ATTACHMENT F

TO: Decision-Makers

FROM: Brian Foss, Planner III
Development Review Division, Planning and Development
Supervising Planner: Zoraida Abresch

DATE: August 11, 2003

RE: Stonegate Ranch - Keysite #17 CEQA 15164 Addendum to OCP EIR (95-EIR-01)
Case Numbers TM 14,481/98-DP-019/98-RN-011
APN 105-330-004

CEQA Determination: Finding that CEQA section 15164 (Addendum) applies to the Stonegate Ranch lot split (TM 14,481), development plan (98-DP-019) and road naming (98-RN-011). CEQA section 15164 allows an addendum to be prepared when only minor technical changes or changes which do not create new significant impacts would result. The OCP EIR 95-EIR-01 was prepared for the buildout of the Orcutt Community Plan, is hereby amended by this 15164 letter for the Stonegate Ranch lot split (TM 14,481), development plan (98-DP-019) and road naming (98-RN-011).

INTRODUCTION

The California Environmental Quality Act (CEQA) requires analysis of environmental impacts that could occur as a result of project development. This environmental document, together with the Orcutt Community Plan Environmental Impact Report (OCP EIR), 95-EIR-01, is intended to inform the public and decision-makers of the potential significant environmental effects of the proposed Stonegate Ranch lot split (TM 14,481), development plan (98-DP-019) and road naming (98-RN-011) to identify possible ways to minimize significant effects. This environmental document evaluates the potentially significant impacts associated with development and long term buildout of the project.

This document has been prepared pursuant to State CEQA Guidelines Section 15164 and is referred to as an Addendum to an EIR. Where a community plan EIR has been certified and proposed development is consistent with the community plan, further environmental review is limited to effects upon the environment which are peculiar to the parcel or the project and which are not addressed as significant effects in the prior EIR. The OCP EIR evaluated impacts associated with buildout under the Orcutt Community Plan, including detailed descriptions of the existing environmental setting and the analysis of cumulative impacts associated with buildout under the plan. The OCP EIR identified significant

cumulative impacts in the areas of biological resources, cultural resources, geology, agriculture, noise, aesthetics, polluting sources/risk of upset, water supply, traffic, air quality, public services, and recreation.

The applicant proposes development consistent with the land use and zoning adopted for the project site under the Orcutt Community Plan. This document is intended to analyze potentially significant impacts which may result from the proposed project as well as determine any changes to the environmental setting that may require additional mitigation to reduce project-related impacts to less than significant levels. This environmental document, together with the OCP EIR, will be used by the decision-makers in their consideration of the proposed project.

PROPOSED PROJECT DESCRIPTION

Request of Laurie Tamura, AICP, representing the applicant, Anthony E. Wells, to consider Case Numbers TM 14,481/98-DP-019/98-RN-011 for approval under County Code Chapter 21 to: (1) divide 7.91 acres into 46 lots (44 single family lots, one 19,569 square foot open space lot and one 22,883 retention basin lot) in the SLP zone district of Article III; (2) approval of a final development plan under the provisions of the SLP zone district of Article III to develop 44 single family homes and common open space and landscaping; and (3) approval of street name Penelope Lane under the provisions of Article V. The application involves Assessor's Parcel Number 105-330-004, located in the Orcutt area, Fourth Supervisorial District.

The Tentative Map proposes division of 7.91 acres into 46 lots, including 44 residential lots ranging in size from 4,000 square feet to 9,671 square feet, one 19,569 acre open space lot and one 22,883 retention basin lot. The Final Development Plan would provide for future build-out of homes on the residential lots, tract grading and installation of tract roads, public services and utilities, landscaping and retention basin construction and trail construction.

Dwelling Units. The project includes the development of 44 single family detached homes. The houses would be one and two story designs ranging in size from 1,099 square feet to 1,603 square feet in size, excluding garages. Building coverage of the site would be approximately 17% of the net area.

Access. Access is provided from the north via First Street and from the east via Soares Avenue. Rice Ranch Road along the project frontage will be improved with a curb and gutter, meandering sidewalk and landscaping. Pedestrian access will be provided from First Street, Soares Avenue and Rice Ranch Road.

Services and Utilities. Water and sewerage services would be provided by the California Cities Water Company through an agreement with the City of Santa Maria and Laguna County Sanitation District (LCSD) respectively. Water service would be provided by an extension of the existing water line along Soares Avenue. Sewerage service to the site would be provided by the LCSD trunkline through the Orcutt Creek corridor. The sewer lines would cross Rice Ranch Road through Keysite #15 to the existing trunkline in Orcutt Creek. Fire protection service would be provided by the Orcutt Fire Department with back-up services provided by the Santa Barbara County Fire Department, Station 22, located at 1596

Tiffany Park Court. Schools districts serving the site area are the Orcutt Union School District and Santa Maria Union High School District.

Grading and Drainage. Grading for tract development, including roads and pads for homes, is estimated at approximately 9,684 cubic yards cut and 9,631 cubic yards fill. Underground storm drains would direct drainage to the basin on lot 45. Once the basin is full, the spillover would be directed to the drain inlet in Rice Ranch Road and then to Orcutt Creek.

Open Space and Amenities. Approximately 0.97 acres or 12% of the project site would be designated open space. The retardation basin on Lot 45 would be 22,883 square feet in size and used for storm water collection. The basin could be used for passive recreation during dry periods of the year. Lot 46 would be a community park, 19,569 square feet in size that would be dedicated to the County. A soccer field would be developed adjacent to the community park on the neighboring property that is now owned by the Orcutt School District (acquired 2001). A meandering sidewalk would be located along the southern perimeter of the site paralleling Rice Ranch Road. Landscaping would be provided in the common areas, along the frontage of the development and in front yards of the proposed homes.

Public Infrastructure. The proposed project will be required to join the Orcutt Community Facilities District and be assessed fees for the project's proportionate share of maintenance costs of landscaped and natural open space areas (including medians), trails, and drainage facilities. The District will include funding for this project's proportionate share of community-wide infrastructure maintenance, which includes certain flood control facilities, libraries, parks, and trails as identified by the Orcutt Community Plan.

PROJECT IMPACT ANALYSIS

Development of the project site was reviewed under CEQA as part of the Orcutt Community Plan environmental impact report 95-EIR-01 (certified 7/22/97). This EIR provided site specific analysis of the site's land use and zoning designation as Key Site 17, as well as cumulative impact analysis of build-out of the community plan. A "mini-EIR" was performed for the site in order to expedite the CEQA review process for development on the site. The issue areas discussed below were addressed in the OCP EIR. The discussion below includes the original cumulative analysis, original site specific analysis and a description of the proposed project's specific impacts and any circumstances that may have changed. It should be noted that the EIR analyzed development on the entire KS 17 while the project only proposes to develop the 7.91 acre western parcel that makes up Keysite #17. The remainder parcels that make up Keysite #17 have been purchased by the Orcutt School District. The total number of units reviewed under the original EIR (95-EIR-01) for the entire Keysite was 135. An addendum to the EIR was approved by the Board of Supervisors that increased the density of the site to allow senior housing thereby allowing 202 units to be potentially built on the Keysite. The addendum increased the density of the site and determined that no changes in levels of significance would occur as a result. The current project proposes 44 units which are not restricted to senior housing.

In approving the Orcutt Community Plan, including the residential designation for the project site, the Board adopted a Statement of Overriding Considerations for those identified environmental impacts which

could not be fully mitigated (i.e., residual impacts after mitigation which were determined to be significant and unavoidable [Class I impacts]).

The sections which follow do not include discussions of impacts to the following areas: Land Use, Agricultural Land Conversion, Archaeological and Historical Resources. No significant impacts to these resources were identified during initial evaluation of the proposed project and project site. Significant impacts are anticipated for several other issue areas and are described in detail below.

1. Biological Resources

Setting

A Biological Resources Assessment was conducted by Katherine Rindlaub Biological Consulting in April and June of 1995. A field survey revealed a very low habitat diversity, consisting mainly of non-native grassland and a small number of cultivated pines. Only 2 plants, one shrub California coffeeberry and curly dock, grow more than a few inches in height on the site. The survey also revealed marginal wildlife habitat values. The cliff swallow and Western meadowlark were recorded, as well as several common reptiles such as the western fence lizard and side-blotched lizard that frequent ruderal and other disturbed habitats.

