

Attachment 3:

Resolution – Comprehensive Plan Land Use Element Amendment

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ATTACHMENT 3

RESOLUTION OF THE BOARD OF SUPERVISORS COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF ADOPTING)	
SPECIFIC AMENDMENTS TO)	RESOLUTION NO.: 12-_____
THE LAND USE ELEMENT OF THE SANTA)	
BARBARA COUNTY COMPREHENSIVE PLAN)	
BY ADOPTION OF THE ORCUTT)	
COMMUNITY PLAN AMENDMENTS)	CASE NO: 11GPA-00000-00001

WITH REFERENCE TO THE FOLLOWING:

- A. WHEREAS, on December 20, 1980, by Resolution No. 80-566, the Board of Supervisors adopted the Santa Barbara County Comprehensive General Plan; and,
- B. WHEREAS, on July 22, 1997, the Board of Supervisors adopted Resolution 97-314 adding the Orcutt Community Plan to the Santa Barbara County Comprehensive Plan Land Use Element with adoption of the Orcutt Community Plan; and,
- C. WHEREAS, the Orcutt Community Plan contains specific policies that mitigate the effects of flooding, identify and protect wetlands and biological resources, and actions to revitalize Old Town Orcutt as a pedestrian friendly shopping district and community center; and,
- D. WHEREAS, on March 4, 2008, the Court of Appeal of California affirmed a California Superior Court order to strike the document titled *Vernal Wetlands and Orcutt Creek Wetland Delineation* and any conclusions based in whole or in part on said delineation from the Orcutt Community Plan and Final Environmental Impact Report; and,
- E. WHEREAS, in June 2009, the Board of Supervisors approved a revised work program for the Orcutt Community Plan Amendments including the Regional Basins Program Removal and the Key Site 22 Wetland Delineation Removal; and,
- F. WHEREAS, on September 2, 2009, Planning and Development Department staff held a publicly noticed informational meeting to apprise public officials and agencies, civic organizations, and citizens of the proposed Orcutt Community Plan Amendments and solicit comments; and,
- G. WHEREAS, on February 25, 2011, pursuant to the California Environmental Quality Act (CEQA), a Draft Supplemental Environmental Impact Report (SEIR) was prepared and circulated to the appropriate agencies and the public for review and comment; and,
- H. WHEREAS, on March 21, 2011 a public hearing was conducted to solicit public comment on the Draft SEIR; and,
- I. WHEREAS, on April 12, 2012, pursuant to CEQA, the SEIR Revision Document (RV-01) providing new information not available during the public review of the Draft SEIR was circulated to the appropriate agencies and the public for review and comment; and,

- J. WHEREAS, on August 8, 2012, the County Planning Commission reviewed, commented on, and received public testimony regarding the Orcutt Community Plan 2012 Amendments and the Final SEIR and approved a recommendation to the Board of Supervisors that they approve the Orcutt Community Plan 2012 Amendments and certify the Final SEIR; and,
- K. The Board of Supervisors now finds, consistent with its authority in Government Code Section 65358, that it is in the public interest to provide orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of the County of Santa Barbara to:
1. 11GPA-00000-00001: Adopt the amendments to the Land Use Element of the Comprehensive Plan by adoption of amendments to the Orcutt Community Plan as recommended by the Planning Commission and as illustrated in the attached exhibits. Text amendments are shown as underlined and deletions as ~~strike through~~.

~~**Policy FLD-O-4: The County shall construct and maintain a regional retention basin system in Orcutt as depicted in Figure 31, if feasible. Where feasible, these retention basins should be designed to accommodate recreational uses consistent with reasonable natural resource protection.**~~

~~**Action FLD-O-4.1:** The County should coordinate with developers and the public to establish a Mello Roos District to provide for the construction and maintenance of regional retention basins. All regional retention basins shall be owned and maintained by this District, if formed.~~

~~**DevStd FLD-O-4.2:** Developers shall purchase capacity in and connect to the planned regional retention basins, if feasible. If participation in the Mello Roos district for the regional retention basin system is determined by Flood Control to be infeasible, the developer may construct on-site retention facilities with sufficient capacity to reduce offsite runoff in accordance with Flood Control District standards.~~

Policy FLD-O-4: All applications for development within the Orcutt Community Plan area shall comply with applicable County development standards regarding drainage, floodplain management and stream setbacks.

Dev Std FLD-O-4.1:The Santa Barbara Flood Control and Water Conservation District shall review all site and grading plans that are subject to County Floodplain Management and Stream Setback ordinances and verify conformance to all applicable County development requirements to ensure proposed drainage and water conveyance systems are designed to meet District standards and are directed into a District approved watercourse or drainage facility.

