

Attachment 4:

Resolution – Comprehensive Plan Land Use Element Amendment

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ATTACHMENT 4

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

IN THE MATTER OF ADOPTING)	
SPECIFIC AMENDMENTS TO)	RESOLUTION NO.: 13-_____
THE LAND USE ELEMENT OF THE SANTA)	
BARBARA COUNTY COMPREHENSIVE PLAN)	
BY ADOPTION OF THE ORCUTT)	
COMMUNITY PLAN KEY SITE 22 WETLAND)	CASE NO: 13GPA-00000-00003
DELINEATION REMOVAL AMENDMENT)	

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,
- 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 Key Site 22 Wetland Delineation Removal Amendment and the Regional Basins Policy and Clark Avenue Level of Service Reduction Amendments; 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 Draft SEIR Revision Document (RV-1) 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, including the Revision Document (RV-1), and approved a recommendation to the Board of Supervisors that they approve the Orcutt Community Plan 2012 Amendments and certify the Final SEIR, including the Revision Document (RV-1); and,
- K. WHEREAS, on December 11, 2012, the Board of Supervisors approved the Regional Basins Policy and Clark Avenue Level of Service Reduction Amendments, certified the Final SEIR, including the Revision Document (RV-1), and continued consideration of the Key Site 22 Wetlands Delineation Removal to the February 5, 2013 to complete property owner coordination and further revise the amendment. The item was subsequently continued to May 14, 2013 and then continued to June 4, 2013
- L. 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:
1. 13GPA-00000-00003: Adopt the amendment to the Land Use Element of the Comprehensive Plan by adoption of amendment to the Orcutt Community Plan as recommended by the Planning Commission and as illustrated in the attached exhibits.
 - Exhibit A: Amended Map of Orcutt Significant Vegetation Map
Amends OCP Figure 24, page 188,
 - Exhibit B: Amended Biological Habitat Map – West Half
Amends OCP Figure 25, page 189
 - Exhibit C: Amended Key Site 22 Map
Amends OCP Figure KS22-2, page KS22.12, and
 - Exhibit D: OCP Key Site #22 Text Amendments
- M. WHEREAS, the proposed amendments are consistent with the Santa Barbara County Comprehensive Plan and the requirements of California Planning, Zoning, and Development laws; and,
- N. 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,
- O. 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,
- P. 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 65357, 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 _____, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

SALUD CARBAJAL, 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 Map of Orcutt Significant Vegetation

Amends OCP Figure 24, page 188

Exhibit B: Amended Biological Habitat Map – West Half

Amends OCP Figure 25, page 189

Exhibit C: Amended Key Site 22 Map

Amends OCP Figure KS22-2, page KS22.12

Exhibit D: Key Site #22 Text Amendments

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Exhibit A:

Amended Map of Orcutt Significant Vegetation Map (Revised)
Amends OCP Figure 24, page 188