Impacts Identified in 95-EIR-01

The site contributes incrementally to the overall loss of biological habitats, but the site itself contains no significant habitats or resources. The impacts would be considered less than significant (Class II) and no mitigation is necessary.

Changes in Project Impacts

At the time of the OCP EIR the California Tiger Salamander (CTS) was not a federally listed endangered species. However, since the EIR has been completed the CTS has been listed and is now an endangered species which is federally protected. The edge of the CTS range extends to Rice Ranch Road south of Keysite #17. The project site is not within the range, however, the sewer line extension required for development of the site will extend onto Keysite #15 which is located within the CTS range as shown on the County's CTS maps. A biological survey to determine the likelihood of the CTS presence was conducted by Vince Semonsen, Wildlife Biologist, on March 17, 2003. The survey concluded that there was a low potential for the presence of the CTS on the adjacent property in the locations proposed for the sewer line extension. The project site itself was also surveyed for CTS habitat and the potential for the presence of the CTS and was found to be low. Therefore, no new impacts would occur, further surveys are not required and no mitigation is necessary. There have been no other changes to the environment or the proposed project impacts since the preparation of the OCP EIR. The proposed project intends to develop the western portion of KS 17 with single family residential dwellings consistent with the existing land use designation and zoning district. No new impacts or mitigation is required since the setting and level of project impacts have not changed.

2. Geology & Soils/Flooding & Drainage

Setting

The project site is located in a seismically low risk area based on the Seismic Safety Geological Problems Index. Severity of high groundwater and expansive soils are listed as low to moderate. Soils which underlie the site consist of Garey sandy loam (GaC2, 2-9% slope) throughout the central and northern portions of the site. This is a well-drained soil which occupies rounded, rolling, wind-modified terraces typical of the southern edges of the Santa Maria Valley. Terrace Escarpments (TcG, 9-75% slope) and Sandy alluvial land (Sh) occur in the southwest corner of the site. Erosion hazards associated with these soils are considered moderate to high with medium surface runoff. The project site is also located approximately 400 feet north of Pine Canyon Creek, a tributary of Orcutt Creek. The site is not within the projected 100-year flood contour. Surface water within the project site would most likely drain into the Pine Canyon Creek basin.

Impacts

The following cumulative impacts from Section 5.5 of the OCP EIR (Volume I) were identified as a result of future development on the project site.

> **Impact FLD-3: Increased storm flows from impervious surfaces.** Urban development associated with buildout of the OCP would lead to the creation of approximately 1,000 acres of new impervious surfaces, causing a significant increase in run-off and peak flows leading to *potentially significant* flooding impacts to streets and existing residences due to increased flood heights and inadequate channel capacities to accommodate higher flows.
>
> **Impact FLD-11: Increased storm flows, erosion and sedimentation, flooding, personal injury and property damage.** Severe sediment deposition in channels from irrigation runoff, in combination with additional sedimentation from impervious surface runoff increases likelihood of flooding, creating *potentially significant* impacts due to increases in flood damage and/or injury.

The following site-specific impacts were identified in the OCP EIR:

> **Impact KS17-GEO-1: Construction Related Erosion.** Grading and construction activities associated with buildout on the project site could result in increased erosion of soil materials creating a *potentially significant* short-term impact to the surrounding residence along the site boundary as well as to Pine Canyon Creek.
>
> **Impact KS17-FLD-1: Increased storm water runoff.** Impervious surfaces (roofs, roadways, parking facilities, etc.) associated with buildout on the project site could result in increased stormwater runoff conveyed to the Pine Canyon Creek channel. *Potentially significant* impacts could occur from increased runoff into the creek basin possibly affecting low-lying properties.

Mitigation Measures

The following General Mitigation Measures from Section 5.4 of the OCP EIR were identified to reduce the cumulative impacts to less than significant levels. The site-specific mitigation measure, in conjunction with measures identified in the General Mitigation Section, would resolve site-specific impacts to Geology/Soils and Flooding/Drainage to a level of less than significant (Class II). The general mitigation measures and the site-specific mitigation measure have been expanded in order to reflect updated language and project specific details.

1. **Mitigation FLD-8, GEO-5 & GEO-7:** Grading and erosion and sediment control plans shall be designed to minimize erosion and shall include the following:

    a. Pervious construction materials (turf-block, non-grouted brick, gravel, etc.) shall be used where appropriate in all developments in order to minimize the amount of runoff conveyed offsite. *(addresses Impacts FLD-3 & 11 and KS17-FLD-1)*

    b. Erosion control measures, such as plantings or hard surfaces, shall be incorporated into the drainage plan for all project drainages as required by the Flood Control District and P&D. *(addresses Impact FLD-3 & 11)*

    c. Development in areas of high erosion potential shall be sited and designed to minimize increased erosion and may be required to have a site-specific evaluation of erosion-control measures. Project approval shall be conditioned to ensure that erosion will be reduced to acceptable levels. *(addresses Impacts FLD-11 & KS17-GEO-1)*

    d. Methods such as geotextile fabrics, erosion control blankets, retention basins, drainage diversion structures, siltation basins and spot grading shall be used to reduce erosion and siltation into adjacent water bodies or storm drains during grading and construction activities.

    e. All entrances/exits to the construction site shall be stabilized (e.g. using rumble plates, gravel beds or other best available technology) to reduce transport of sediment off site. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods.

    f. Storm drain inlets shall be protected from sediment-laden waters by the use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps.

    g. Grading on slopes steeper than 5:1 shall be designed to minimize surface water runoff.

    Plan Requirements: The grading and erosion and sediment control plan(s) shall be submitted for review and approved by P&D prior to approval of Land Use Permits. The plan shall be designed to address erosion and sediment control during all phases of development of the site. The applicant shall notify Permit Compliance prior to commencement of grading. **Timing:**

Components of the grading plan shall be implemented prior to occupancy clearance. Erosion and sediment control measures shall be in place throughout grading and development of the site until all disturbed areas are permanently stabilized.

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

2. **Mitigation GEO-6** *(addresses Impact KS17-GEO-1 and KS17-FLD-2)***:** Landscape plans shall be required for all new development in areas of sandy soils to ensure revegetation of graded areas. All landscape plans shall be reviewed by the County BAR; landscape securities (bonds) shall be required unless expressly waived by P&D.

   Landscape Requirements: Two performance securities shall be provided by the applicant prior to approval of Land Use Permits, one equal to the value of installation of all items listed in section (a) below (labor and materials) and one equal to the value of maintenance and/or replacement of the items listed in section (a) for three (3) years of maintenance of the items. The amounts shall be agreed to by P&D. Changes to approved landscape plans may require a substantial conformity determination or an approved change to the plan. The installation security shall be released upon satisfactory installation of all items in section (a). If plants and irrigation (and/or any items listed in section (a) below) have been established and maintained, P&D may release the maintenance security two (2) years after installation. If such maintenance has not occurred, the plants or improvements shall be replaced and the security held for another year. If the applicant fails to either install or maintain according to the approved plan, P&D may collect security and complete work on property. The installation security shall guarantee compliance with the provision below:

   a. Installation of all landscaping and irrigation with timers in accordance with the approved landscape plan prior to occupancy clearance.

   MONITORING: P&D shall inspect landscaping and improvements for compliance with approved plans prior to authorizing release of both installation and maintenance securities.

3. **Mitigation-FLD-4** *(address Impacts FLD-3, 4, 5, 7, 8, 9, 10, 12)***:** All development shall contribute its proportionate share of installation and maintenance for a regional retention basin. Prior to land use clearance, all new developments shall purchase capacity within regional recharge basins as determined appropriate by the Flood Control District (flooding volumes shall be noted on all Development Plans). In the event a regional retention basin to serve the site is unplanned and/or unavailable, the development shall provide on-site retention facilities with a sufficient capacity to reduce site runoff to County Flood Control District standards. Wherever feasible, on-site facilities shall be dual use (e.g. ball fields, park facilities).