Project Plans shall be prepared to incorporate the most current Standard Conditions for Project Plan Approval and include Water

Quality Best Management Practices that meet or exceed current
County of Santa Barbara Project Clean Water and Drainage
Ordinance standards.

2. Adopt the text and map amendments to the Land Use Element of the Comprehensive Plan by adoption of the Orcutt Community Plan as recommended by the Planning Commission and as illustrated in the attached exhibits:

Exhibit A: Amended OCP Regional Basins Map-Figure 31, page 207

Exhibit B: Amended Map of Orcutt Significant Vegetation Map

Amends OCP Figure 24, page 188, and

Exhibit C: Amended Biological Habitat Map – West Half

Amends OCP Figure 25, page 189

Exhibit D: Amended Key Site 22 Map

Amends OCP Figure KS22-2, page KS22.12, and

Exhibit E: OCP Key Site #22 Text Amendments

- L. WHEREAS, the proposed amendments are consistent with the Santa Barbara County Comprehensive Plan and the requirements of California Planning, Zoning, and Development laws; and,
- M. WHEREAS, public agencies, California Native American Indian tribes, civic, education, and other community groups, public utility companies, and citizens have been provided the opportunity for involvement pursuant to Sections 65351 of the Government Code; and,
- N. WHEREAS, the Planning Commission held a duly noticed public hearing, as required by Section 65353 of the Government Code, on the proposed amendment, at which hearing the amendments were explained and comments invited from the persons in attendance and has endorsed and transmitted a written recommendation to the Board of Supervisors pursuant to Government Code Section 65354; and,
- O. WHEREAS, this Board has held a duly noticed public hearing, pursuant to Government Code Sections 65355 on the proposed amendments, at which hearing these amendments were explained and comments invited from persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. Pursuant to the provisions of Section 65356 of the Government Code, the above described change is hereby adopted by resolution of this Board as an amendment to the Land Use Element of the Santa Barbara County Comprehensive Plan.
3. Pursuant to the provisions of the Government Code Section 65375, the Clerk of the Board is hereby directed to make the documents amending the Santa Barbara County Comprehensive Plan, including the diagrams and text, available to the public for inspection.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2012 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

DOREEN FARR, Chair,
Board of Supervisors, County of Santa Barbara

ATTEST:

APPROVED AS TO FORM:

CHANDRA WALLAR
Clerk of the Board of Supervisors

DENNIS MARSHALL
County Counsel

By 
Deputy County Counsel

Exhibit A: Amended OCP Regional Basins Map-Figure 31, page 207

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Exhibit A:

