *all* times. This shall be in compliance with the Regional Water Quality Control Board requirements. NOI shall be filed. A SWPPP shall be developed for the project site; draft copy shall be submitted for review prior to issuance of the grading permit. SWPPP shall be on-site at all times.

42. **Hydrology Report.** At the time that Improvement and/or Grading and Drainage Plans are submitted for review and approval by the City Engineer, a complete hydrology/hydraulic report shall be submitted by the applicant's engineer determining the adequacy of the proposed drainage system and the adequacy of the existing downstream system. A rain fall frequency of twenty-five (25) years shall be used for sizing piping and inlet structures. If no overland escape is available, 100-year flows shall be used as the basis of design. Santa Barbara County Engineering Design Standards shall be used.
43. **Stormwater.** Development shall be undertaken in accordance with conditions and requirements of the State of California Regional Water Quality Control Board. Project Grading and Storm Drain Improvement Plans shall identify and incorporate Best Management Practices (BMPs) appropriate to the uses conducted on-site and during construction to effectively mitigate storm water pollution during construction as well as post-construction.

Stormwater management shall be incorporated in the improvement plans (low impact development). This project is subject to Post Construction Requirements as outlined in the City's Stormwater Technical Guide for a Tier 4 project.

A Storm Water Control Plan that analyzes the potential flows, run-off and drainage management area's and proposed lid improvements to address run-off and water quality, including a maintenance/water quality control plan, shall be submitted. This document shall include an owner's statement that maintenance of facilities will occur regularly (at least annually) and will be ongoing. The plan shall include an annual maintenance report which must be signed/certified by the QSD/QSP, property owner and contractor and submitted to the Public Works Department.

44. **Fire Department Review of Improvement Plans.** Applicant shall submit improvement plans for concurrent review with the Santa Barbara County Fire Department and shall provide documentation of submittal along with grading and utility improvement plans to the City Engineer. A copy of the Fire Department approval shall be submitted prior to issuance of grading permit.
45. **Final Plans.** Upon approval of the final plans, the applicant shall furnish original stamped mylars to the City Engineer for signature and reproduction for permitting purposes. A final Engineer's estimate shall be prepared (updated from the original submittal and shall utilize prevailing wage rates) and permit/inspection fees paid.
46. **Grading, Utility, and Monumentation Bond.** A faithful performance and labor/material bond for the grading and utilities and also for the public improvements (each to be equal to 100% of the final City Engineer's estimate of costs, which shall include a 20% contingency), or equivalent form of guarantee, shall be posted by the applicant. The bonds shall remain in effect until the completion of the project and a certificate of occupancy has been issued, at which

time, 10% of the bond shall be retained for a warranty period of 1 year after acceptance of improvements by the and until receipt of As-built Record Drawings.

PRIOR TO BUILDING PERMIT ISSUANCE:

47. **Grading Permit.** The applicant shall obtain a grading permit from the City Engineer prior to obtaining a building permit.
48. **Rough Grading.** Rough grading certification by the geotechnical engineer shall be approved by the City Engineer prior to obtaining a building permit.
49. **Industrial Waste Permit.** The applicant shall obtain an industrial waste discharge permit, as applicable, from the City Public Works Department prior to obtaining a building permit.
50. **Water and Sewer Fees.** The applicant shall pay water and sewer utilities fees from the Public Works Department prior to occupancy. In addition, all pretreatment and FOG compliance requirements must be in place prior to payment of water/sewer fees and occupancy.

PRIOR TO OCCUPANCY CLEARANCE:

51. **As-Built Record Drawings.** The applicant shall complete all required improvements to the satisfaction of the City Engineer. The applicant shall furnish the mylar or a reproducible copy of the improvement plans to the City Engineer, modified to reflect field changes made during construction and stamped "As-Built Record Drawings."
52. **Traffic Fees.** The applicant shall pay Traffic Mitigation Fees and other applicable fees prior to occupancy.
53. **Plan Check Fees.** All fees and unpaid balances from plan check or inspection and permits, shall be paid in full.

GENERAL CONDITIONS:

54. **Public Improvements.** Unless superceded by Caltrans all public improvements shall be designed and constructed in conformance with The City of Buellton Standards, and when applicable, the Santa Barbara County Standards.
55. **Easements.** Existing and proposed easements for all utilities shall be located and described on the engineering plans.
56. **Utilities Shown on Plans.** All other utilities shall be shown on the plans.
57. **Cross Access and Drainage Easement.** A cross access easement and cross drainage easement shall be recorded for both parcels.

