

SANTA BARBARA COUNTY PLANNING COMMISSION

Staff Report for Terrace Villas

Hearing Date: May 11, 2011
Staff Report Date: April 22, 2011
Case Nos.: 09GPA-00000-00005,
10TRM-00000-00003/TM 14,770
10RZN-00000-00003, 10DVP-00000-00011,
10RDN-00000-00007
Environmental Document: Negative Declaration
11NGD-00000-00007

Deputy Director: Doug Anthony
Division: Development Review North
Supervising Planner: John Karamitsos
Supervising Planner Phone #: (805) 934-6255
Staff Contact: Dana Carmichael
Planner's Phone #: (805) 934-6266

OWNER:

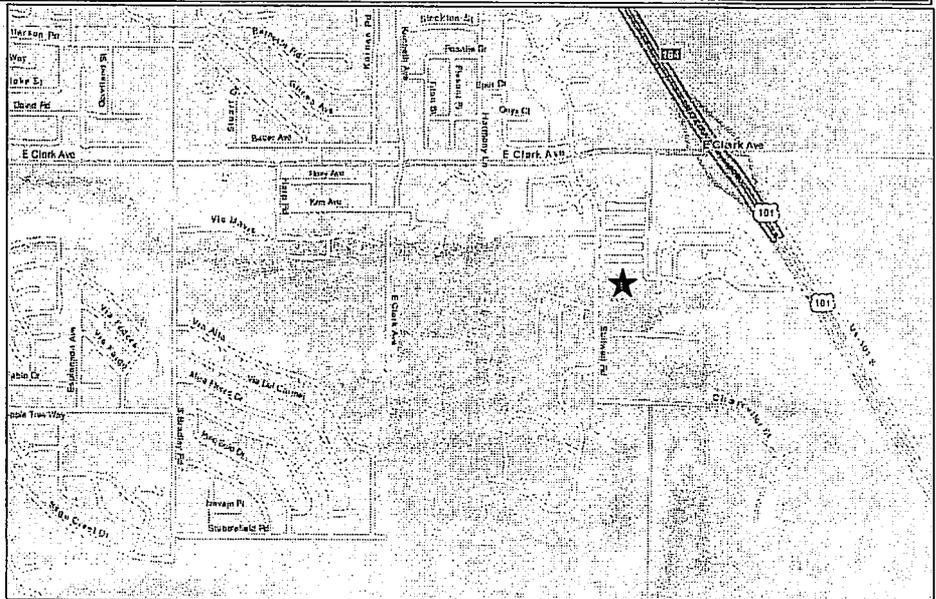
Western Sky Development
2255 S. Broadway, Suite 9
Santa Maria, CA 93454
(805) 698-3520

AGENT:

Frances Romero
Urban Planning Concepts
2624 Airpark Drive
Santa Maria, CA 93455
(805) 934-5760

ENGINEER:

Bethel Engineering
Attn: Russ Garrison
2624 Airpark Drive
Santa Maria, CA 93455
(805) 934-5769



The site consists of 18 existing legal parcels identified as Assessor Parcel Nos. 129-300-001 through -021 located on the east side of Stillwell Road, approximately 1,250 feet south of the Clark Avenue/Stillwell Road intersection, and 1,800 feet west of U.S. Highway 101 commonly known as 5320 Stillwell Road, Orcutt Community Planning area, Fourth Supervisorial District.

Application Complete: October 29, 2010
Processing Deadline: 60 days from approval of ND

1.0 REQUEST

Hearing on the request of Frances Romero of Urban Planning Concepts, agent for Western Sky Development, owner, to consider the following:

- a) **09GPA-00000-00005** [application filed on May 1, 2009] proposing to amend the Orcutt Community Plan (OCP) Land Use Designations Map to change the land use designation from Residential 8.0 units/acre (Res-8.0) to Residential 4.6 units/acre (Res-4.6) on property zoned Design Residential, 3.3 units/acre (DR-3.3);