Amended OCP Regional Basins Map - Figure 31

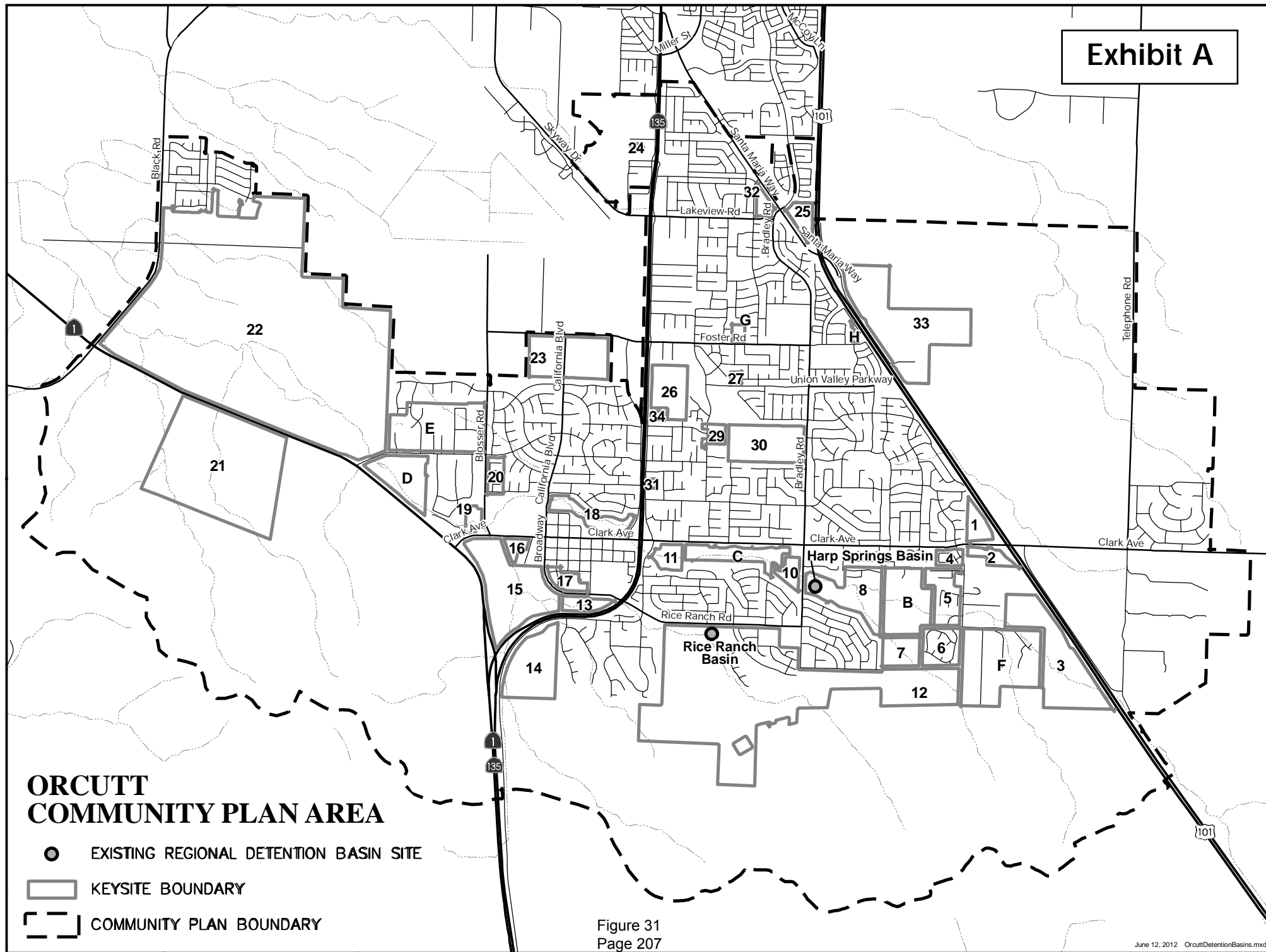
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Exhibit A

ORCUTT COMMUNITY PLAN AREA

- EXISTING REGIONAL DETENTION BASIN SITE
- KEYSITE BOUNDARY
- COMMUNITY PLAN BOUNDARY

Figure 31
Page 207



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Exhibit B:

Amended Map of Orcutt Significant Vegetation

Amends OCP Figure 24, page 188

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MAP OF ORCUTT SIGNIFICANT VEGETATION

-  Riparian/
Freshwater Marsh
-  Vernal Pool
(See Olson, 1992)
-  Oak Woodland
-  Coastal Scrub/
Sandhill Chaparral
-  Eucalyptus
Woodland
-  Bishop Pine
Forest
-  Mixed Woodland/
Park
-  Grassland

NOTE: A Biological Resources Map at a larger scale showing greater detail exists and is available for reference from Planning & Development.