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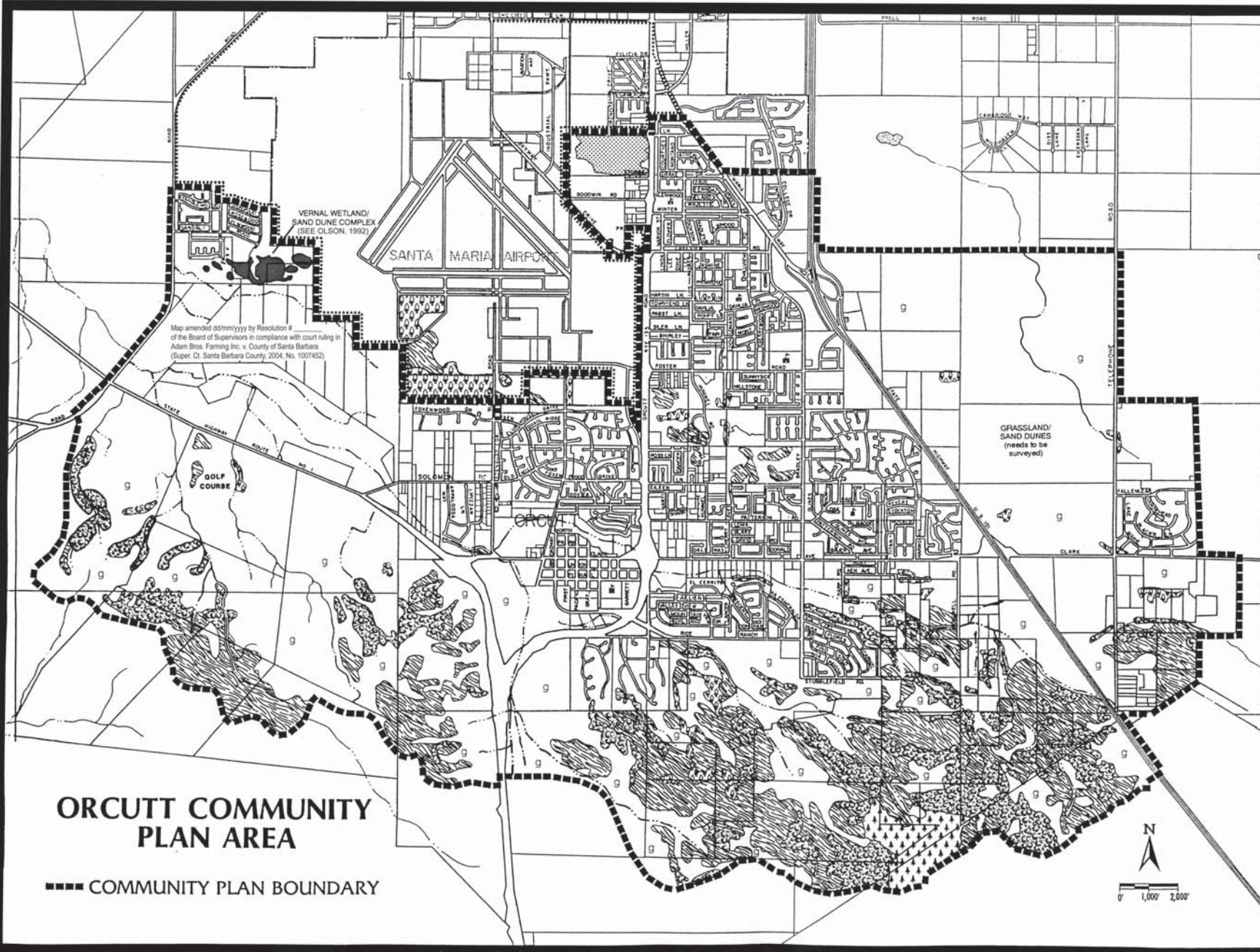
Exhibit A








MAP OF

ORCUTT

SIGNIFICANT

VEGETATION



-  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.

**ORCUTT COMMUNITY
PLAN AREA**

----- COMMUNITY PLAN BOUNDARY

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Exhibit B:

Amended Biological Habitat Map – West Half (Revised)

Amends OCP Figure 25, page 189

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Exhibit C:

Amended Key Site 22 Map (Revised)

Amends OCP Figure KS22-2, page KS22.12

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Exhibit C

Santa

Maria

Airport

Tanglewood

Vernal Wetland / Sand Dune Complex
(See Olson, 1992)

Potential Restoration Area

Map amended dd/mm/yyyy by Resolution #
of the Board of Supervisors in compliance with court ruling in
Adam Bros. Farming, Inc. v. County of Santa Barbara
(Super. Ct. Santa Barbara County, 2004, No. 1007452)



> 30% SLOPE



MAPPED VERNAL POOL (SEE OLSON, 1992)



100 YEAR FLOOD HAZARD AREA (FEMA)



PREDICTED BUILDOUT NOISE CONTOUR



PROVISIONAL 100 YEAR FLOOD HAZARD AREA LIMIT (HEC II, 1995)