The following site-specific mitigation measure was identified for the reduction of potential impacts:

4. **Mitigation KS17-FLD-1** *(addresses Impact KS17-FLD-1)***:** 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 within 60 days 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 reseeding and to verify the construction has commenced in areas graded for placement of structures.

Changes in Project Impacts

The proposed project would be constructed at a density less than that which was identified in the OCP EIR. The amount of grading proposed for the 46 (44 residential, 1 recreational, 1 retention basin) lots is approximately 9,684 cubic yards cut and 9,631 cubic yards fill. Underground storm drains would direct drainage to the retardation basin on lot 45. Once the basin is full, the spillover would be directed to the drain inlet in Rice Ranch Road and then to Orcutt Creek. The original EIR and Orcutt Community Plan anticipated the drainage from Keysite 17 to be converged to Regional Basin F, which was to be located on Keysite #15 to the southwest of the project site. However, the landowner of Keysite #15 will not allow grant rights to the County for the development of this regional amenity. The proposed development on Keysite #17 has included an onsite basin to accommodate drainage. The basin has been preliminarily reviewed by the Flood Control District and determined to be adequate pending review and approval of final design plans.

No major changes to the existing topography would occur as a result of the proposed project. The amount and type of grading proposed is within the scope that was analyzed in the OCP EIR for Keysite #17. No new impacts associated with the proposed development would occur and no new mitigation measures would be required to reduce any potential impacts to less than significant levels.

3. Water Resources

Setting

Currently, the Santa Maria Groundwater Basin (SMGB) is considered to be overdrafted. The basin underlies approximately 110,000 acres of land, including the entire community of Orcutt, and has a storage capacity of 1.5 million acre feet. Net groundwater demand is greater than the perennial yield for the basin resulting in a net overdraft. The County, in accordance with Orcutt Community Plan Development Standards, has required new development in the Orcutt area to be served by supplemental water only in order to protect the groundwater basin.

The only supplemental supply recognized by the County to date has been the State Water Project entitlement held by the California Cities Water Company (Cal Cities). This entitlement of 550 AFY is equivalent to 413 AFY of long-term average annual yield, according to the most recent analysis by the California Department of Water Resources. (Note: The Department of Water Resources announced last Fall that the SWP reliability factor has been adjusted from 79.4% to the 75%. This reduction equates to a reduction in the amount of SWP entitlement safe yield that Cal Cities has for Orcutt development from the previously noted 437 AFY to 413 AFY.)

The 413 AFY supplemental supply has been fully committed with none remaining to serve additional development in the Orcutt area or to serve approved development, which has not yet purchased water from Cal Cities and received land use clearance. Cal Cities, a private water company, has entered into contracts with owners of approved projects and other private parties that commit 426.3 AFY of the SWP supply. Thus, additional supplemental water supplies are required to support new development (and certain developments that were granted discretionary approval) as long as the Santa Maria Basin is considered by the County to be in a state of overdraft. The applicant has drafted a preliminary agreement with the City of Santa Maria to purchase additional State Water. The project will be conditioned to finalize the agreement so that additional supplemental water can be provided for the project. Water demand for the proposed project is anticipated to be 11 AFY (44 homes x 0.25 AFY per home).

Impacts

The following cumulative impacts from Section 5.6 of the OCP EIR (Volume I) were identified as a result of future development on the site.

> **Impact WAT-1: Increased overdraft by 2006.** Residential, commercial-industrial, municipal and agricultural growth within the Orcutt Planning Area projected to occur over the next ten years would create *potentially significant* impacts to groundwater resources as this growth would contribute substantially to ongoing and increased overdraft of the Santa Maria Groundwater Basin by generating an increase in net water demand of 1,610 AFY.
>
> **Impact WAT-2: Increased overdraft at buildout.** Residential, commercial-industrial, municipal and agricultural growth within the Orcutt Planning Area permitted under buildout of the proposed Community Plan would create *potentially significant* impacts to groundwater resources as this growth would contribute substantially to ongoing and increased overdraft of the Santa Maria Groundwater Basin by generating an increase in net water demand of 3,304 AFY.

The following site-specific impact is also anticipated:

> **Impact KS17-WAT-1: Long-term increase in water demand.** Based upon the water duty factors, buildout on the site could increase demand on the Santa Maria Groundwater Basin by 11 AFY. This would contribute substantially to cumulative impacts by continuing to overdraft the Santa Maria Groundwater Basin. This would be considered a *significant* impact.

Mitigation Measures

The following mitigation measures presented in Section 5.6 of the OCP EIR would help reduce site-specific and cumulative impacts associated with the project's anticipated water demand. However, both the site-specific and cumulative impacts referenced in this section would remain significant and unavoidable (Class I). The general mitigation measures and the site-specific mitigation measure have been expanded in order to reflect updated language and project specific details.

5. **Mitigation WAT-1** *(addresses Impacts WAT-1 and 2)***:** Prior to map recordation, the applicant shall submit a Can & Will Serve Letter and final contract from the Southern California Water Company (Cal Cities) indicating compliance with OCP Policies WAT-O-2, WAT-O-5 and OCP Development Standards WAT-O-2.1 and WAT-O-2.3. Such compliance must demonstrate that this project in conjunction with other projects that have received final Can and Will Serve Letters from, or made contractual arrangements with, Cal Cities does not exceed the Cal Cities State Water safe yield purchased from the State Water Project and from the City of Santa Maria unless the County determines that the Santa Maria Groundwater Basin is not in an overdraft situation.

6. **Mitigation WAT-4** *(addresses Impacts WAT-1 and 2)***:** The County requires that the maximum feasible water conservation measures be included in all new development projects. The project landscaping shall consist of drought-tolerant native and/or Mediterranean type species. Landscaping shall be compatible with the character of the surroundings and the architectural style of the structure. **Plan Requirements/Timing:** Prior to occupancy clearance the applicant/owner shall enter into an agreement with the County to install required landscaping and water-conserving irrigation systems and maintain required landscaping for the life of the project. The applicant shall also submit four copies of a final landscape and water-conserving irrigation plan to P&D for review and approval. Prior to occupancy clearance, landscape and irrigation shall be installed.

   MONITORING: Prior to occupancy clearance, Permit Compliance staff shall photo document installation. Permit Compliance staff shall check maintenance as needed. Release of any performance security requires Permit Compliance signature.

Changes in Project Impacts

The proposed project would be constructed at a density less than that which was identified in the OCP EIR. Therefore, less water would be needed for the project than anticipated. However, the impact to water resources has been identified as significant and unavoidable and were overridden by the Board of Supervisors upon adoption of the Orcutt Community Plan. No new impacts associated with the proposed development would occur and no new mitigation measures would be required. The mitigation measures identified in the OCP EIR have been applied to the project consistent with the OCP EIR and development standards.

4. Traffic/Circulation

Setting

The "mini-EIR that was prepared for Keysite #17 analyzed the potential buildout of the entire Keysite. However, as discussed above, the current project would develop only one of the six parcels that make up Keysite #17.

Trip generation estimates were developed for the residential units proposed on this site based on data derived from the ITE Trip Generation report. Table KS17-2 summarizes the results of the trip generation calculations for the total buildout of the site as was analyzed in the OCP EIR and for the current project which only proposes to develop the western portion of the site.

TABLE KS17-2
KEY SITE 17 TRIP GENERATION ESTIMATES

Project	Size	Average Daily Trips	P.M. Peak Hour Trips
Full Buildout	135 Units	1,289	136
Proposed Project	44 Units	420	45

The table shows that the proposed project would contribute approximately one fifth of the anticipated traffic as analyzed by the OCP EIR (44 units proposed versus 202 allowed by zoning on entire Keysite).

The county defines roadway and intersection operation in terms of level of service (LOS) A-F, with A being free flow and F being highly congested. LOS C is the County's current acceptable standard. All of the roadways and intersections in the southern Orcutt area adjacent to Key Site 17 currently operate at acceptable levels of service. Table KS17-3 lists the current P.M. peak hour levels of service for the intersections located in the vicinity of Key Site 17.