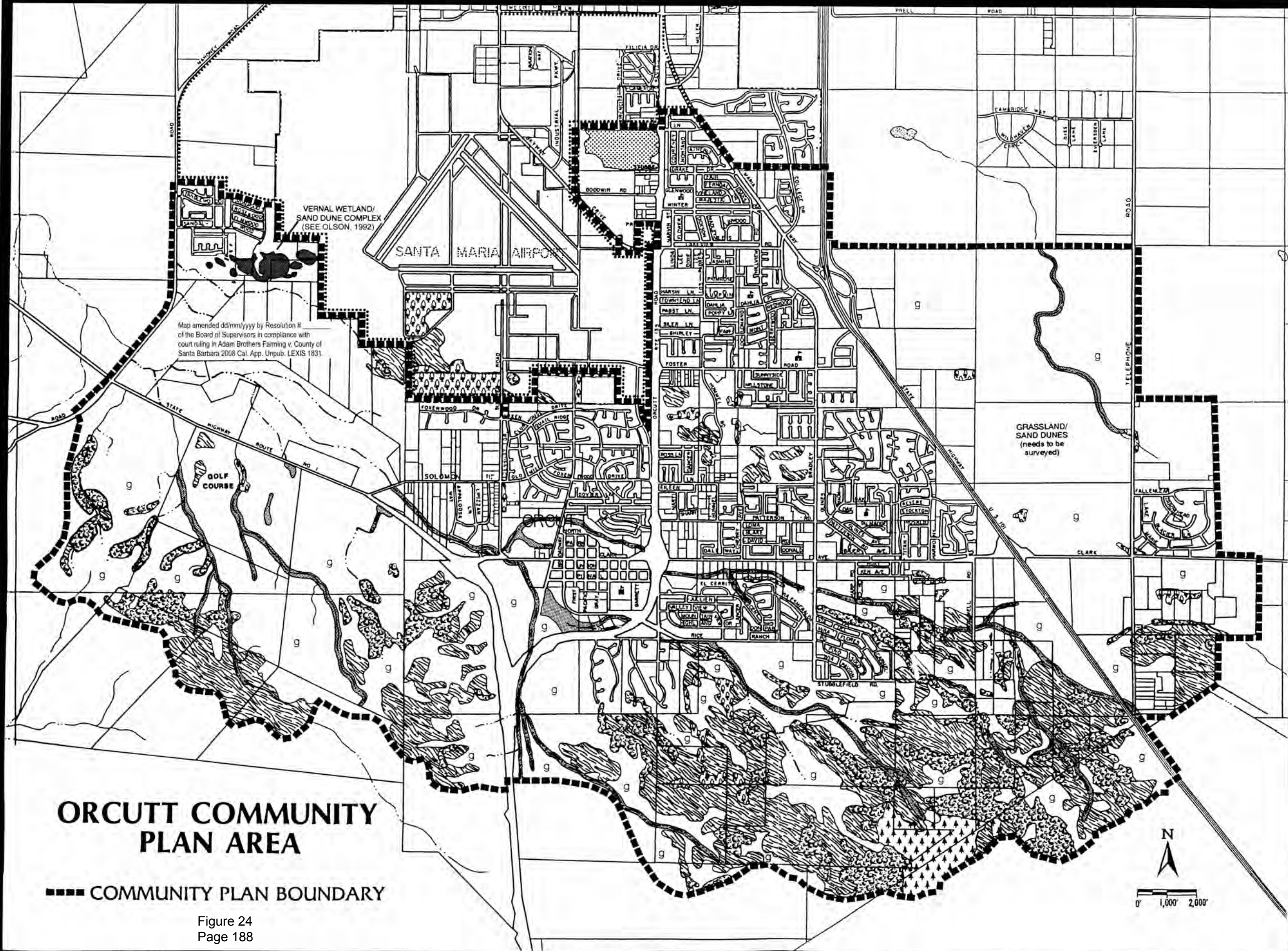


Figure 24
Page 188

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Exhibit C:

Amended Biological Habitat Map – West Half

Amends OCP Figure 25, page 189

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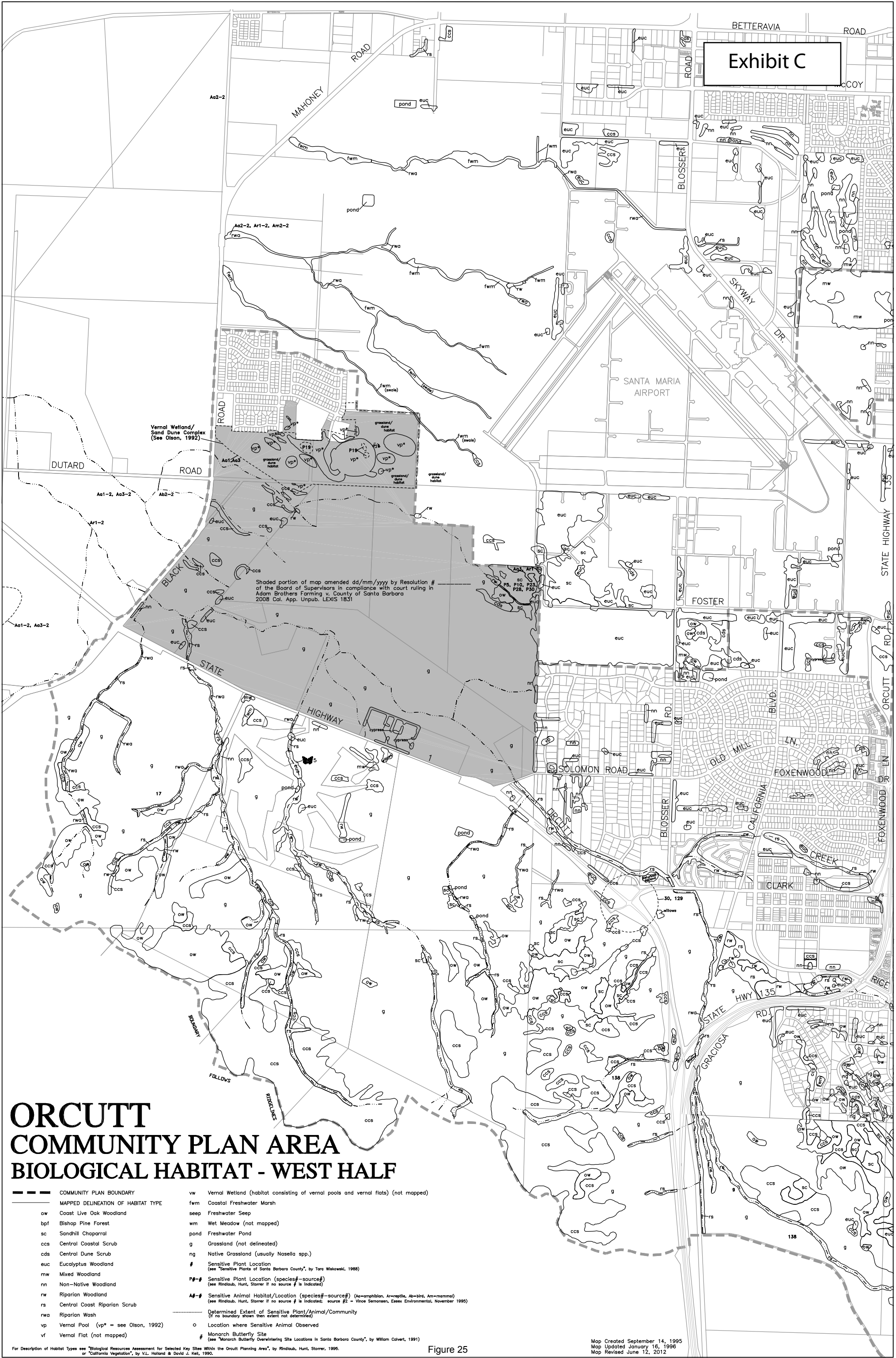