PLUGGED AND ABANDONED OIL WELL Figure KS-22-2

SITE #22



0' 1,000'

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Exhibit D:

OCP Key Site #22 Text Amendments (Revised)

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EXHIBIT D1:

Table 1: Orcutt Community Plan Summary of Key Site 22 Wetlands Delineation
Removal Text and Map Revisions (Revised)

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ATTACHMENT 1

Table 1

Orcutt Community Plan Summary of Key Site 22 Wetlands Delineation Removal Text and Map Revisions					
Plan Chapter	Page Numbers	Actions	Maps/Figures	Page Numbers	Actions
<u>Introduction</u>	<u>15</u>	<u>Text deletion</u>			
Chapter 11: Parks, Recreation, Trails, and Open Space	Pgs: <u>87, 96</u>	<u>Text deletions</u>	None	--	--
Chapter 19 Biology	Pgs: 192	Text deletion	<i>Figure 24</i> Map of Orcutt Significant Vegetation <i>(This figure is the same as Final EIR Figure 5.2-1)</i>	188	Map Revisions <u>Additional removal biological resources mapping with potential inferences to wetland delineation.</u>
			<i>Figure 25</i> Biological Habitat Map West	189	Map Revisions <u>Additional removal biological resource mapping with potential inferences to wetland delineation.</u>
Key Site #22 Policy Section	Pgs: <u>KS 22.1;</u> KS 22.3. <u>KS22.5, KS 22.6</u> and <u>KS22-7</u>	Text revisions & deletions <u>Additional text deletions. Delete portion of DevStd KS22-10, DevStd KS22-12 deleted</u>	<i>Figure KS22-2</i> Site #22 <i>This figure is the same as Final EIR Figure KS22-3</i>	KS22-12	Map Revisions <u>Additional removal biological resource mapping with potential inferences to wetland delineation.</u>

Additional revisions to documents noted in bold and underline.

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EXHIBIT D2:

OCP Introduction, Page 15

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ORCUTT COMMUNITY PLAN

This sub-region contains an expanse of level fields bisected by the broad east-west tending floodplain of Orcutt Creek. Strawberry farming is the main use north of the creek, with irrigated pasture, grazing and occasional cultivated areas south of the creek. A relic sand dune/oak woodland is found in the northeast corner of this area, ~~and the largest known vernal pool complex in the county is located in the northern portion of the sub-region.~~ South of State Route 1, the undeveloped, grass-covered Casmalia Hills mark the western boundary of the planning area; this area has been used for grazing and there is currently some cultivated agricultural use adjacent to the south side of State Route 1.

Planning issues in this sub-region include protection of the Orcutt Creek corridor, the potential loss of agricultural lands, restrictions imposed by the Santa Maria Airport flight path, and the location of Union Valley Parkway.

East of U.S. Highway 101: This 2640-acre area contains the lands east of U.S. Highway 101 to the edge of the planning area. In 1996 there were 205 units in this sub-region, all low density single family dwellings, the majority of which (174 units) were found in Lake Marie Estates, a developed tract north of Clark Avenue and discontinuous with the main Orcutt urban area. The remaining units were found in the very southern portion of this sub-area on one-acre lots, with a scattering of ranchettes south of Clark Avenue.

The topography of this region is generally level with large areas of grassland, transitioning to rolling hills in the north and south. The southern hills contain mixed oak woodland and chaparral habitats. Existing uses consist of the Lake Marie Estates tract and other scattered residential development, scattered oil production, vineyards, strawberry fields, and cattle grazing.

Planning issues for this area include high visibility from U.S. Highway 101, the freeway division of the community, and how to provide public services to any development east of U.S. Highway 101.

Key Sites: The Orcutt Planning Area contains forty-three *Key Sites* which were identified by Planning and Development staff and the GPAC during the formulation of the draft Community Plan (Figure 8). Generally, the Key Sites are larger than three acres and consist of both individual lots and groupings of lots. Key Sites are identified in each of the four sub-regions previously described.