The daily and peak hour trips generated by Key Site 17 were distributed within the OPA using the Orcutt Traffic Model, assuming access would be provided from the north via Soares Avenue at First, Pacific and Gray Streets (which connect to Clark Avenue), and via a connection to Rice Ranch Road. Table KS17-3 lists the existing levels of service for the study-area intersections and shows the PHT which would be added by Key Site 17 (current project and full build out of KS 17) at each location.

TABLE KS17-3
EXISTING INTERSECTION LOS AND SITE 17 ADDED TRIPS

Intersection	Control	Existing V/C / LOS	PHT Added Full Buildout of KS17	Proposed Project Added PHT
Foster Rd/State Route 135[a]	Signal	0.76/C	50	17
Bradley Rd./Patterson Rd.	4-Way Stop	0.66/B	10	3
Clark Ave/SR 1[b]	2-Way Stop	2.3 sec./A	15	5
Clark Ave/Blosser Rd. [b]	1-Way Stop	5.2 sec./B	15	5

Intersection	Control	Existing V/C / LOS	PHT Added Full Buildout of KS17	Proposed Project Added PHT
Clark Ave/California Blvd	4-Way Stop	0.26/A	25	8
Clark Ave./SR 135 SB Ramps	Signal	0.43/A	70	23
Clark Ave./SR 135 NB Ramps	Signal	0.35/A	70	23
Clark Ave./Orcutt Rd.	Signal	0.50/A	55	18
Clark Ave./Bradley Rd.	Signal	0.61/B	50	17
Rice Ranch Rd/Orcutt Rd.[b]	2-Way Stop	2.5 sec./A	45	15
[a] LOS assumes completion of the funded improvements at this location.				
[b] Full buildout would require signalization of these intersections.				

The data presented in Table KS17-3 indicates that the traffic generated by complete development of Key Site 17 would not cause project-specific impacts at the study-area intersections, as the peak hour intersection levels of service would remain at LOS C or better with the addition of project traffic. Therefore, the proposed project which is approximately one fifth the size of the analyzed buildout (44 units proposed versus 202 allowed by zoning on entire Keysite) would also not cause project-specific impacts to area intersections.

Development of the site would require construction of two roadway connections in order to gain access from Soares Avenue and First Street. Connections to Soares Avenue should align with the existing streets north of Soares (First Street, Pacific Street and Gray Street). Pedestrian access will be provided to Rice Ranch Road at the end of the proposed interior cul-de-sacs.

Table KS17-4 lists the cumulative intersection levels of service for the study-area intersections. These levels of service are based on the future traffic volume forecasts derived from the Orcutt Traffic Model 10-year growth scenario. The table also shows the peak hour trip additions from Key Site 17 at each intersection.

TABLE KS17-4
CUMULATIVE INTERSECTION LOS AND KEY SITE 17 TRAFFIC ADDITIONS

Intersection	Control	V/C Ratio / LOS	PHT Added	Proposed Project Added PHT
Foster Rd/State Route 135[a]	Signal	**0.81/D**	50	17
Bradley Rd./Patterson Rd.	4-Way Stop	0.74/C	10	3
Clark Ave/SR 1[b]	2-Way Stop	4.1 sec./A	15	5
Clark Ave/Blosser Rd[b]	1-Way Stop	5.4 sec./B	15	5
Clark Ave/California Blvd	4-Way Stop	0.42/A	25	8
Clark Ave./SR 135 SB Ramps	Signal	0.51/A	70	23
Clark Ave./SR 135 NB Ramps	Signal	0.54/A	70	23

Clark Ave./Orcutt Rd.	Signal	0.59/A	55	18
Clark Ave./Bradley Rd.	Signal	0.75/C	50	17
Rice Ranch Rd/Orcutt Rd[b]	2-Way Stop	6.4 sec./B	45	15

[a] LOS assumes completion of the funded improvements at this location.

[b] Full buildout would require signalization of these intersections.

Table KS17-4 shows that most of the study-area intersections would operate at acceptable levels of service under cumulative conditions. However, the Foster Rd/State Route 135 intersection is forecast to operate at LOS D (V/C 0.81). The PHTs added by the proposed project (17 trips) would increase the intersection's Volume to Capacity ratio by less than 0.02, and thus would not exceed the County's cumulative traffic impact threshold (Threshold D).

Impacts

The following cumulative impacts from Section 5.9 of the OCP EIR (Volume I) are anticipated to result from future development on this site:

> **Impact CIRC-1 Significant overall increase in traffic volumes/delays, CIRC-2 Traffic volume increase to un-signalized intersections, CIRC-14 Alternative Transportation Mode deficit, CIRC-15 Significant overall increases in traffic volume/delays, CIRC-16 Traffic volume increase to un-signalized intersections, CIRC-35 Alternative Transportation Mode deficit, CIRC-36 U.S. 101/Santa Maria River Bridge widening, CIRC-37 Regional traffic increases on Highway 135 through Los Alamos,** and **CIRC-38 Regional traffic increase on Hwy 154.**

Generally, the cumulative impacts identified are associated with levels of service of roadways and intersection in the Orcutt and Santa Maria area. The impacts identify roadway sections and intersections that need to be improved as the community is built out in order to keep service at acceptable levels. (for a full discussion of the cumulative impacts please see OCP 95-EIR-01)

The following site-specific impact is also anticipated:

> **Impact KS17-CIRC-1: Congestion at Foster Rd./Hwy 135.** The project would contribute cumulatively to the degradation of the Foster Rd./Hwy 135 intersection to LOS D, resulting in *potentially significant* impacts.

Mitigation Measures

All of the identified cumulative mitigation measures require new development to pay fees so that the County can continue to study traffic flows and construct necessary roadway improvements. The mitigation measure listed below would reduce site-specific impacts associated to traffic and circulation to a level of less than significant (Class II), while cumulative impacts to traffic and circulation would remain significant and unavoidable (Class I). The general mitigation measures and the site-specific mitigation measure have been condensed in order to avoid redundancy.

7. **Mitigation KS17-CIRC-1** *(addresses Impact KS17-CIRC-1, CIRC-1,2,14-16,35-38)***:** The applicant shall contribute an amount as specified by the Public Works Transportation Division, calculated on a per peak hour trip basis, to be combined with County, State and federal funds for future (cumulative) improvements required in the OPA.

Changes in Project Impacts

As mentioned above, the proposed project would be constructed at a density less than that which was identified in the OCP EIR. The proposed project which is approximately one fifth the size of the project analyzed for the OCP EIR (44 units proposed versus 202 allowed by zoning on entire Keysite) would not cause greater impacts or additional impacts to traffic/circulation than those that were identified. Therefore, the mitigation measures identified in the OCP EIR have been applied to the proposed project and no new mitigation would be necessary.

5. Noise

Setting

The project site fronts Rice Ranch Road to the south and west. A noise analysis indicates that an approximate 22-foot wide strip of land fronting Rice Ranch Road is exposed to noise levels in excess of 60dB from traffic volumes along this roadway (Impact Sciences, Inc., 1995). In addition, future traffic volumes (at 10-year buildout) along Rice Ranch Road are expected to increase significantly, resulting in a 14-foot wide strip of land being exposed to noise levels in excess of 65 dB, with the 60 dB noise contour extending an additional 46 feet beyond the existing 60 dB contour.

Impacts

The following cumulative impacts from Section 5.10 of the OCP EIR (Volume I) are anticipated to result from future development on this site.

> **Impact NSE-2: Noise levels exceeding 65 Db(A):** Buildout under the Community Plan could result in *potentially significant* noise impacts along major travel corridors (i.e., Hwy 135, 101, 1, Clark Avenue, Bradley Road, Lakeview Road, and UVP) due to increased traffic volumes on roadways which may expose existing and future residential developments and other sensitive noise receptors to significant noise levels of 65 dB(A) or greater.
>
> **Impact NSE-3: Construction related noise:** Noise from grading and construction activity associated with development of Key Sites would result in *potentially significant* short-term, construction related noise impacts to sensitive noise receptors located within 1,600 feet of site preparation activities.

The following site-specific impact is also anticipated:

> **Impact KS17-NSE-1: Long-term exposure of sensitive receptors to noise.** Development of residential units adjacent to Rice Ranch Road would expose new residents to noise levels exceeding County thresholds for exterior noise. In addition, it is likely that these units would also be exposed to interior noise levels which exceed County thresholds. This would be considered a *potentially significant* impact.