58. **Bus Shelter Relocation.** Bus shelter will need to be relocated due to the driveway addition on McMurray Road. Bus shelter shall be relocated on McMurray Road or Valley Vineyard Circle as approved by the Commission. Relocation will require the appropriate ADA clearances surrounding shelter. If additional space/sidewalk path is required, Developer shall provide the additional easement as appropriate.

D. ENGINEERING CONDITIONS – TENTATIVE PARCEL MAP

PRIOR TO BUILDING PERMIT ISSUANCE:

59. **Parcel Map Submittal.** A Parcel Map shall be submitted by the applicant to the City Engineer for review and authorization to submit to the Planning Director. Said Map shall be prepared by a licensed surveyor or a qualified Civil Engineer, registered in the State of California. Closure calculations shall be submitted with the Parcel Map along with adequate reference data, easement documentation, current title report and map check processing fees.

PRIOR TO OCCUPANCY CLEARANCE:

60. **Parcel Map Recordation.** The Parcel Map shall be in substantial conformance with the approved Tentative Map and shall be subject to final review by the Planning Director prior to recordation. All applicable fees then outstanding at the time of Planning Director approval shall be paid by the applicant prior to Map recordation including, but not limited to, outstanding balances owed for Map processing. Copies of the recorded Parcel Map shall be filed by the applicant with the City Engineer and Planning Director.
61. **Final Map Recordation.** The Parcel Map and all applicable private and public easements must be recorded with the County Recorder.

E. PLANNING CONDITIONS

62. **Zoning Clearance.** As a condition precedent to obtaining building permits, and prior to improving any portion of the Property or commencing any work pertaining to the Project approved herein, the Applicant shall obtain Zoning Clearance from the Planning Director. Zoning Clearance shall only be granted upon satisfying all conditions precedent to construction as stated in these conditions of approval.
63. **Performance Standards.** The design, operation, and use of the Project and Property shall comply with all outdoor storage, trash collection design, performance standards, landscaping requirements, and lighting provisions of the Buellton Municipal Code. All exterior lighting shall be located and designed so as to avoid creating substantial off-site glare, light spillover onto adjacent properties, or upward illumination into the sky. In addition, the Property shall be maintained in strict compliance with the following additional standards:

- a. Use Limitations. No building or other improvement upon the Property shall be constructed, maintained, or used for any purpose other than that which is allowed by the Buellton Municipal Code or otherwise stipulated in the conditions of approval herein. Furthermore, the Property shall be maintained in strict compliance with the following additional standards:
- (1) Unobstructed Access. All driveways and areas designated for off-street parking shall remain accessible at all times. Except as allowed by revocable license approved by the City, parking shall not be allowed on driveways at anytime.
 - (2) Vehicle Repair. No disassembly, repair or any other work shall be performed on any vehicle, machine, motor, appliance or other similar device shall be allowed on any portion of the Property except or unless such work and device is wholly removed from public view.
 - (3) Exterior Storage. No storage of any goods, materials or equipment shall be permitted on the Property except within the confines of fully enclosed buildings.
- b. Prohibited Activities. No person owning, leasing, occupying or having charge or possession of the Property, or any portion thereof, shall maintain or use the premises in such a manner that any of the following conditions are found to exist:
- (1) Fire and Explosion Hazards. Storage and transportation of flammable or explosive materials, as defined by the County of Santa Barbara Fire Department, which are provided without adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire-suppression equipment and devices, standard in the industry.
 - (2) Fissionable, Radioactivity or Electrical Disturbance. Storage or use of fissionable or radioactive material, if their use or storage results at any time in the release or emission of any fissionable or radioactive material into the atmosphere, the ground, or sewage systems, or any activities which emit electrical disturbances, affecting the operation at any point of any equipment other than that of the creator of such disturbance.
 - (3) Glare, Humidity, Heat and Cold. Direct or sky-reflected glare, whether from floodlights or from high temperature processes, or humidity, heat or cold that is produced and is perceptible without instruments by the average person at the Property line.