Within the Key Sites, areas suitable for development and constrained areas were identified. Environmental analysis of the Key Sites is contained in Volume II of the EIR (95-EIR-01). More detailed analysis was performed for Key Sites where owners funded special studies relating to their sites, thereby streamlining future environmental review when the actual development of the site is proposed. By using the information in the Key Sites analysis, better initial development plans can be expected with reduced permitting costs and accelerated processing timelines.

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EXHIBIT D3:

OCP Chapter 11, Parks, Recreation, Trails, and Open Space, Pages 87 and 96

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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 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.

EXHIBIT D4:

OCP Chapter 19, Biology, Page 192

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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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EXHIBIT D5:

OCP Key Site #22 Section

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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

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large tracts of annual grassland, which serve as foraging habitat for a number of bird species including the golden eagle.

Archaeological Resources: A recorded archaeological site (SBA-1159) is also located on Site 22. Several additional archaeological and historical sites have been identified on the property, but the site records have not been officially recorded at this time.

Noise: Approximately 90 acres of the site lie beneath the flight approach zone for runway 2/20 at the Santa Maria Public Airport and are affected by noise from aircraft overflights. Potential development on strips of land along the western and southern site boundaries would be affected by roadway noise from Black Road and Highway 1 respectively. Portions of the site which lie adjacent to the future extensions of "E" Street and Union Valley Parkway would also be affected by traffic generated noise.

Safety/Hazards: The 90-acre area under the flight approach zone would not be suitable for development which creates high concentrations of people (no more than 4 units/acre or 25 persons/acre if commercial) due to hazard concerns from the Airport.

Project Description:

Once the urban core is more fully developed, this site's size and physical characteristics could accommodate extensive residential development, while allowing flexibility in locating future structures and major roads, neighborhood commercial facilities and public services (e.g., schools, fire stations) needed to serve the residences.

Residential Development: The land use designation and zoning are Res Ranch/RR-20. To allow the urban core area of Orcutt and other "infill" parcels an opportunity to develop, and to delay costly infrastructure improvements/extensions to Site 22, a consideration of redesignation/rezone of this site to PD/PRD is to be delayed 10 years or until such time as 60% of the available units on all the other Key Sites have received Land Use Permits, whichever occurs first.

Under the PRD zone, a variety of densities could be developed on this site. In general, the lowest densities would be located along the Highway 1 corridor, the highest would be located near the intersection of Union Valley Parkway and "E" Street, and moderate density development would be located throughout the remainder of the developable area. Development would be clustered within 743 acres of the site, located mainly within areas currently used for grazing or agricultural production.

Transfer of Development Credits: If Site 22 is rezoned to PRD, several hundred acres of agricultural land will be lost to residential and commercial development. To help mitigate this loss and address the loss of prime agricultural land valley-wide, Site 22 has been identified as a TDC receiver site for credits from other agricultural land in the Santa Maria Valley. If a Countywide

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TDC program is implemented, it will be necessary to identify potential receiving site(s) and Key Site 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 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 =

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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~~

28.2 acres)

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~~Creek-wildlife-corridor and the freshwater-marsh and vernal-pool complexes.~~ Destruction or displacement of historic/archaeological resources could also occur.

Conversion of large portions of the site from agriculture and open space to urban use will result in significant increases in stormwater runoff and exposure of residents to flood hazards. Roadway noise from Highway 1 and Black Road will increase significantly in association with traffic generated by urbanization of the project site. Decreased level of service on area roadways, long-term exposure of residents to noise, and exposure of residents and property to airport hazards are also expected to occur.

KEY SITE 22 DEVELOPMENT STANDARDS

Policy KS22-1: **Key Site 22 is designated Res Ranch and zoned RR-20. Any proposed development on Key Site 22 shall comply with the following development standards.**

DevStd KS22-1: The project shall include development of Union Valley Parkway between Highway 1 and the eastern site boundary, and "E" Street between the northern site boundary and Union Valley Parkway. "E" Street shall be aligned as shown in Figure KS22-1. The exact alignment of this road shall be determined at the time of the Specific Plan.