- b) **10RZN-00000-00003 & 10DVP-00000-11** [applications filed on July 27, 2010] proposing to rezone 5.39 acres from Design Residential 3.3 units/acre (DR-3.3) to Small Lot Planned Development (SLP) in compliance with Chapter 35.104 of the County Land Use and Development Code; and approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code to develop 16 single family custom homes, tract grading, installation of tract roads, public services and utilities, common open space, and landscaping, on property zoned DR-3.3;
- c) **10TRM-00000-00003/TM 14,770** [application filed on July 27, 2010] for approval of a Tentative Map in compliance with County Code Chapter 21 to divide 5.39 acres into 20 lots ranging from 7,555 sq. ft. to 39,999 sq. ft. , on property zoned DR-3.3;
- d) **10RDN-00000-00007** [application filed on July 27, 2010] for approval of the naming of a proposed private road which will serve the Terrace Villas subdivision in compliance with Chapter 35.76 of the County Land Use and Development Code, on property zoned DR-3.3 ; and to

adopt the Negative Declaration (11NGD-00000-00007) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant but mitigable effects on the environment are anticipated in the following categories: Aesthetics/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Geologic Processes, Noise, Public Facilities and Water Resources/Flooding.

The ND and all documents may be reviewed at the Planning and Development Department, 123 East Anapamu Street, Santa Barbara (or 624 West Foster Road, Suite C, Santa Maria). The ND is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara. The application involves 18 existing parcels identified as AP Nos. 129-300-001 through -021 located on the east side of Stillwell Road, approximately 1,250 feet south of the Clark Avenue/Stillwell Road intersection, and 1,800 feet west of U.S. Highway 101 commonly known as 5320 Stillwell Road, Orcutt Community Planning area, Fourth Supervisorial District.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and recommend approval of Case Nos. 09GPA-00000-00005, 10TRM-00000-00003/TM 14,770, 10RZN-00000-00003, 10DVP-00000-00011, and 10RDN-00000-00007 marked "Officially Accepted, County of Santa Barbara, May 11, 2011, County Planning Commission Exhibit 1", based upon the project's consistency with the Comprehensive Plan and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Recommend that the Board of Supervisors make the required findings for the project

specified in Attachment A of this staff report, including CEQA findings.

2. Recommend that the Board of Supervisors adopt the Negative Declaration (11NGD-00000-00007) included as Attachment C, and adopt the mitigation monitoring program contained in the conditions of approval as Attachment B.
3. Recommend that the Board of Supervisors approve the rezone (10RZN-00000-00003) changing the zone district on the subject parcels from Design Residential, 3.3 units/acre (DR-3.3) to Small Lot Planned Development (SLP) (draft resolution included as Attachment D).
4. Recommend that the Board of Supervisors approve a Comprehensive Plan Amendment (09GPA-00000-00005), changing the Land Use Designation on the subject parcels from Residential 8.0 units/acre (Res-8.0) to Residential 4.6 units/acre (Res-4.6) (draft resolution included as Attachment E).
5. Recommend that the Board of Supervisors approve the project subject to the conditions included as Attachment B.

Refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings and conditions.

3.0 JURISDICTION

This project is being considered by the County Planning Commission for a recommendation to the Board of Supervisors based on the following sections of the County Land Use and Development Code (LUDC):

- 3.1 **General Plan Amendment (09GPA-00000-00005).** This project is being considered by the Planning Commission based on Government Code Section 62354, which requires all General Plan Amendments to be considered by the local Planning Commission. The Board of Supervisors is the decision maker for General Plan Amendments based on LUDC Section 35.104.050.C.1 (Board's action on the proposed amendment) which states: "The Board may approve, modify, or deny the recommendation of the Commission in compliance with the findings identified in Section 35.104.060 (Findings required for approval of amendments) below."
- 3.2 **Tentative Tract Map (10TRM-00000-00003/TM 14,770).** Chapter 21, section 21-6(a) (1) states that the Planning Commission shall be the decision maker for Tentative Tract Maps.
- 3.3 **Rezone (10RZN-00000-00003).** LUDC Section 35.104.050.A.1 requires the Planning Commission to hold at least one noticed public hearing on the proposed rezone. LUDC

Section 35.104.050.A.2 states that the Planning Commission's recommendation on the proposed rezone shall be transmitted to the Board of Supervisors in the form of a written recommendation. LUDC Section 35.104.050.B.1 requires the Board of Supervisors to hold a public hearing and take final action on the matter.