Figure 25

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Exhibit D:

Amended Key Site 22 Map

Amends OCP Figure KS22-2, page KS22.12

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Airport



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Exhibit E:

OCP Key Site #22 Text Amendments

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Exhibit E
OCP Key Site #22 Text Amendments

Removal of Wetlands Delineation References¹

Plan Chapter	Page Numbers	Actions
Chapter 11: Parks, Recreation, Trails, and Open Space	Pgs: 87, 96	Text revisions and deletions
Chapter 19 Biology	Pgs: 192	Text revisions and deletions
Key Site #22	Pgs: 22.1; 22.3; 22.4	Text revisions and deletions

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ORCUTT COMMUNITY PLAN

D. Sub-Area Setting

Central Urban Core: Existing park and recreational facilities include Waller Park and the 3.1-acre Stonebrook and 1.7-acre Lee West neighborhood public open spaces. The Santa Maria Valley YMCA on Skyway Drive provides an olympic size swimming pool, handball courts, a weight room, aerobics activities, 8,372 s.f. of therapeutic activities, rest rooms and a 25-child daycare facility. The Orcutt Recreation Center on Foster Road, operated by the Orcutt Youth Organization, is available to community groups for barbecues and indoor events.

Major core area open spaces contain about 400 acres in and around the Airport approach zone (Sites 23, 26, 27 and 30). An extensive network of unofficial trails exists on undeveloped public and private property within this open space, with public views provided from adjacent roadways. This corridor contains extensive grasslands, significant eucalyptus groves and relictual sand dunes. The County, Airport District, and City of Santa Maria have a unique opportunity to establish a regional open space corridor in conjunction with future buildout of the OPA and the Airport Research Park. An Action of the OCP calls for the County to work with other agencies on the development of a regional open space ("boundary park") incorporating active (golf course) and passive (Pioneer Park) recreation, and natural resource preservation (sand dunes, oak woodlands and the vernal pool complex).

South Orcutt: Public parks are limited to turf area and playground equipment at the 1.1-acre Domino Open Space, and turf in the 0.8-acre Rice Ranch Open Space. In the urban area, the Orcutt Creek corridor provides a broad, 2-mile long expanse of scenic open space including steep bluffs, open meadows and major oak, riparian and eucalyptus woodlands. Highly visible from area roads and residences, this corridor and its watershed areas include Key Sites #3, 5, 6, 7, 8, 10, 11, 12, 14, B, C and F and contribute significantly to the community's semi-rural character. The corridor receives substantial public use on an extensive network of informal trails. In the rural area, the Solomon foothills are covered with chaparral, oak woodlands and on-going oil production and provide a 3,000-acre scenic natural backdrop for the community.