DevStd KS22-2: Development shall not be located within 50 feet of Highway 1 and an appropriate distance from UVP and "E" Street, as established in a site-specific noise analysis. Noise reducing features such as vegetated berms, building orientation, adequate setbacks, and extensive landscaping shall be incorporated along the airport approach zone and the site's southern boundary. Soundwalls shall not be utilized along public highways. Residential uses proposed within the 60 dB or greater CNEL airport noise contour shall provide an aviation easement to the Santa Maria Public Airport District.

DevStd KS22-3: Drainage improvements shall be provided to control contaminated run-off from paved surfaces. Parking areas shall incorporate design features such as perimeter drains equipped with silt/grease interceptors and catch basins to reduce contaminant levels in runoff before it enters the storm drain system.

DevStd KS22-4: Any development shall include an erosion control plan. Energy dissipators, silt fencing, straw bales, and sand bags shall be used in conjunction with other methods to prevent erosion on slopes and siltation of the stream channel and other wetland habitats

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DevStd KS22-5: Paved access sufficient to support the weight of SBCFCD maintenance vehicles and/or emergency vehicles shall be provided along Orcutt Creek. This road shall also function as a Class I bikepath.

DevStd KS22-6: If development is proposed in areas where archaeological/historical resources have been identified in the EIR, it shall be conducted consistent with County CEQA Guidelines. The areas within the identified development setbacks shall be incorporated into the project design as "Undevelopable Open Space" and the site shall be seeded prior to sale of units. The areas designated "Undevelopable Open Space" shall be clearly labeled on all development and grading plans. Fill shall not be placed on archaeological resources within environmentally sensitive areas.

DevStd KS22-7: Development shall be located and constructed in a manner which reduces exterior noise affecting residential units to a maximum of 65 dB.

DevStd KS22-8: If agricultural wells are to be converted for use as a municipal water source, evidence shall be submitted as a part of the Development Plan that water quality meets state and federal standards. Any measures recommended by CCWC or CEHS shall be implemented prior to issuance of a Land Use Permit.

DevStd KS22-9: Development (including fences) shall be not be located within 50 feet of the site's southern boundary with Highway 1. Structures shall not be located within 100 feet of this boundary. Property fences along the Highway 1 corridor must be designed to allow for unobstructed views through the fence (e.g., polecraft fencing). Landscaping within these setbacks shall be designed to accentuate the semi-rural character of the area, and include sufficient densities of trees and shrubs to break up building masses without obstructing primary views north from Hwy 1.

DevStd KS22-10: Any subdivision application shall include a landscape, open space management, and habitat protection and restoration plan to be prepared by or under the direction of P&D. This plan shall:

- ~~Protect the vernal wetland/grassland complex from urban encroachment;~~
- Enhance the disturbed vernal wetland/grassland complex immediately adjacent to the existing alignment of Dutard Road;
- Include protection measures, including the installation of fencing, signs, and landscape buffers of appropriate native trees and shrubs;
- ~~Protect and enhance the Orcutt Creek corridor;~~
- ~~Plant groves of appropriate native trees and stands of shrubs along selected portions~~

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- ~~of the "banks" and top of bank of Oreutt Creek;~~
- ~~· Restore and enhance selected wetlands areas within the floodplain;~~
- ~~· Install fencing around the most significant wildlife areas and install signs and walkways to help guide public use of these areas and the Oreutt Creek greenway; and~~
- Provide measures to ensure biological connectivity between Orcutt Creek and the primary drainage coming from the Casmalia Hills.

DevStd KS22-11: Any development within the floodplain shall be sited and designed to minimize the exposure of such development to hazardous or nuisance conditions (e.g., flooded yards) arising from flooding of developed facilities, such as buildings, parks, and parking. Such development shall also be sited and designed to minimize or avoid any increase in the cost, frequency and intensity of channel maintenance activities required to protect these areas from flooding. As part of the application for any development within the floodplain, the developer shall fund a study under the guidance of SBCFCD and P&D to evaluate the effects of project design on downstream floodwater volumes, increases in maintenance, and potential impacts to biological resources within the creek channel. The goal of the study shall be to provide development and modified channel designs which allow the creek system to function in a natural manner (e.g. one which allows meandering and deposition of sediments), in addition to protecting development and the creek's resource values.