- 3.4 **Final Development Plan (10DVP-00000-00011).** LUDC Section 35.82.080(B)(3) states that the Planning Commission shall be the review authority on all Development Plans outside of the review authority of the Director or Zoning Administrator.
- 3.5 **Road Naming (10RDN-00000-00007).** LUDC Section 35.76.050.C.2(3) states: "Review and approval. A proposed road name shall be shown on the tentative map and shall be approved by the review authority at the time of tentative map approval in compliance with Subsection D. (Road name selection) below. The approved names shall be shown on the Final Map or Parcel Map as submitted for County approval and recordation."
- 3.6 **Highest Jurisdictional Authority.** LUDC Section 35.80.020 states that when two or more discretionary applications are submitted that relate to the same development project and the individual applications are under the separate jurisdiction of more than one review authority, all applications for the project shall be under the jurisdiction of the review authority with the highest jurisdiction. In this case, the highest jurisdiction is the Board of Supervisors, due to the consistency rezone and General Plan Amendment. When the Board of Supervisors is the review authority for a project, the Commission shall make an advisory recommendation to the Board of Supervisors on each project.

4.0 ISSUE SUMMARY

4.1 General Plan Amendment / Rezone

The proposed request would result in a change in land use designation from Res-8.0 to Res-4.6 (maximum density of 23 units), thereby necessitating a subsequent rezone from DR-3.3 to SLP. The SLP zone district would be appropriate for the site as it requires 15% of the site to remain in open space, and allows for housing opportunities which meet the needs of the community and ensures a safe and attractive residential environment by promoting high standards of site planning, architecture, and landscaping for small lot planned development. Examples of subdivisions within the Orcutt Community Planning area that are zoned SLP include Stonegate Ranch, and Sandy Creek Estates.

General Plan Amendments must be found to be "in the public interest", in order to be approved. The proposed project has been designed to include recreational open space amenities, landscaped buffer areas, grading plans which take into account the existing topography of the site, and optimum access. These amenities result in improvements to

the existing recorded Terrace Ranch Tract Map which results in an overall benefit to the public.

5.0 PROJECT INFORMATION

5.1 Site Information

2.1 Site Information	
Comprehensive Plan Designation	Res-8.0; Residential, 8 units per acre
Zoning District, Ordinance	DR-3.3; Design Residential, Land Use & Development Code
Site Size	5.39 acres (gross)
Present Use & Development	Vacant
Surrounding Uses/Zoning	North: MHP, Mobile Home Park South: 1-E-1, Residential Development East: MHP, Mobile Home Park West: PRD, Residential Development
Access	Stillwell Road
Public Services	Water Supply: Golden State Water Company Sewage: Laguna County Sanitation District Fire: Santa Barbara County Fire Station #23, Tiffany Park Schools: Orcutt Union School District, Santa Maria Joint Union High School District

5.2 Setting

Slope/Topography: Site topography varies from relatively flat areas located in the northern and eastern portions of the property, and terraced hillsides located in the southwestern area of the tract. The flatter regions have a gentle down-slope to the south and southwest at a gradient of approximately 28-to-1 (horizontal-to-vertical). The terracing hillsides have maximum gradients of approximately 2-to-1 with a change in elevation of 10 to 15 feet. In general, surface drainage follows the site topography downward to the south and southwest.

Flora: Vegetation consists predominantly of non-native annual grasses and herbaceous plants; remnant native plants (California sage and Coyote brush); and 14 trees (5 Monterey Pines, 4 Pepper trees, 1 digger pine, 1 Chinese elm, 2 coast live oaks, and 1 bottlebrush). There are no known State or federally listed plants located on the project site.

Fauna: Potentially occurring wildlife on the subject parcel are typical for the northern areas of Santa Barbara County, and would include birds, raptors, Western fence lizard, black-tailed deer, striped skunk, raccoon, coyote, California ground squirrels, Botta's pocket gophers, California

meadow voles, and brush rabbits. No State or federally listed animal species are known to inhabit or regularly frequent the project site.

Archaeological Sites: According to a Phase I Archaeological Survey prepared by Laurence Spanne in 1993, no archaeological resources or any other kind of cultural resources are located on the project site.

Soils: Soil types on the project site consist of Marina Sand, MaE3, 9-30% slopes, severely eroded (Class III), and Marina Sand, MaC, 2-9% slopes. There are no prime soils on the project site.