West Orcutt: Although no public parks exist in this area, the Rancho Maria Golf Club, the only public golf course in the OPA, is located here. Some areas of Site 22 adjacent to airport property contain trails used by walkers and bicyclists, and multi-use trail easements have long been recommended as part of any future development in the Ranchette Area (largely Key Sites 19, D and E). The Orcutt Creek corridor continues through this area, across Sites 19, D and 22, providing trails and scenic open spaces. Key Site 22 provides vast areas of open space adjacent to the urban area, ~~and contains the largest vernal pool/wetland complex in the northern part of the county.~~

Open spaces in the west also include the Casmalia foothills which encompass wide expanses of rural agricultural land (primarily used for grazing) interspersed with oak woodlands and eucalyptus groves in canyon drainages. The importance of these contiguous open spaces is augmented by the proximity of thousands of additional acres of largely undeveloped open lands immediately south and west of the planning area.

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Proposed Open Space areas on Key Sites are depicted on the Key Site maps, with boundaries determined after extensive review of resources and constraints. Minor alterations are permitted only when necessary to improve project design and only when adjustments do not create adverse impacts to resources and/or recreational opportunities.

Major Corridors: Orcutt's proposed open spaces can largely be found in three major corridors: Orcutt and Pine Canyon Creeks, the foothill corridor, and northern Orcutt (Figure 20).

Orcutt Creek corridor: The significant open space corridor along Orcutt Creek traverses the entire community and is highly visible from public roads and adjacent neighborhoods. A natural hazard, the creek is prone to flooding during heavy rains, with a floodplain of up to 1,000 feet wide. Portions of this corridor are used for recreation with informal trails on a number of Key Sites (3, 5, 8, 13, 18). This corridor also contains a variety habitats (e.g., oak, riparian and eucalyptus woodlands) and is a major wildlife corridor. Figure 21 presents a schematic of how development could occur along the creek. Although Orcutt Creek's major tributaries, Pine Canyon and Graciosa Creeks, have small watersheds, these creeks often present similar flooding hazards and support important natural resources.

Foothill corridor: Unobstructed views of the Solomon Hills, available from almost the entire community, will be preserved by the foothill open space corridor. This corridor will also buffer the expanding urban area from hundreds of acres of highly flammable vegetation, protect the steep slopes that surround the community, preserve the diverse habitats of the hills (oaks, coastal sage scrub, chaparral, etc.), provide continued foraging grounds for a variety of animals, and preserve trail opportunities. The connectivity of the open spaces in the foothills is critical in allowing free movement between foothill areas and providing passageways to Orcutt Creek.

Northern corridor: This corridor encompasses a band of open space extending from the "No-build" corridor on Site 30 to the western edge of ~~the vernal pool complex on Site 22~~. This western area ~~contains a vernal pool/grassland complex that is the largest of its kind in Santa Barbara County,~~ supporting supports a wide variety of wildlife, including rare species, and serving as prime foraging habitat for numerous birds species. The eastern area, including Key Sites 30, 26, 27, 28 and 29, contains some of the best remnants of Orcutt Terrace dune sheet topography and dune scrub habitat left in the planning area. This area also contains an extensive network of informal trails. This highly-visible corridor provides some visual relief in the highly developed urban core and will be connected to the hundreds of acres of open space and recreation planned around the southern portion of the Airport.

ORCUTT COMMUNITY PLAN

South Orcutt: South Orcutt and the Solomon Hills support the highest biological diversity within the OPA because of the variety of plant communities represented. These include riparian communities along Orcutt Creek and smaller drainages, central dune scrub and grassland at lower elevations, oak woodland on north-facing slopes and in canyons, coastal sage scrub and sandhill chaparral on the higher and drier slopes, and Bishop Pine Forest on and near Graciosa Ridge. These habitats support a wide diversity of wildlife including deer herds, bobcats, etc.

Central Urban Core: Significant biological resources here consist of central dune scrub, eucalyptus woodland, mixed woodland, grassland, and riparian communities along Orcutt Creek and the drainages originating in Pine and Graciosa Canyons. These small but important areas link the open lands of the Solomon and Casmalia Hills with the extensive grasslands and wetlands beyond the limits of Orcutt and the City of Santa Maria.