DevStd KS22-12: ~~No grading shall occur in the area identified as vernal pools/wetland until the Army Corps of Engineers has made a determination whether a Section 404 permit is needed.~~

DevStd KS22-13: Any residential development constructed under the RR-20 zone district shall be located outside of productive agricultural land to the greatest degree feasible.

Policy KS22-2: When either 2000 LUPs have been approved on the other OCP Key Sites or after January 1, 2017, whichever is sooner, the County shall consider redesignating/rezoning Key Site 22 to PD/PRD. The site shall also be considered as a TDC receiver site if the County has a TDC program at that time. Key Site 22 shall be developed only subject to a Specific Plan (Government Code §65450). Any proposed development shall comply with the following development standards. *Amended by Res. 01-226, 7/10/2001*

DevStd KS22-14: The Specific Plan shall include the following public dedications and improvements:

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- A. Three schools sites: a 17 acre junior high school and two 10 acre elementary school sites. To the maximum extent feasible, these school sites shall be located adjacent to developed parkland; and
- B. A 40-acre high school site dedicated to the Santa Maria Joint Union High School District if more than 2,000 units are proposed for development; and
- C. A half acre Fire Station constructed and dedicated to County; and
- D. The areas designated "Open Space" in Figure KS22-1 shall be dedicated to the County or other County approved group/agency; and
- E. A 15-acre developed regional park in the Santa Maria Airport approach zone adjacent to Orcutt Creek; and
- F. 1-2 acre developed neighborhood parks (approximately one acre park/200 units) distributed appropriately throughout the site; and
- G. The Orcutt Creek Class I bikepath and hiking trail system depicted on Figure KS22-1 developed to Public Works Department standards with linkage to the parks and schools.

DevStd KS22-15: Compliance with DevStd KS22-1 through -11 shall be demonstrated in the Specific Plan.

DevStd KS22-16: The Specific Plan shall include a phasing plan specifying that development shall occur on the eastern portions of the site (nearest to the existing urban core) first.

DevStd KS22-17: The Specific Plan shall include development of Dutard Road between Black Road and "E" street. Dutard Road shall be aligned as shown on Figure KS22-2.

DevStd KS22-18: The 12 unit/acre or greater density shall be located adjacent to commercial uses, parks and with convenient access to public transportation.

DevStd KS22-19: If a high school site has been dedicated, the Specific Plan shall contain a reimbursement provision to enable the developer of Key Site 22 to obtain funding from other developers in the area to potentially offset the cost of the high school.

DevStd KS22-20: All required affordable housing shall be developed onsite.

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- DevStd KS22-21:** Uses and development in the Flight Approach Zone shall be of lower population density, such as low density residential, parking lots, recreation, and open space.
- DevStd KS22-22:** Structures and paved surfaces, except paved walkways, bikepaths, or interpretive displays, shall not be developed within the open space corridor of the vernal pool/dune complex.
- DevStd KS22-23:** No structures shall be located within 20 feet of the western site boundary and development in this area shall be screened with extensive landscaping.
- DevStd KS22-24:** Prior to receiving approval for major (over 50,000 sf) commercial development, the developer of Site 22 shall submit an economic analysis which assesses potential economic effects of that development on Old Town. This analysis shall include potential current and future draw from Old Town, direct and indirect competing uses, and any other relevant effects which may reduce Old Town's long-term commercial viability. (*See Policy LUC-O-4 and Action LUC-O-4.1*)
- DevStd KS22-25:** In the environmental analysis for Site 22, the area east of US 101 and west of Telephone Road shall be examined as an alternative site for the development proposed for Site 22.

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