Mitigation Measures

The following mitigation measures would reduce noise impacts to a level of less than significant (Class II). Additional mitigation measures were identified in the EIR that were to be considered in the event that noise sensitive uses (residences) were to be located within the 65dB(A) noise contour. However, given the proposed project's layout and design, the residences would be located outside the 65 dB(A) contour as described in the setting section of the EIR and discussed above. All proposed residences would be located more than 14 feet away from the edge of Rice Ranch Road. In addition walls would be constructed along the boundaries of the site further reducing the noise impacts.

8. **Mitigation NSE-5** (*addresses Impact NSE-3*): 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. **Plan Requirements:** Two (2) 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.

9. **Mitigation NSE-5** (*addresses Impact NSE-3*): Construction equipment that generates noise which exceeds 95 dBA at the project boundaries shall be shielded to P&D's satisfaction and shall be located at a minimum of 50 feet from occupied residences. **Plan Requirements:** The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. **Timing:** Equipment and shielding shall remain in the designated location throughout construction activities.

   MONITORING: Permit Compliance shall perform site inspections to ensure compliance.

Changes in Project Impacts

The proposed project is not substantially different than the project analyzed in the OCP EIR other than the fact that the project is less dense and contains a smaller number of homes. The OCP EIR analyzed noise impacts associated with 10-year buildout of the Community Plan. The proposed project does not include noise sensitive receptors (homes) within a 65 dB(A) noise contour, therefore, the County threshold of significance is not exceeded. The proposed project has been conditioned to include the mitigation identified to reduce short term impacts on neighboring residences caused by construction activities. Therefore, the proposed project's impacts to noise are less than those that were analyzed in the OCP EIR and the mitigation identified is adequate to reduce all impacts to less than significant levels. No new impacts have been identified and no new mitigation is required.

6. Air Quality

Setting

Site 17 lies within Region III of the South Central Coast Air Basin. Air quality in the region is typically good; however, the County currently exceeds California health standards for two pollutants: Ozone (O_3) and particulate matter less than 10 microns in diameter (PM_{10}). Santa Barbara County is currently a classified as "non-attainment" for state ozone standards and the state 24 hour PM_{10} standard.

APCD formally submitted a redesignation request for the federal ozone standard to EPA in November, 1994. This request was based on monitored data collected between 1991, 1992, and 1993. However, monitoring data collected in 1994 revealed violations of the federal ozone standard which has prompted EPA to suspend review of Santa Barbara County's redesignation request and Maintenance Plan. Santa Barbara County continues to violate the more stringent state ozone standard between 10 and 20 times per year.

Current Setting

As of August 8, 2003, Santa Barbara County has been re-designated as a federal ozone attainment area for the 1-hour ozone National Ambient Air Quality Standard. The USEPA also approved the 1-hour ozone maintenance plan and motor vehicle emissions budgets in the 2001 Clean Air Plan as revisions to the Santa Barbara portion of the California State Implementation Plan (SIP). The County continues to violate the state one-hour standard for ozone and the state standard for PM10.

Impacts

The following cumulative impacts from Section 5.11 of the OCP EIR (Volume I) were identified in the OCP EIR for the project site:

> **Impact AQ-1: Significant ozone precursors.** Implementation of the proposed Community Plan would result in ***potentially significant*** air quality impacts resulting from significant emissions of ozone precursors (ROC and NO_x) to a non-attainment air basin for ozone.

Impact AQ-2: Dust and PM_{10} generation. Implementation of the Community Plan would result *potentially significant* air quality impacts associated with the generation of fugitive dust and PM_{10} emissions during construction related activities.

Impact AQ-3: Inconsistent with Clean Air Plan growth rate. Buildout of the proposed Community Plan could result in *potentially significant* air quality impacts by allowing residential development at a rate which is inconsistent with the air quality attainment objectives contained in the 1994 Santa Barbara Clean Air Plan (CAP).

The following site-specific impact was also identified:

Impact KS17-AQ-1: Construction related emissions. Project grading could generate short-term construction-related impacts associated with dust generation and emissions from construction equipment. Depending on grading requirements for site development, these impacts are considered *potentially significant*.

Mitigation Measures

The following mitigation measures would reduce impacts from short-term construction related activities to a level of less than significant (Class II).

10. **Mitigation AQ-2** *(addresses Impact AQ-1)***:** Future project construction in Orcutt shall follow all requirements of the Santa Barbara County APCD, and shall institute Best Available Control Technology (BACT) where necessary to reduce emissions below threshold levels. Mitigations must be required whenever project-specific construction impacts for nitrogen oxides (NOx) or reactive organic compounds (ROC) are identified as potentially significant. The following is a list of control strategies that may be used.

    a) If standard diesel construction equipment is used and emission factors from EPA publication AP-42 are used to estimate emissions, proper implementation of the following mitigation measures package shall be considered to achieve up to a 40 percent reduction in NOx emissions and a 15 percent reduction in ROC emissions (exhaust hydrocarbons plus aldehydes), from the standard emission factors. All of the following shall be implemented when feasible, in order to be given these emission reduction credits, for each piece of eligible construction equipment:

        - Maintain engine and emissions system in proper operating condition;
        - implement two-degree engine timing retard;
        - install high pressure fuel injectors; and
        - use reformulated diesel fuel.

        The APCD considers this package of control measures to be the best available technology to mitigate NOx and ROC emissions from standard diesel construction equipment.

b) Alternatively, the applicant may elect to demonstrate a 40 percent NOx reduction for the total emissions from the project's construction equipment mix or on a fleet-wide basis, i.e., some construction machinery may be replaced with lower emitting equipment, some may be over-controlled and some under-controlled. The applicant shall provide sufficient information to the monitoring agency to verify the NOx reduction. The following should be considered in demonstrating the 40 percent reduction:

- Diesel equipment in the project's construction equipment mix, that emit less than 6.9 gms/bhp-hr of NOx, according to manufacturer's specifications, are considered mitigated to the maximum extent feasible.

- All diesel vehicles are required to use reformulated diesel fuel. Use of reformulated diesel alone can reduce NOx emissions by approximately 4 percent and ROC emissions by 15 percent in older engines.

- Wherever feasible, diesel equipment such as, pumps and generators, may be replaced by electric equipment. Although gasoline-powered equipment with catalytic converters may be used, evaporative emissions may cancel any exhaust emission benefits. Clean-fueled vehicles may be substituted for diesel or gasoline-powered vehicles, if feasible.

11. **Mitigation AQ-10** *(addresses Impact AQ-2 and KS17-AQ-1)***:** 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.

- 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.

- 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.

- Prior to land use clearance, the applicant shall include, as a note on a separate information sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans.

12. **Mitigation AQ-11** *(addresses Impact AQ-3)***:** Energy conservation measures are recommended for all projects to reduce the need for natural gas and electricity. Although Santa Barbara County does not have power plants, a portion of our electricity comes from burning fossil fuels which contributes substantially to regional air pollution. Measures to reduce the consumption of energy include the following:

    - Install light-colored roofing, energy-efficient built-in appliances, lighting and temperature controls and window treatments to reduce energy consumption.

    - Install low NOx or solar water and pool heaters.

    - Landscape with drought-tolerant, deciduous trees to shade buildings in the summer and allow for passive solar heating in the winter.

    - Design building orientation to maximize natural lighting and passive solar heating and cooling.

    - Use low-emission building materials such as water-based paints, and bricks, stone or concrete (instead of asphalt) for parking lots.

Changes in Project Impacts

The identified mitigation measures would reduce all impacts associated with the proposed project to less than significant levels. As mentioned above, the proposed project would be constructed at a density less than that which was identified in the OCP EIR. The proposed project which is approximately one fifth the size of the project analyzed for the OCP EIR (44 units proposed versus 202 allowed by zoning on entire Keysite) would not cause greater impacts or additional impacts to air quality than those that were identified. No new impact to air quality would be created as a result of the proposed project and no new mitigation would be required.

7. Risk of Upset/Oil Hazards

Setting

The Orcutt Pump station is located in close proximity to the project site. It is likely that Site 17 was historically part of an oil pipeline corridor between the Orcutt Hill oil production facilities and the Orcutt Pump station. Additionally, an easement to the Pacific Coast Oil Co. and Pinal Dome Oil Co. for pipelines was recorded in 1905 for the central parcels.