West Orcutt: This area is relatively flat and dominated by grassland. Riparian communities occur along Orcutt Creek and several unnamed drainages, and provide habitat continuity with the more rugged and open lands of the Solomon Hills, as well as access opportunities for foraging by birds and large mammals in the adjacent grasslands. The sand dunes in the northeast corner of Key Site 22 support sandhill chaparral. ~~An approximately 50-acre vernal wetland/ancient sand dune complex is located south and west of the airport. This is the largest vernal wetland complex in Santa Barbara County and supports a diverse array of water-dependent birds, rare amphibians and plants (Rindlaub, 1995).~~

The grasslands in west Orcutt provide ideal hunting opportunities for many species of raptors, including the sensitive golden eagle, loggerhead shrike, and white tailed kite. The Casmalia Hills to the south are vegetated with grassland, oak woodland and central coastal scrub. Small wetlands occur near the ridge of these hills. Golden eagle and red-tailed hawk have been observed on the ridge. Tiger salamander, American badger and burrowing owl also live in this area.

East of Highway 101: This area is dominated by grassland which provides hunting grounds for a wide variety of raptors including northern harrier and white-tailed kite. Extensive wildflower displays occur here in the spring including lupines and owl's clover. Central dune scrub dominated by silver lupine occurs on some of the rolling dunes. Despite subjection to intensive grazing, agricultural, and oil-development activities, this area contains the largest and least-disturbed examples of Orcutt Terrace grassland.

The area east of 101 contains habitat for and populations of the silvery legless lizard, the coast horned lizard, the California tiger salamander, the spadefoot toad, and the American badger (Hunt, 1995). The open grassland and vegetated dunes of this area provide for free wildlife movement. A eucalyptus windrow along Telephone Road, north of Clark Avenue may support a turkey vulture roost.

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KEY SITE 22 (West Orcutt)

Background:

Site 22 consists of 16 individual parcels totaling 1,179.45 acres. The site is located in west Orcutt, and bounded by Solomon Road and Highway 1 to the south, Black Road to the west, the Tanglewood residential subdivision to the north, the Santa Maria Public Airport to the northeast, and ranchettes (Key Site E) to the east (Figure KS22-1).

Approximately 480 acres are in agricultural production, including 380 acres of strawberries and 80 acres of irrigated pasture. Most of the remaining 700 acres is open grassland, floodplain and wetlands, and is used for grazing. The site contains four single family residences, several greenhouses and agricultural coolers. The old road bed for Dutard Road crosses the northern portion of the site from west to east and another dirt road enters the southeast corner from Solomon Road and extends along the eastern site boundary.

Setting:

Topography/Aesthetics: The site is mostly level with the exception of two canyons cut by unnamed drainages near the northwest corner. Orcutt Creek's wide meandering floodplain extends through the entire southern portion of the site, generally parallel to Highway 1. Site 22 contains panoramic open spaces, contributes significantly to the semi-rural character of Orcutt, and provides a scenic gateway to west Orcutt from Highway 1.

Natural Resources: Orcutt Creek's floodplain ranges from 500 to 1,000 feet in width and occupies approximately 130 acres of the site (Figure KS22-2). The floodplain ~~contains 110 acres of federal jurisdiction wetlands and~~ supports scattered riparian vegetation. The Orcutt Creek channel becomes wide and flat throughout the central portion of the site, supporting several freshwater marsh areas. Freshwater marsh is also found at three locations along the western site boundary.

The largest known vernal pool complex in Santa Barbara County (120 acres), located north of Dutard Road, supports a wide variety of wildlife including such rare species as tiger salamanders, Pacific chorus frogs, and larvae of the western spadefoot toad, along with many resident and migratory bird species, including several types of shorebirds and ducks.

A 33-acre stabilized dune area along the central eastern boundary, adjacent to the Santa Maria Public Airport, contains sandhill chaparral including a large number of multi-trunked coast live oaks. The dunes are one of the last such intact habitats in the planning area. Water accumulates and ponds in depressions between the dunes during wet years and supports wildlife such as the western pond turtle, a threatened species. A thin strip of central dune scrub separates these areas from cultivated fields to the south. The remainder of the areas which are not in active cultivation are covered by large tracts of annual grassland, which serve as foraging habitat for a number of bird species

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22 may provide the only significant opportunity as a large receiving site for the Santa Maria area. With the potential increase in development on this site from approximately 50 units to 2-3,000 units, this site could afford to purchase some development credits to offset the loss of agricultural land.

Specific Plan: In order to address project phasing, distribution of densities across parcels, infrastructure financing, school construction funding, affordable housing, and park and trail development, a Specific Plan will be prepared to address future development of this site. Figures KS22-4 and -5 show conceptual plans which identify areas for different densities, as well as land for protection as Open Space.