- (4) Liquid and Solid Wastes. Discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any material of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, except in accordance with standards approved by the California Department of Public Health or such other governmental agency as shall have jurisdiction over such activities.
 - (5) Odors. Emissions of odorous gases or other odorous matter that is produced in nuisance quantities at the Property line.
 - (6) Particulate Matter and Air Contaminants. Emissions, including but not limited to, fly ash, dust, fumes, vapors, gases, and other forms of air contaminants which are produced from any facility or activity which are readily detectable without instrument by the average person at the Property line which can cause any damage to health, animals, vegetation or other forms of property, or which can cause excessive soiling at any point.
 - (7) Vibration. Ground vibration that is produced and is discernible without instruments to the average person at the Property line. Ground vibration caused by motor vehicles, trains, aircraft, and temporary construction or demolition work is exempted from this standard.
 - (8) Prohibition of Dangerous Elements. Land or buildings which are used or occupied in any manner so as to create any dangerous, noxious, injurious or otherwise objectionable fire, explosive or other hazard; noise or vibration; glare; liquid or solid refuse or waste; or other dangerous or objectionable substance, condition, or element in such a manner or such an amount as to adversely affect other uses.
 - (9) Noise. Unless otherwise provided for, no person shall operate or cause to be operated any source of sound at or on the Property, or allow the creation of any noise on the Property owned, leased, occupied or otherwise controlled by such person which causes the noise level when measured on any receiving property to exceed the noise level limits set forth by the Buellton Municipal Code as adopted and amended.
64. **Fire Department**. The Project is located within the jurisdiction of the County Fire Department and shall comply with all applicable standards of that agency.

65. **Building Standards.** All building construction shall be designed and performed in accordance with the currently adopted California Building Code, and all other appropriate sections of the Buellton Municipal Code, State of California energy conservation standards and Title 24 handicap accessibility standards. All necessary plans and documentation shall be submitted at time of plan check including, but not limited to, complete architectural plans and appropriate engineering calculations prepared by a California Licensed Architect or Engineer.
66. **Grading and Drainage.** All building construction, grading and drainage shall be designed and performed in accordance with the currently adopted Excavation and Grading Code and all other appropriate sections of the Buellton Municipal Code and Santa Barbara Flood Control Design Standards dealing with grading, drainage and public improvements. Prior to construction, necessary plans and documentation shall be submitted for review and approval by the City Engineer including, but not limited to, complete civil engineering drawings, public improvement plans, utility specifications and appropriate engineering calculations prepared by a California Registered Civil Engineer.
67. **Construction Noise Reduction.** Prior to issuance of building permit, the Developer shall provide proof that all construction equipment utilizing internal combustion engines have mufflers that are in good condition. Stationery noise sources shall be located at least 300 feet from occupied dwelling units unless noise reducing engine housing enclosures or noise screens are provided by the contractor. Equipment mobilization areas, water tanks, and equipment storage areas shall be placed in a central location as far from existing residences as feasible.
68. **Final Occupancy Clearance.** No Final Building Inspection Clearance or release of occupancy will be granted for any building on the Property until all construction is completed and all improvements and landscaping associated with the Project are installed in accordance with the plans approved and the conditions specified herein. Exceptions to this requirement may be granted subject to: (i) approval of the City Engineer and Planning Director; (ii) assurance that unfinished items will be completed within a reasonable period of time (including, but not limited to, the posting of appropriate performance security to assure such completion); (iii) essential infrastructure necessary to serve the entire Project is fully installed; and (iv) public safety and convenience is appropriately protected.
69. **Property Maintenance.** The Project and Property, including the landscaping, shall be maintained in a continuous state of good condition and repair, in full compliance with all approved plans, specifications and conditions of approval. Corrective improvements shall be undertaken as necessary to continuously conform with and implement conditions of Project approval including, as applicable, repair, repainting and/or replacement of Project components as needed. Where a Project is found to be non-compliant, the Applicant shall adhere to City recommendations to bring the Project into compliance.