Impacts

The following General Impacts from Section 5.12 of the main EIR (Volume I) are anticipated to result from development on the site.

> **Impact OIL-1: Development On or Near Known/ Unknown Abandoned Wells.** Project grading and construction activities may create *potentially significant* impacts through exposure of future residents or building occupants to hazardous substances if occurring on known or unknown wells, sumps, pipelines or dumping areas located throughout the OPA.
>
> **Impact-HAZMAT-1: Hazardous Materials** Land use conflicts associated with increased residential development near existing businesses with HMBPs could result in *potentially significant* impacts through exposure of future residents to hazardous materials.

The following site-specific impact is also anticipated:

> **Impact KS17-RSK-1: Soil contamination.** Buildout of residential units onsite could expose future residents to possible hydrocarbon soil contamination, due to the likelihood of historic oil pipelines having been located onsite. This would be considered a *potentially significant* impact.

Mitigation Measures

The following mitigation measure would reduce impacts associated with potential soil contamination to a level of less than significant (Class II**)**.

13. **Mitigation-HAZMAT-1** *(addresses Impact HAZMAT-1)***:** All development proposals adjacent to operations involving a HMBP shall be designed to minimize potential conflicts. In the event that any unexpected wells or piping are encountered during normal grading operations, all grading operations shall cease until the Division of Oil and Gas has been notified and appropriate actions have been taken.

Changes in Project Impacts

The identified mitigation measures would reduce all impacts associated with the proposed project to less than significant levels. The OCP EIR states that it is possible that some of the central parcels could have

been the location of historic pipelines due to a recorded easement in 1905. However, since the current project intends to develop the western portion of the overall Keysite it is unlikely that the western parcel contained any pipelines. Nonetheless, the mitigation measure requiring notification of the Division of Oil and Gas if unexpected wells or pipes are found has been applied to the project since the exact location and/or existence of the pipelines is unclear. No new impacts to risk of upset/hazardous material would be created as a result of the proposed project and no new mitigation would be required. The identified mitigation measure would remain appropriate and adequate to reduce potential impacts to less than significant levels.

8. Wastewater

Setting

Background

Wastewater from the Orcutt area is collected, treated, and disposed of by the Laguna County Sanitation District. The District's treatment plant has a physical capacity to treat 3.2 million gallons effluent per day (mgd). However, the permitted processing capacity is limited to the current treatment level of 2.4 mgd (75%) by the California Regional Water Quality Control Board due to high salt content (total dissolved solids, or TDS) in the treated effluent, which may have an effect on groundwater quality. The District's treated effluent is disposed of by spray irrigation over on acreage sufficient to dispose of existing flows 410 acres of land near the treatment plant, and they have no additional land available for land application by spray irrigation of additional treated effluent. The District is currently limited in serving new customers, and is only issuing Can-and-Will-Serve letter to single family homes on existing legal lots or existing homes.

Current Situation

The District, however, is in the process of installing treatment plant improvements that will substantially reduce impacts associated with high levels of TDS, and allow the district to operate up to 3.7 mgd. Disposal of additional flows will be through irrigation of recycled water compatible with higher uses. The improvements are scheduled to be completed, operational, and fully permitted by the RWQCB by December 2003.

Currently, Keysite #17 is located outside the LCSD boundary with the existing residence onsite using septic. Development on this site would require public sewer service, resulting in the district boundaries being amended to include the project site. In order for the LCSD to serve the proposed project a new line would be constructed connecting to a 12-inch trunk line located on Key Site #15 to the west.

Impacts

The following cumulative impact from Section 5.13 of the OCP EIR (Volume I) was identified for future development of the site.

Impact WW-3: Development outside the sewer district's boundary. The Planning Area is larger than the service area of the Sanitation District. New development is proposed in several areas not currently served by the District, creating *potentially significant* impacts to the provision of public services due to the lack of access to public sewer service and the increased potential demand for septic systems.

The following site-specific impact was also identified:

Impact KS17-WW-1: Increased demand for sewer service. Based on a per unit demand of 200 gallons per day (gpd), the project would generate from 8,800 gpd of effluent. The existing LCSD treatment plant is operating at its regulated capacity, and long-term demand for additional services would exceed the treatment plants physical capacity. As a result, this impact would be considered *potentially significant*.

Mitigation Measures

The following mitigation measure would be applied to the current project.

14. **Mitigation WW-4, WW-5** *(addresses Impact WW-3, KS-17-WW-1):* Prior to recordation of the final tract map, a Can-and-Will-Serve letter from the Laguna County Sanitation District shall be submitted by the applicant to County Planning and Development (P&D) which specifies that: (1) The project's wastewater won't exceed Regional Board thresholds; (2) Adequate treatment and disposal capabilities exist to serve the project; and (3) Existing, or planned and funded, transmission lines have available capacity to serve the project. **Plan Requirements and Timing:** Prior to approval of a land use clearance for the construction of the first house, the sewer trunk line extension to shall be in place. **Monitoring:** Permit Compliance to monitor.

Changes in Project Impacts

Since the time that the OCP EIR was written and certified, Laguna County Sanitation District has expanded the treatment plant's capabilities. The upgrade of the facility along with the use of State water by new development that has a lower TDS level will allow wastewater to be treated efficiently, effectively and safely. The project has been conditioned to receive a "can and will" serve letter from LCSD that states that the project's wastewater won't exceed Regional Board thresholds, that adequate treatment and disposal capabilities exist to serve the project; and existing, or planned and funded, transmission lines have available capacity to serve the project. Since the project is less than the density of the anticipated project analyzed in the OCP EIR and since there have been improvements to the wastewater treatment facility itself, impacts to wastewater as a result of the project would not be increased beyond the levels identified in the OCP EIR. The identified impacts and mitigation measures would be similar and adequate, respectively so that no new information or mitigation measures would be required for project-specific impacts.

9. Fire Protection

Setting

Fire protection service for the Orcutt area is provided by the Santa Barbara County Fire Department. The project site would be served by the Orcutt Volunteer Fire Department, located at 335 Union Street in Old Town. Response time to this site would be 5 minutes or less. Back up assistance would also be available from County Station 22, located at 1596 Tiffany Park Court and County Station 21, located near the airport at 3339 Skyway Drive as needed. The Orcutt area has experienced a steadily increasing demand for fire protection service, and the existing level of service falls slightly below County standard of 1 fire fighter/4,000 residents (currently 1/4,066). The County currently collects a per unit fee to offset fire service impacts in the Orcutt area.

Impacts

The following cumulative impacts from Section 5.14.1 of the OCP EIR (Volume I) were identified in the OCP EIR.

> **Impact FIRE-1: Inadequate number of firefighters.** At buildout, current substandard ratio of fire fighters to residents served would increase from 1/1,400 to 1/1,600, resulting in *potentially significant* impacts to public health and safety due to fewer responding firefighters, potentially longer response times and the potential for conflicting calls without adequate back up.
>
> **Impact FIRE-4: Fiscal impacts to fire district.** When combined with ongoing budget shortfalls, the inadequate revenue stream generated by new development would create *potentially significant* impacts to public health and safety as the Fire Protection District may have inadequate funding to hire new firefighters.

The following site-specific impact was also identified:

> **Impact KS17-FIRE-1: Reduction in level of fire protection services.** The development of 44 units with approximately 150 residents would worsen the firefighter/resident ratio, causing it to fall further below County fire protection standards. This would be considered a *potentially significant* impact.

Mitigation Measures

The following mitigation measures would reduce site-specific impacts to less than significant (Class II), however cumulative impacts to fire protection would remain significant and unavoidable (Class I).

15. **Mitigation FIRE-2 & FIRE-6** *(addresses Impacts FIRE-1 & 4 and KS17-FIRE-1)***:** All fire fees shall be paid. All new development shall adhere to access, building, and water availability standards as outlined in the Uniform Fire Code, unless directed otherwise by the Fire Department. Two routes of ingress and egress shall be provided for all developments.

