



**PUBLIC NOTICE OF AVAILABILITY OF ENVIRONMENTAL DOCUMENT
DRAFT MITIGATED NEGATIVE DECLARATION
CITY OF BUELLTON**

Notice is hereby given that a draft Mitigated Negative Declaration has been prepared for the below described project in accordance with the provisions of the California Environmental Quality Act of 1970, as set forth in the Public Resources Code, Sections 21000 et. seq., as amended. As a result of the project, no significant environmental impacts have been identified.

1. Environmental Document No: 23-MND-01
2. Applicant: City of Buellton (property owner)
3. Project Description:
 - A. Project Title: Willemsen Addition to River View Park
 - B. Assessor's Parcel Number: 099-660-032, -033, -034, - 035, and 099-670-004, -005
 - C. Location: southeast of River View Park, and south of the southern end of Valley Dairy Road
 - D. Project Description:

The proposed project consists of a phased capital improvement project to construct a multi-purpose recreational facility and to repurpose existing buildings for use as an event facility, children's museum and library/community room facility on a 24+/- acre City-owned site (APNs 099-660-032, -033, -034, -035, & 099-670-004, -005, the "Site") adjacent to the existing River View Park complex. The Site is divided into a 4-acre Upper Portion and a 20-acre Lower Portion. In addition, a new paved access driveway is proposed from the River View Park east paved parking lot to the north-west, across a portion of adjacent City-owned land (APN 099-670-004.)

▶ See attached map showing project location.

Phasing and proposed uses are described below. Existing roadway access to the Upper Portion is from Dairyland Road via Valley Dairy Road. Access to Lower Portion would be from River View Park via Sycamore Drive. Interior circulation utilizes primarily existing dirt and gravel roads; in Phase 2, a short paved interior access driveway to the lower parking lot is proposed.

PHASE 1 - Proposed uses would include:

On 4-acre Upper Portion

- Library/Community rooms within existing residence (about 3,200 sf) converted to that use.
- Wedding/Event facility in existing historic Barn (about 7,000 sf) includes warming kitchen and 2nd floor apartment space.
- Santa Ynez Valley Children's Outdoor Museum – The initial outdoor play area measures approx. 0.8 acre of primarily open space area on upper lot and hillside areas, including 1,600 sf of existing covered space.
- Staff and disabled parking area for these uses

On 20-acre Lower Portion

- Paved lower parking lot (about 1.5 acres) with about 112 parking spaces.
- Temporary access to parking lot via existing network of interior dirt/gravel driveways from River View Park east parking lot.
- Retention basin for new construction immediately south of lower parking lot.

PHASE 2 - Proposed uses would include:

On 20-acre Lower Portion

- Permanent access to lower parking lot via a new, paved interior driveway from River View Park east parking lot.
- Sport facilities/play fields (about 15 acres) with the following amenities:
 - 2 full-sized soccer fields, 1 mid-sized field and 1 small sized soccer field;
 - baseball/softball field;
 - 2 pickleball/multi-use courts;
 - Supplemental parking (estimated 40 spaces alongside existing interior gravel road near southwesterly property line)
 - Restroom facility (modular building)
- Soccer fields could potentially accommodate small regional tournaments (4 per year maximum anticipated).
- Possible 0.2 acre expansion of Children's Museum outdoor open space play area,
- 2.5 acres to remain undeveloped (near berm along south boundary of property)

The draft Mitigated Negative Declaration and all referenced documents may be reviewed beginning on February 27, 2024 at the City of Buellton Planning Department, 107 W. Highway 246, Buellton, CA 93427, Phone No. (805) 688-7474, FAX No. (805) 686-1729; at the Buellton Public Library, 140 West Highway 246, Buellton, CA 93427; and on the City's website, www.cityofbuellton.com . Written comments on the draft Mitigated Negative Declaration will be accepted during the period from **February 27 through March 27, 2024**. Please submit comments on or before 5:00 p.m. on March 27, 2024, the close of the written public comment period.

Andrea Keefer, Planning Director
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