Surface Water Bodies (including wetlands, riparian areas, ponds, springs, creeks, rivers, lakes, and estuaries): The project site is located approximately 650 feet north of Orcutt Creek. There are no surface water bodies on the project site.

Existing Structures: The project site is currently vacant.

Project Site and Surrounding Land Uses: The subject 5.39 gross/net acre parcel is bordered on the north and east by property zoned MHP (Mobile Home Park) and is currently developed as such. Parcels located south and west are zoned PRD (Planned Residential Development), and 1-E-1, and are developed with single family residences.

5.3 Statistics

Item	Statistics	
	Proposed	Ordinance Standard
Max. Height of Structure(s)	25 feet	25 feet (LUDC Section 35.23.050 ;Table 2-11)
Building Coverage (footprint)	40% of lot size	Allowed 60% max. (LUDC Section 35.23.050;Table 2-11)
Roads	39,999 sq. ft.	Santa Barbara County Fire Department Standards
Open Space	0.90 acres (19%)	15% (LUDC Section 35.23.110, SLP zone standards)
Project Density	16 Residential Units Proposed	Res-4.6 (23 units max.)
Grading	35,001 c.y. cut, 21,984 c.y. fill, 13,017 c.y. import	Chapter 14, Grading Ordinance

5.4 Description

Hearing on the request of Frances Romero of Urban Planning Concepts, LLC, agent for Western Sky Development, owner, for approval of: 1) a General Plan Amendment (09GPA-00000-00005); 2) a Rezone (10RZN-00000-00003); 3) a Tract Map (10TRM-00000-00003); 4) a Development Plan (10DVP-00000-00011); and 5) a Road Naming (10RDN-00000-00007) under the provisions

of Chapter 21 and the Santa Barbara County Land Use & Development Code (LUDC). Approval of the proposed project would result in the reconfiguration of 5.39 acres comprised of 18 parcels (17 residential and 1 open space previously approved under TM 14,330 prior to adoption of the Orcutt Community Plan) to 20 parcels (16 residential, 3 open space, and 1 common lot/road) ranging in size from 7,555 sq. ft. to 11,080 sq. ft. Additional details pertaining to each component of the proposed project is as follows:

General Plan Amendment (09GPA-00000-00005): An amendment to the Orcutt Community Plan Land Use Designations Map changing the land use designation on the 5.39 gross acre project site to Residential 4.6 (4.6 du/acre) from Residential 8.0 (8 du/acre), in order to facilitate the rezone from Design Residential, 3.3 units/acre (DR-3.3) to Small Lot Planned Development (SLP).

Rezone (10RZN-000000-00003): An LUDC rezone to SLP (Small Lot Planned Development) from the existing DR-3.3 (Design Residential, 3.3 units/acre) zone designation in order to accommodate the proposed number of uniformly-sized lots while still providing open space protection of slopes onsite.

Tract Map (10TRM-00000-00003/TM 14,770): A Tentative Tract Map creating 20 legal lots from the existing 18 lot Terrace Ranch Subdivision (currently undeveloped but previously recorded under TM 14,330). The newly created lots would consist of 16 custom single family lots ranging in size from 7,555 sq. ft. to 11,080 sq. ft., an open space/detention basin of approximately 21,727 sq. ft., common lot (road) of approximately 39,999 sq. ft., and additional open space areas of 17,428 sq. ft. Water services would be provided by the Golden State Water Company (pre-1997 individual meters). Sanitary services would be provided by the Laguna County Sanitation District. Access to the site would be from a proposed private cul-de-sac accessed via Stillwell Road.

Final Development Plan (10DVP-00000-00011): Approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code for the development of 16 single family custom homes (in conformance with approved design guidelines), tract grading, installation of tract roads, public services and utilities, common open space, and landscaping. Guidelines for the build-out of individual lots would be provided to address site design, grading, floor area, building form, height, accessory structures, materials and finishes, lighting, landscaping, irrigation, walls and fences, and fire prevention.