Changes in Project Impacts

As mentioned above, the proposed project would be constructed at a density less than that which was identified in the OCP EIR. The proposed project which is approximately one fifth the size of the project analyzed for the OCP EIR (44 units proposed versus 202 allowed by zoning on entire Keysite) would not cause greater impacts or additional impacts to fire protection than those that were identified. Therefore, the mitigation measures identified in the OCP EIR have been applied to the proposed project and no new mitigation would be necessary as there would be no new impacts.

10. Solid Waste

Setting

Solid waste collection service in Orcutt is provided by Waste Management (formerly Health Sanitation Service (HSS)), a private refuse collection, recycling and disposal company. Solid waste is transported to the City of Santa Maria landfill, a Class III solid waste disposal site located at the northeastern corner of the Santa Maria city limits adjacent to the Santa Maria River. This 290-acre landfill is the second largest in the County, and receives approximately 300 to 400 tons/day of waste (109,500 to 146,000 tons/year). Although this facility is fully permitted by the California Regional Water Quality Control Board (RWQCB), its capacity has been limited due to concerns about its proximity to the Santa Maria River, and a corresponding threat to water quality. The estimated capacity of the landfill is approximately 3.0 million cubic yards, and could accommodate the current level of demand until 2008-2009.

Impacts

The following cumulative impacts from Section 5.14.3 of the OCP EIR (Volume I) were identified to result from future development on this site.

> **Impact SW-1: Increase in solid waste from 10-year buildout.** Under the 10-year scenario, the community would generate approximately 8,970 tons/year of solid waste (3,070 units x 2.87 residents/unit x 0.95 + 600,000 sq.ft. x 0.001). Even with significant efforts (50% reduction) toward source reduction and recycling this scenario would exceed the thresholds for solid waste, resulting in a *potentially significant* impact through creating a substantial contribution to the landfill exceeding capacity.
>
> **Impact SW-2: Increase in solid waste from full buildout.** The full build-out scenario would generate approximately 19,476 tons/year of solid waste (6,300 units x 2.87 residents/unit x 0.95 + 2.3 million sq. ft. x 0.001). Implementation of AB 939 could reduce the solid waste stream by 50%, resulting in approximately 9,738 tons/year of solid waste being generated from full buildout of the Community Plan, which would still be considered a *potentially significant* impact by contributing substantially to the landfill exceeding capacity.

Impact SW-3: Increased need for a new landfill. The estimated increases in waste stream from both the 10-year and full buildout scenarios would reduce the useable life of the Santa Maria Landfill. The current estimate is that the Santa Maria Landfill has a life expectancy of thirteen years. Development of the draft Community Plan would further reduce the life expectancy of the Santa Maria landfill. This would be considered a *potentially significant* impact due to the difficulty in siting new landfills.

The following site-specific impact was identified in the OCP EIR.

Impact KS17-SW-1: Generation of waste. A project is considered to result in significant impacts to landfills if it would generate 5% (196 tons/year) or more of the expected annual increase in waste generation. Buildout on the project site would generate 368 tons/year of solid waste (135 units x 2.87 residents/unit x 0.95 tons/resident/year) which is above the County thresholds of 196 tons/year. Therefore, impacts would be considered *potentially significant*.

However, it should be clarified that this site specific impact is based on buildout of the entire Keysite, and as explained above the proposed project is approximately one fifth the anticipated size (44 units proposed versus 202 allowed by zoning on entire Keysite). Therefore, the actual solid waste generation would only be expected to be 119 tons per year (44 units x 2.87 residents/unit x 0.95 tons/resident/year) which is below the threshold for project specific significance. However, the project would contribute toward the cumulative impacts of soild waste generation.

Mitigation Measures

The following mitigation measures could reduce the project's waste-stream by as much as 50%. This would decrease the amount of solid waste generation to 60 tons/year, below County thresholds (196 tons/year). As a result, impacts would be considered to have a less than significant impact (Class II).

16. **Mitigation SW-1 & SW-2** *(addresses Impacts SW-1, SW-2, SW-3 and KS17-SW-1),* The project shall be served by a recycling service which provides pick-up service of all accepted recyclable materials. If such a service is not available the applicant 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 the following measures, but is not limited to those measures:

    a. Implementation of a green waste source reduction program or evidence that the contracted gardening service recycles green waste and the use of mulching mowers in all common open space lawns.
    b. Implementation of a curbside recycling program or participation in an existing program to serve the new development. If it is determined by Planning and Development that the curbside recycling program cannot be implemented, and an alternative program such as the anticipated wet/dry collection is not on line, then it will be the responsibility of the owner to contract with the Community Environmental Council or some other recycling service acceptable to Planning and Development to implement a project-wide recycling program.

c. Development of a plan for accessible collection of materials on a regular basis.

Plan Requirement and Timing: The applicant shall submit a "can-and-will serve" letter from a resource recycling company that indicates service to the project will be provided. If service in unavailable the applicant shall submit a Solid Waste Management Program to P&D for review and approval prior to Land Use 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.

17. **Mitigation SW-4** *(addresses Impacts SW-1, SW-2, and SW-3)***:** Recycling bins shall be provided (by the applicant) at all construction sites. All recyclable materials currently being accepted at either the landfill and/or recyclable centers shall be recycled at construction sites.

Plan Requirement and Timing: The condition shall be noted on grading and construction plans. **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 to ensure solid waste management components are established and implemented.

Changes in Project Impacts

As mentioned above, the proposed project would be constructed at a density less than that which was identified in the OCP EIR. The proposed project which is approximately one fifth the size of the project analyzed for the OCP EIR (44 units proposed versus 202 allowed by zoning on entire Keysite) would not cause greater impacts or additional impacts to solid waste than those that were identified. Therefore, the mitigation measures identified in the OCP EIR have been applied to the proposed project and would be considered adequate to mitigate impacts to less than significant levels. No new mitigation would be necessary as there would be no new impacts.

11. Schools

Setting

The project site is located within the Orcutt Union School District (OUSD) and the Santa Maria Joint Union High School District (SMJUHSD). Most of the facilities within these districts are at or exceeding capacity, and the districts are experiencing funding shortfalls, making improvements difficult. The site would be served by May Grisham Elementary School located at 610 Pinal Street, Orcutt Junior High School, located at 501 Dyer Street and Ernest Righetti High School, located at 941 East Foster Road. All three schools mentioned above are exceeding traditional/design capacity, with May Grisham Elementary School at 104% of capacity, Orcutt Junior High at 106% of capacity, and Righetti High at 134% of capacity.

Impacts

The following cumulative impacts from Section 5.17 of the OCP EIR (Volume I) were anticipated to result from future development on this site.

Impact SCH-1: Exceedance of OUSD's permanent/expanded school capacities. Total enrollment in the OUSD is projected to increase by 602 to 1,170 new students over the next 8 to 10 years. This increase in enrollment would create a *potentially significant* impact to elementary and junior high school facilities by exceeding both the existing permanent and "expanded" capacities of the OUSD's schools, causing overcrowding, the need for new facilities, and a potential decrease in the quality of education.

Impact SCH-2: Capacity exceedance at Righetti High/need for new high school. Development projected to occur over the next ten years would increase enrollment at Righetti High by an estimated 305 students causing that school to further exceed its enrollment capacity, contributing substantially to *significant and unavoidable* cumulative impacts within the SMJUHSD district, which projects total enrollment increases of 48% by the year 2003-2004. Total increases in enrollment would create the need for a new high school.

Impact SCH-3: Need for 1-2 additional elementary schools. Both the total amount of projected increase in enrollment *(602-1,170 students)* and the forecasted location of new growth in areas outside of existing neighborhoods (ie: Key Sites 12 and 22) would create a *potentially significant* impact to schools through the creation of demand for two new elementary schools, which the OUSD currently has no available potential sites and insufficient funding for construction of new schools.

Impact SCH-4: Operational impacts. Increased enrollment would create *potentially significant* impacts to Orcutt area students through increased overcrowding of facilities, increased student-teacher ratios, possible decreases in facility maintenance, equipment replacement, etc.