Access: To provide access to the site, Dutard Road would be realigned to the south and upgraded to a primary road. In addition, a two lane segment of Union Valley Parkway (UVP) would be extended through the southeast portion of the site connecting to Hwy 1, with right-of-way reserved for expansion to four lanes. Finally, the City of Santa Maria's Circulation Element contains a proposal for a new \$8,000,000 north-south primary road, "E" street, which could connect development on Site 22 more directly with future industrial development on the Airport and with planned development west of the City (Figure KS22-3).

Commercial Development: The PRD zone allows for up to 2 acres of supporting "neighborhood" commercial facilities on a 200 unit or more PRD "site." However, since Key Site 22 may have up to 3,000 units and seven of the 15 parcels exceed 100 acres in size, it is anticipated that up to 15 acres of commercial development could be accommodated.

Open Space: The floodplain of Orcutt Creek, the canyons of the drainages near Black Road, the ~~vernal wetland~~/grassland complex and remnant dune area on the northern portions of the property are to be retained as open space (Figure KS22-3). This open space area would reduce flooding and geologic hazards, provide land for a park and a community center, and protect sensitive biological and cultural areas.

The open space area would also include most of the public trails and a park sited in the Flight Approach Zone of the Santa Maria Public Airport. The rest of the open space area serves to satisfy the goals of the PRD zone district by protecting the site's most sensitive biological resources, including two ~~wetland~~/floodplain areas of Orcutt Creek, a 30+ acre ancient sand dune area with specimen oaks, and ~~120 acres of about 120 acres of vernal pool~~ grassland complex. The habitat and hazard-based open space totals 436 acres, and when combined with schools and active parks, total open space would constitute approximately 45% of the site.

Parks: A variety of parks will be developed on this site to accommodate the needs of new residents. For example, a minimum of 28 acres of parkland will be needed at buildout of 2,000 units,¹ and 42

¹ (2,000 x 3 persons/unit = 6,000 persons into the Board-adopted standard of 4.7 acres of parks per 1,000 persons = 28.2 acres)

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acres at 3,000 units. A 15-20 acre regional park could be developed partially within the Orcutt Creek floodplain and include active recreational facilities such as baseball/softball fields, group and family picnic areas, and passive recreational space. This park could also include a community center with meeting rooms, a swimming pool and banquet facilities, and could be linked to the linear park along the Orcutt Creek greenway. The greenway would include a paved bikepath, walking trails, picnic areas and space for habitat restoration/urban forest areas. An additional 20+ acres would still be required to meet the minimum park standard and could be utilized for a system of 1-2 acre neighborhood parks.

Major Trails: A 1.3-mile segment of Class I bikepath/multi-use trail would parallel the northern bank of Orcutt Creek across the entire site. An additional Class I bikepath would be located along the eastern site boundary between the future location of UVP and Solomon Road and a Class II bikepath would be located along UVP through the site. Hiking trails are also proposed along the northern bank of the unnamed drainage which flows through the northern portion of the site, along the southern edge of the oak woodland/dune scrub area, along the western site boundary between Dutard Road and the northern edge of the Orcutt Creek floodplain, and parallel to the Class 1 bikepath along Orcutt Creek (Figure KS22-3). Additional local trails would be constructed to link neighborhoods to parks, the community center, and regional trails.

Retention Basins: The SBCFCD identified potential locations for three regional retention basins along the site's western boundary to accommodate runoff from urbanization on the site (Figure KS22-3). These basins would be located within the three canyons of the drainages north of Orcutt Creek, and developed through modification of the culverts under Black Road. These basins would be designed to accommodate all runoff from future development and would preclude the need for multiple, project-specific basins.

Public Services: Two 12-acre elementary school sites and a 19-acre junior high school site will be necessary to serve development on Key Site 22 at the 2,000 unit level. If more than 2,000 units are built, a 40-acre high school site will also be needed. However, airport restrictions may limit development of schools on Site 22 and off-site locations may need to be found.

Portions of the site lie outside of the Fire Department's 5-minute response zone. To provide service to the entire site and improve service to western Orcutt, a half-acre fire station site would need to be located in an area approved by the County Fire Department.

Site Constraints/Considerations:

Urbanization on the southern portions of the site could change the visual character of the site and eliminate the scenic value of the northern side of the Highway 1 corridor between Black Road and Solomon Road, adversely impacting views from this Scenic Highway/"gateway road." New development will also cause a reduction in and disruption of habitat, including the Orcutt Creek wildlife corridor ~~and the freshwater marsh and vernal pool complexes.~~ Destruction or displacement