70. **Community Design Guidelines.** The Project shall be in conformance with the Community Design Guidelines.
71. **Project Inspections.** Upon completion of construction and prior to occupancy or use, the Planning Director shall conduct a Project Inspection prior to and as a condition precedent to obtaining Final Building Inspection Clearance. Compliance with all conditions of approval is a pre-requisite to obtaining the Final Building Inspection Clearance.
72. **Landscape Installation.** Prior to obtaining Final Building Inspection Clearance, all landscaping and irrigation shall be completed and fully installed in accordance with the approved landscape plan required as part of the building permit plans, and open areas visible from public rights-of-way shall be landscaped and irrigated.
73. **Landscape Maintenance.** Following installation, all landscaping shall be continuously maintained thereafter for a period of not less than three (3) months or until such time that all plant material has been completely established. The Planning Director shall inspect or cause to be inspected all landscaped areas prerequisite to granting Final Building Inspection Clearance. A formal written request for such inspection shall be accompanied by a certification from the Project landscape architect as to the Project's conformity with the approved plans and specifications, together with a twelve (12) month warranty on all landscaping materials.
74. **Landscape Maintenance Agreement.** The Applicant shall acknowledge and sign the City's Landscape and Maintenance Agreement prior to issuance of the first building permit. The Applicant, and all successors or assignees, are responsible for complying with all conditions of the Agreement. Any violations of the Landscape and Maintenance Agreement may result in Code Enforcement action.
75. **Landscape Surety.** Prior to issuance of a building permit, a surety for installation of the landscaping and irrigation, and for maintenance for one year, shall be posted in a form acceptable to the City. The surety estimate shall be submitted as part of the building permit submittal.
76. **Approval.** Approval of 18-FDP-02 and TPM 31062 (the "Permit") is granted to the Applicant for the Property as identified in the Project Description. Except or unless indicated otherwise herein, all buildings, driveways, parking areas, and other facilities or features shall be located and maintained substantially as shown on the exhibits accompanying the application for the Project.
77. **Development Time Frame.** The Final Development Plan shall expire after five years unless substantial physical construction has been completed or the Applicant has applied to the Planning Commission for an extension. Any request

for an extension shall be processed under the procedures set forth in the Municipal Code. Substantial physical construction is defined as:

- a. All zoning and related approvals are effective; and
 - b. All required building and grading permits have been issued; and
 - c. The “foundation inspection” and “concrete slab or under floor inspection” as defined in the California Building Code or its successor have been made and received approval from the Building Department, i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or under floor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights have arisen.
78. **Parking.** A total of 222 parking spaces are required for the Project. This includes one space per each guest room and one space per every five employees. 222 parking spaces are proposed.
79. **Signage.** The Master Sign Program as shown in the project plans dated November 9, 2018, are approved. Details regarding the square footage of the meeting/restaurant wall sign shall be provided prior to issuance of Zoning Clearance. The sign shall not exceed 12 square feet. Any additional signage or changes to proposed signage will require approval by the Planning Director.
80. **Architectural Design.** The architectural design of the buildings shall conform to that shown on the architectural elevations dated November 9, 2018, and color boards for the project with a design style of Contemporary Ranch. Prior to Zoning Clearance, the South East elevation for the Cambria Hotel shall show the change in material consistent with that shown on the 3-D rendering provided.
81. **Lighting.** All new exterior lighting fixtures shall comply with the design requirements of the Community Design Guidelines and shall protect dark skies. All lighting shall be LED or Inductive technology or other energy efficient type of lighting. Decorative lighting is required. Current lighting plan indicates pole lights at 23 feet in height. Pole lights shall not exceed 20 feet in height. A revised lighting plan is required prior to building permit issuance showing the pole lights in compliance with this requirement.
82. **Revised Photometric Lighting Plan.** A revised photometric lighting plan is required prior to Building Permit issuance. The revised plan shall include the revised pole light specifications. Additionally, the revised photometric lighting plan shall indicate light spillover onto the Vineyard Village Townhomes property and the future senior housing property. Light spillover from the hotel project shall

not exceed 0.5 foot candles at the Vineyard Village Townhomes property and the future senior housing property.