Impact SCH-5: Exceedance of capacity at OUSD: Full buildout of the proposed Orcutt Community Plan would generate a projected 2,400 K-8 students, approximately 2,000 more than can be accommodated at full expanded capacity of the Orcutt Union School District, creating *potentially significant* impacts to elementary and junior high school facilities by causing overcrowding, the need for new facilities and a potential decrease in the quality of education.

Impact SCH-6: Exceedance of capacity at SMJUHSD: Full buildout of the Orcutt Community Plan would generate a projected increase in enrollment of 624 new high school students to Righetti High causing that school to further exceed its enrollment capacity and contributing substantially to *significant and unavoidable* cumulative impacts within the SMJUHSD district through overcrowding, increased student-teacher ratio, and potential decreases in the quality of education.

Impact SCH-7: Lack of school sites. The School Districts serving the Orcutt Planning Area currently own no additional land to construct new schools that meet the buildout needs of the

Community Plan, creating *potentially significant* impacts to schools facilities due to the difficulty in locating vacant or available sites of sufficient size in appropriate locations to serve the community.

Impact SCH-8: Lack of funding. The School Districts serving the Orcutt Planning Area currently do not have sufficient funds available to purchase land and build the facilities needed to accommodate the buildout of the Orcutt Community Plan, creating *potentially significant* impacts to schools due to the overall inadequacy of current schools fees to fully mitigate the impacts of development (and the generation of new students).

The following site-specific impact is also anticipated:

Impact KS17-SCH-1: Generation of students. Future buildout and population of the project site would contribute to the regionally significant cumulative demand for public schools. The proposed project would generate additional students as indicated in Table KS17-6 below:

Table KS17-6

EDUCATION LEVEL	GENERATION RATE[1]	SPLIT FACTOR[2]	NUMBER OF STUDENTS	THRESHOLD[3]
Elementary	.38 students/unit X 44 units = 16 students	.75 X 16 students	13	29
Elementary/Junior High	.38 students/unit X 44 units = 16 students	.25 X 16 students	5	29
High School	.099 students/unit X 44 units = 5 students	No Split Factor	5	28

Assuming all students attend public schools, about 13 students would be sent to May Grisham Elementary school and 5 would attend Orcutt Junior High. The project would also generate 5 high school students. Project specific impacts to Junior High and elementary schools would be *insignificant* when compared to the interim threshold of 29 students. Impacts to high schools would be considered *insignificant*, also when compared to the interim threshold of 28 students. It should be noted that the EIR analyzed potential impacts associated with the construction of 135 units which created a significant impact to elementary schools since the project was expected to generate 38 students. However, since the proposed project is less than the anticipated buildout, the project-specific impacts are less than significant.

Mitigation Measures

[1] OUSD Developer Fee Justification Study, April 1994

[2] Based upon current enrollment figures for OUSD schools.

[3] County of Santa Barbara Environmental Thresholds and Guidelines Manual, 1/95.

The following mitigation measure would reduce impacts associated with cumulative demand for elementary, junior high and high schools to less than significant (Class II).

18. **Mitigation SCH-1 & KS17-SCH-1** *(addresses Impacts KS17-SCH-1, SCH-1, 2, 3, 4, 5, 6, and 8)***:** The developer shall be required to contribute the maximum allowable school facility fee to the affected district, contribute the maximum fee allowable to the OUSD and SMJUHSD pursuant to the School State Facilities Law of 1986.

Changes in Project Impacts

As mentioned above, the proposed project would be constructed at a density less than that which was identified in the OCP EIR. The proposed project which is approximately one fifth the size of the project analyzed for the OCP EIR (44 units proposed versus 202 allowed by zoning on entire Keysite) would not cause greater impacts or additional impacts to schools than those that were identified. Therefore, the mitigation measures identified in the OCP EIR have been applied to the proposed project and would be considered adequate to mitigate impacts to less than significant levels. No new mitigation would be necessary as there would be no new impacts. It should be noted that at the time of the OCP EIR the School District did not own the adjacent parcels (Griggs parcels) that make up the remainder of Keysite #17. In 2001 the School District obtained the parcels totaling approximately 11 acres and intends to develop the site with a school in the future. As part of the current project a soccer field will be developed on the school property for community use until the school is build and is operational.

12. Visual/Aesthetic Resources

Setting

The undeveloped site is located at the southern edge of the existing community of Old Town Orcutt. Views from Old Town across the site consist of the Solomon and Casmalia Hills, which create a scenic backdrop for the community.

Impacts

The following cumulative impacts from Section 5.17 were identified in the OCP EIR as a result of buildout of the project site.

> **Impact VIS-2: Increased night lighting.** Increased development and associated night lighting from several thousand new units and acres of commercial development at and outside of the existing fringes of urban development (eg: Sites 12 and 22), would result in *potentially significant* disruption of the night sky through the installation of hundreds of street lights and substantial increases in other outdoor lighting.
>
> **Impact VIS-4: Unmaintained roadway medians and planter strips.** Construction of additional residential and commercial development and roads would include medians and planter strips which,

if unmaintained, could result in *potentially significant* adverse visual impacts to motorists and surrounding residents through creation of weedy unmaintained areas lining some of the community's major roads.

Impact VIS-11: Alteration of visual character of Old Town Orcutt. Development of open lands adjacent to Old Town Orcutt (Sites 17, 18, 15) could lead to *potentially significant* impacts to the visual character of Old Town through elimination of approximately 150 acres of open space and substantial changes to views from Clark Avenue and Rice Ranch Road.

Impact VIS-12: Incompatible development in Old Town Orcutt. New development/redevelopment within the Old Town area could create *potentially significant* visual impacts through construction of buildings whose size and architectural style, etc. are incompatible with the existing character of Old Town.

The following site-specific impact is also anticipated:

Impact KS17-VIS-1: Change in the visual character of the site. Eventual buildout of 44 units on the site would adversely affect existing views and aesthetic qualities on the site. The rural character of Old Town Orcutt would be *significantly* impacted by this project, which would replace open land with residential development and new roads.

Mitigation Measures

The following mitigation measures were identified in the OCP EIR and shall apply to the proposed project. Impacts to visual resources would remain significant and unavoidable (Class I), due to the irretrievable loss of open space and scenic backdrop.

19. **Mitigation KS17-VIS-1** *(addresses Impact KS17-VIS-1)***:** The project site shall be planted with native trees at a minimum of 25' feet apart along the frontage with Rice Ranch Road. **Plan Requirement:** Location and species of all tress proposed on the landscape plan shall be identified.

    MONITORING: P&D shall review landscape plans to verify consistency.

20. **Mitigation KS17-VIS-3** *(addresses Impact KS17-VIS-1)***:** Homes located on the periphery of the site shall be one-story so as to minimize the interruption of views across the site and southerly views from existing Old Town Orcutt.

    MONITORING: P&D shall review plans to verify consistency.

21. **Mitigation KS17-VIS-4** *(addresses Impact KS17-VIS-1)***:** Design standards for future development shall be reviewed by both the Old Town and County BARs for consistency with design guidelines applicable to Old Town Orcutt. **Plan Requirement:** Materials shall be denoted on building plans. The applicant shall submit architectural drawings of the project for review and final approval by the Board of Architectural Review and Old Town Orcutt BAR prior to approval of Land Use

Permits. Grading plans, if required, shall be submitted to P&D concurrent with or prior to Board of Architectural Review plan filing. **Timing:** Structures shall be painted prior to occupancy clearance.

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

Changes in Project Impacts

The proposed project would be constructed at a density less than that which was identified in the OCP EIR. The project includes the development of 44 single family detached homes. The houses would be one and two story custom designs ranging in size from 1,099 square feet to 1,603 square feet in size. The proposed type of single family dwellings is within the scope that was analyzed in the OCP EIR for Keysite #17. No new impacts associated with the proposed development would occur and no new mitigation measures would be required.

FINDINGS

It is the finding of the Planning and Development Department that the previous environmental document as herein amended may be used to fulfill the environmental review requirements of the current project. Because the current project meets the conditions for the application of State CEQA Guidelines Section 15164, preparation of a new EIR or ND is not required.

Discretionary processing of the Stonegate Ranch tract map (TM 14,481), final development plan (98-DP-019) and road naming (98-RN-011) may now proceed with the understanding that any substantial changes in the proposal may be subject to further environmental review.