Grading for tract development, including roads and pads for homes is estimated at approximately 35,001 cu. yd. cut, and approximately 21,984 cu. yd. fill with 13,017 cu. yd. export that will be balanced onsite due to shrinkage and expansion. The detention basin area would include a tot lot for 2-5 year old children with adjacent benches, a barbeque pit with two picnic tables and additional seating areas. The project site would be designed with ten foot steps on the southern and northern lots, including retaining walls with a maximum height of 4 feet. Lots 8-12 at the terminus of the cul-de-sac would be flat.

Road Naming (10RDN-00000-00007): Approval to name the proposed access road “Tuscan Way” under the provisions of LUDC Section 35.76.050. “Tuscan Way” has been reviewed and cleared for use by the Santa Barbara County Fire Department, Sheriff’s Dispatch, and the Office of the County Surveyor.

5.5 Background Information

On April 12, 1994 the Santa Barbara County Board of Supervisors approved Tract Map # 14,330, Terrace Ranch, subdividing the 5.39 gross acre project site into 18 parcels (17 residential and 1 open space) ranging in size from 1,400 sq. ft. to 88,170 sq. ft. The map legally recorded on April 18, 2008. Although the project site is currently vacant, the intensity of use onsite has varied since the 1950’s, when a small six room hotel and single family dwelling were developed onsite. The hotel was closed and later re-opened as a six-unit apartment and eventually demolished. The proposed project would re-design the recorded Terrace Ranch Tract Map with a proposed Tract Map consisting of 20 parcels (16 residential, 3 open space, and 1 common lot/road) ranging in size from 7,555 sq. ft. to 11,080 sq. ft.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

A Mitigated Negative Declaration (11NGD-00000-00007) was prepared for the proposed project pursuant to Section 15070 of the State Guidelines for the implementation of the California Environmental Quality Act and the County of Santa Barbara Environmental Guidelines. Please refer to the Proposed Final Mitigated Negative Declaration for a full discussion of all environmental issues, including the existing setting, potential project impacts, and required mitigation to reduce these identified impacts (Attachment C).

6.1.1 Impacts/Mitigation

Mitigation measures required to reduce potentially significant impacts on **Aesthetics/Visual Resources, Biological Resources, Cultural Resources, Geologic Processes, Noise, Public Facilities, and Water Resources/Flooding** were accepted by the applicant on February 22, 2011 and are included in the conditions of approval (Attachment B). The Draft Mitigated Negative Declaration (MND) was circulated for public comment and review period through the State Clearinghouse for 30 days (March 8, 2011 through April 6, 2011). Written comments were received from Santa Barbara County Air Pollution Control District, LAFCO, and Environmental Health Services. The comments received have been addressed in the Final Mitigated Negative Declaration (Attachment C).

6.2 Comprehensive Plan Consistency

REQUIREMENT	DISCUSSION
LAND USE ELEMENT	
<u>Land Use Development Policies</u>	
<p><i>Land Use Element Designation</i> <i>Res-8.0; Residential, 8 units per acre</i></p>	<p>Consistent: Upon approval of the proposed General Plan Amendment which would change the land use designation from Res-8.0 to Res-4.6, the project would be consistent with this policy.</p>
<p><i>Land Use Development Policy #3</i> <i>No urban development shall be permitted beyond boundaries of land designated for urban uses except in neighborhoods in rural areas.</i></p>	<p>Consistent: The proposed project is located within the urban area of the Orcutt Community Planning area. Therefore, the proposed project is consistent with this policy.</p>
<p><i>Land Use Development Policy #4</i> <i>Prior to issuance of a use permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e. water, sewer, roads, etc.) are available to serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan.</i></p>	<p>Consistent: Adequate water and sanitary services exist to serve the proposed project. Water would continue to be provided by the Golden State Water Company, and sanitary services would be provided by the Laguna County Sanitation District. Adequate access would continue to be provided via Stillwell Road. A proposed cul-de-sac would be installed to access the subdivision. Therefore, the project is consistent with this policy.</p>
<p><i>Land Use Development Policy #5. Within designated urban areas, new development other than that for agricultural purposes shall be serviced by the appropriate public sewer and water district or an existing mutual water company, if such service is available.</i></p>	<p>Consistent: Water would continue to be provided to the site by the Golden State Water Company. Sanitary services would continue to be provided by the Laguna County Sanitation District. Therefore, the proposed project would be consistent with this policy.</p>