83. **Irrigation Plans.** Irrigation plans are required to be submitted with the final landscape plans prior to building permit issuance.
84. **Village Specific Plan.** The project is subject to the standards and requirements of the Village Specific Plan.
85. **Trees.** All trees shall be 24-inch box trees.
86. **Perimeter Sidewalk Improvements.** A public pedestrian path along the perimeter of the project along Valley Vineyard Circle is required to be installed. Installation is the responsibility of the applicant. Plans submitted for building permits shall show a 5-foot wide sidewalk. As a result, landscaping percentage will need to be recalculated.
87. **Meeting Room and Outdoor Event Use.** Use of the meeting room and outdoor event space for events is approved, subject to the following conditions of approval, as modified by the Planning Commission.
 - a. **Special Events for Non-Hotel Guests.** In the event there are special events to be hosted for guests that are not registered guests of the hotel, the hours for conducting said events shall be from 8 a.m. through 7 p.m., with a maximum of 100 non-hotel guests in attendance Sunday through Wednesday and a maximum of 75 non-hotel guests Thursday through Saturday. In the event that there are two separate events occurring at one time, the number of total guests combined for both events shall not exceed the maximum number of allowed guests. If the event includes a mix of non-hotel guests and hotel guests, the number of non-hotel guests shall not exceed the numbers as listed above.
 - b. **Events Held By Hotel For Hotel Guests Only.** For events held by the hotel which are advertised and open to hotel guests only, there shall be no restrictions as to number of event attendees, unless otherwise restricted based upon building and/or fire maximum occupancy requirements. In any event, all outdoor events shall end no later than 10 p.m.
 - c. **Special Community-Wide Events Hosted By Hotel.** All special events held by the hotel which is advertised to both hotel guests and the community-at-large will require a separate Temporary Use Permit. In no event shall these events end later than 10 p.m.
 - d. **Exceptions to these Standards.** All other events that are not consistent with these standards shall be subject to the requirements and approval of a separate Temporary Use Permit.

- e. **Outdoor Music.** Outdoor music is permitted in the outdoor event space area, subject to the following conditions:
 - i. Live outdoor music that does not include drums or bass is permitted.
 - ii. Amplified music that does not exceed maximum decibel levels per the City's Noise Ordinance is permitted.
 - iii. No outdoor music of any kind shall be permitted after 9PM.
- f. **Event Chaperone.** Hotel management shall provide an event chaperone for any event with 50 or more attendees, and two chaperones for any event with 100 or more attendees. Event chaperones will be responsible to assist with guest entering and exiting the event, noise monitoring, and parking and/or valet coordination.
- g. **Noise Ordinance Compliance.** All outdoor events shall strictly adhere to the requirements of the City's Noise Ordinance.
- h. **Planning Commission Review.** If at any time issues arise as related to compliance with or the effectiveness of any provisions included in Condition of Approval No. 87, the City reserves the right to bring the condition back to the Planning Commission for review, and possible modification. Hotel ownership and management will be afforded the opportunity to cure any compliance or effectiveness issues in advance of any hearings on review and possible modification.

F. FIRE DEPARTMENT CONDITIONS

- 88. **Change to Project Description.** The Fire Prevention Division must be notified of any changes to the project proposal. A change in the project description may cause conditions to be imposed.
- 89. **Aerial Apparatus.** This development shall provide aerial apparatus access along the west side of both proposed 4-story hotels.
- 90. **Structure Height.** Any structure that exceeds 30 feet in height shall meet the California Fire Code Section D105 requirements.
 - **D105.1** Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be

determined by measurement to the eave of the pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater.

- **D105.2** Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders, in the immediate vicinity of the building or portion thereof.
- **D105.3** At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. This side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.
- **D105.4** Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

91. **Elevator.** If an elevator is installed for the project, the elevator car shall be able to accommodate a 24-inch by 84-inch ambulance stretcher in the horizontal, open position.

- Emergency medical services symbols shall be placed on both sides of the elevator car door frame.
- The symbol shall be a minimum of 3 inches high.
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PRIOR TO BUILDING PERMIT ISSUANCE

92. **Fire Protection Certificate.** Fire Protection Certificate(s) will be required.

PRIOR TO OCCUPANCY CLEARANCE

93. **Fire Sprinklers.** An automatic fire sprinkler system shall be installed.

- Fire sprinkler plans shall be approved by the fire department prior to installation.
- The fire department shall determine the location of any fire department connection (FDC) that may be required.

94. **Alarm Systems.** An automatic fire or emergency alarm system shall be installed.

- Fire alarm system shall meet Santa Barbara County Fire Department requirements.
- Automatic fire or emergency alarm system plans shall be approved by the fire department.

95. **Address Numbers.** Address numbers shall be a minimum height of 12 inches.

- Address number locations shall be approved by the Fire Department.

- Address numbers shall be a color contrasting to the background color.
- The address number shall be elevated at least three feet from the ground for clear visibility and easy directional identification.
- The numbers shall be visible from the access road when traveling in either direction.

96. **Fees.** The applicant will be required to pay Fire Department Development Impact Fees in accordance with Chapter 15 of the Santa Barbara County Code. **Payment shall be made according to the schedule of fees in place on the date fees are paid.** As of the date of this letter, fees currently are as follows:

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

As always, if you have any questions or require further information, please call Captain Glenn Fidler at 805-681-5528 or 805-681-5523.

G. COUNTY OF SANTA BARBARA BUILDING DIVISION CONDITIONS

98. **Geology Report.** A Geology Report prepared and signed by a California licensed geologist will be required.
99. **Soils Report.** A soils report to include an assessment and conclusion of the potential for liquefaction will be required. At a minimum, one boring to a depth of fifty feet will be required.
100. **Grading Plans.** Provide grading plans for reference in the construction drawings.
101. **Onsite Stormwater Retention Plans.** Provide Onsite Storm Water Retention Plans for reference in the construction drawings. The Architect, Structural Engineer and Soils Engineer must coordinate the location of any onsite retention basins in relation to the buildings or structural elements and provide structural design accordingly where applicable.
102. **Site Accessibility Plan.** Provide a separate "Site Accessibility Plan" detailing accessible routes of travel between buildings, accessible site facilities to the public way and/or street serving the site for each parcel. All accessible features (accessible parking, ramps, stairs, paths of travel, etc.) must be fully detailed and dimensioned. The accessible route of travel shall be the most practical direct route between accessible building entrances, accessible exits, accessible site facilities, and the accessible entrance to the sites.
103. **Conditions.** Incorporate all discretionary conditions of approval and department condition letters into the plans.

104. **CA Green Code.** Incorporate compliance with the applicable CA Green Code in the plans to include commissioning.
105. **Fire Protection Plan.** Provide a complete, independent plan which graphically delineates all fire areas, fire walls, fire barriers, fire partitions, exterior rated walls due to fire separation distance to property lines, horizontal fire-resistive assemblies and fire resistive construction based on the Type of Construction. Provide thorough detailing for horizontal and vertical continuity of the fire rated assemblies on the plans and protection of penetrations at fire rated assemblies. Label all fire-resistive corridors, shafts, incidental use areas, etc. Cite code sections indicating reasons assemblies are rated.
106. **Building Egress.** Clearly show egress requirements for the building. A separate, detailed egress plan will be required for clarity of plan review and field inspection. Show occupant load, number of exits required and number of exits provided at each space, story and building totals. Provide a calculation for required exit width. Label all components of the exit access, exit, exit discharge and show compliance with applicable provisions addressing those components. Specify and detail an accessible path of travel to and from all entrances and exits to the public right of way.
107. **Plumbing Fixture Analysis.** Provide a plumbing fixture analysis and access to plumbing fixtures from all parts of the building (including the pool area) within the maximum travel distances per the CA Plumbing Code.
108. **Flood Plain Conditions on Plans.** Incorporate any conditions of approval by the Flood Plain Administrator into the plans.
109. **Water Efficiency Plans.** Landscape plans which detail compliance with the current Model Water Efficiency Landscape Ordinance (MWELo) or City requirements (whichever are most stringent) will be required.
110. **ADA Compliance.** Compliance with Federal Access Laws or Standards (i.e.: Americans with Disabilities Act) is solely the responsibility of the property owner and Architect of Record.
111. **Environmental Health Services.** Environmental Health Services (food service) approval for food prep and food service areas, public swimming pool and pool restrooms will be required.

H. FINANCE DEPARTMENT CONDITIONS

112. **Outstanding Fees.** The applicant shall pay all fees including, but not limited to, outstanding balances for processing by the City Engineer, Planning Department, Building Department, traffic mitigation fees, water connection fees, sewer fees,

school fees, Fire Department mitigation fees and any additional processing deposits as required prior to zoning clearance.

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

Project Applicant/Property Owner Acknowledgement of Required Conditions of Approval



Property Owner Signature

2-13-19

Date

Project Applicant/Agent/Representative Signature

Date