REQUIREMENT	DISCUSSION
<p><u>Hillside and Watershed Protection Policies</u></p> <p><i>Policy #1. Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.</i></p>	<p>Consistent: Grading for tract development, including roads and pads for homes is estimated at approximately 35,001 cu. yd. cut, and approximately 21,984 cu. yd. fill with 13,017 cu. yd. export that will be balanced onsite due to shrinkage and expansion. The project has been designed to incorporate 10 foot steps on the southern and northern lots, including retaining walls with a maximum height of 4 feet. This stepped approach minimizes grading and retaining walls by taking into account the sloped topography of the site. The proposed grading would not be considered excessive. Therefore, the project is consistent with this policy.</p>
<p><i>Policy #2. All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.</i></p>	<p>Consistent: The proposed project would not result in substantial changes in existing drainage patterns or the topography of the project site. No grading on slopes with a gradient of more than 20% would occur for the development of residential units or recreational amenities. Therefore, the proposed project is consistent with this policy.</p>
<p><i>Policy #3. For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.</i></p>	<p>Consistent: Grading associated with the development of the site would be required to be completed during the dry season of the year unless a building and safety approved erosion control plan is in place. All grading would be completed in accordance with the building and safety approved grading permit. Therefore, the proposed project is consistent with this policy.</p>

REQUIREMENT	DISCUSSION
<p><i>Policy #4. Sediment basins (including debris basins, de-silting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on-site unless removed to an appropriate dumping location.</i></p>	<p>Consistent: Mitigation measures incorporated as conditions of approval related to Biological Resources, Geological Processes and Water Resources (Attachment B) would ensure compliance with each of these Hillside and Watershed Protection policies. These measures include sediment and contamination containment, erosion and sediment control requirements, SWPPP, storm water retention-bio-filtration systems, and retention roof runoff collection. Therefore, the project is consistent with this policy.</p>
<p><i>Policy #6. Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.</i></p> <p><i>Policy #7 Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.</i></p>	<p>Consistent: The proposed project is conditioned to require the designation of equipment washout areas during construction, and preparation of a Storm Water Pollution Prevention Plan. Other conditions of approval would include storm drain labeling, and the use of Low Impact Development (LID) techniques such as a bio-filtration system. Therefore, the proposed project is consistent with these policies.</p>

REQUIREMENT	DISCUSSION
<p>Visual Resource Policies</p> <p><i>Policy #3: In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.</i></p>	<p>Consistent: The proposed project site is located within the Orcutt Community Plan Urban area. The proposed subdivision is similar in design and density to the existing subdivisions immediately surrounding the project site. In addition, the project would be conditioned to require Board of Architectural Review to ensure that the design of future single family residences is in conformance with the scale and character of the existing community. Therefore, the proposed project is consistent with this policy.</p>
<p><i>Policy #5: Utilities, including television, shall be placed underground in new developments in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.</i></p>	<p>Consistent: All utilities to serve the new development would be required to be placed underground to ensure consistency with this policy.</p>
<p>HOUSING ELEMENT POLICIES</p>	
<p><i>Policy 1.1: Promote new housing opportunities adjacent to employment centers, and the revitalization of existing housing to meet the needs of all economic segments of the community, including extremely low income households, while bolstering the County's rural heritage and supporting each unincorporated community's unique character.</i></p>	<p>Consistent: The project site is located within the Orcutt Community Plan Urban area. The initial Terrace Ranch subdivision, recorded on the subject parcel in 2008, created 18 lots from one legal parcel. At that time, the applicant elected to pay in-lieu fees rather than to construct affordable housing on the site, consistent with County policy which recognizes the payment of in-lieu fees as an acceptable alternative to providing onsite affordable housing.</p>

REQUIREMENT	DISCUSSION
<p><i>Policy 2.1: Encourage housing that meets the requirements of special needs households, as identified per State law, and promotes housing diversity (i.e., size, type, tenure, location, and affordability levels).</i></p>	<p>The proposed project would increase the number of lots on the approximately 5 acre site from 18 to 20. This two-lot net increase is less than the 5 or more new lots threshold contained in the Inclusionary Housing Program. As a result, the proposed project would be exempt from additional affordable housing requirements and would be consistent with these policies.</p>
<p>ORCUTT COMMUNITY PLAN POLICIES</p>	
<p><i>Policy LU-O-3: The County shall require that adequate resources and service capacity are available to accommodate the growth identified within this Plan.</i></p>	<p>Consistent: As described in the discussion section for LUDP #4 above, the project site would have adequate service capacity. Therefore the project is consistent with this policy.</p>
<p><i>DevStd FIRE-O-2.2: The County shall require two routes of ingress and egress for development unless waived by the Fire Department.</i></p>	<p>Consistent: The project has been reviewed by the Fire Department and it was determined that with adequate roadway widths the project would be accessible with only one route of ingress and egress. Therefore, the project is consistent with this policy.</p>
<p><i>DevStd LIB-O-1.2: The County shall require a library mitigation fee on development to fund the cost of acquisition by purchase or lease, construction, and furnishing of a new library facility. The fee shall be determined upon completion of an infrastructure financing program. All development approved after adoption of the OCP shall be subject to this fee, which shall be paid prior to issuance of Building Permits or as determined by the infrastructure financing program.</i></p>	<p>Consistent: The project is conditioned to pay all required mitigation fees in effect at the time of project approval, including a Library fee and a Parks fee in order to mitigate for impacts to public improvements in the Orcutt area. Therefore, the project is consistent with these development standards.</p>

REQUIREMENT	DISCUSSION
<p><i>DevStd LIB-O-1.4: If Mello Roos Community Facilities Districts are formed in the Orcutt Planning Area to fund operation and maintenance of a library, prior to discretionary project approval of projects which impact libraries, all applicants in the planning area must either agree to participate in the District's funding mechanisms for library services or otherwise demonstrate that the project is fully mitigating the increase in demand for library services caused by the project.</i></p> <p><i>DevStd OS-O-7.3: If Mello Roos District is formed in the Orcutt Planning Area to fund operations and maintenance of parks, recreation, open space and trails, prior to discretionary project approval of projects which impact open space, all applicants in the planning area must either agree to participate in the Mello Roos District, or provide other mitigation of the project's impact on these services and demonstrate that a Homeowner's Association will be formed which will generate adequate revenues to provide long term operations and maintenance of any private services.</i></p>	
<p><i>DevStd RR-O-1.4: Developers shall provide recycling bins at all construction sites, where collection of currently accepted recyclable construction materials could be accommodated.</i></p>	<p>Consistent: The proposed project is be conditioned to participate in a recycling program. A standard County condition will be added that requires recycling bins to be provided on site during construction activities. Therefore, the project is consistent with this policy.</p>

REQUIREMENT	DISCUSSION
<p><i>Policy CIRC-O-3: The County shall maintain a minimum Level of Service (LOS) C or better on roadways and intersections within the Orcutt Planning Area, except that Minimum Level of Service for the Foster Road/Hwy 135 and Lakeview/Skyway Dr. intersections and Stillwell and Lakeview Roads shall be LOS D.</i></p>	<p>Consistent: As described in the Final Mitigated Negative Declaration (Attachment C), the project would not add any significant peak hour trips or cause roadways and intersections to operate at Levels of Service below the standards set in this policy. Therefore, the proposed project is consistent with this policy.</p>
<p><i>Policy WAT-O-2: The County may approve development under the OCP as long as there are existing or permanent entitlement backed long-term supplemental water supplies (i.e., not continued overdraft of the groundwater basin) adequate to meet the water demand, as determined by County staff, of such development. Development beyond that which can be served by existing or permanent entitlement backed long-term water supplies shall not be approved, consistent with Land Use Element LUDP 4. Long term supplemental supplies are defined as lasting as long as the defined optimal life of a project (i.e., 75 years). If the water purveyor(s) is not purchasing State Water entitlements (is in fact entering into a contract for water), the County retains the right to review the contract to ensure that the terms fulfill the definition of a long-term supplemental supply. This policy only applies to discretionary projects, as well as single family homes.</i></p>	<p>Consistent: The project site is currently served by pre-1997 water meters, and no additional supplemental water is required. Therefore, the project is consistent with this policy.</p>
<p><i>Policy WAT-O-3: Development in Orcutt shall incorporate water efficient design and technology.</i></p>	<p>Consistent: The project would be conditioned to incorporate low flow irrigation and drought tolerant vegetation into the landscaping plan. Therefore, the proposed project is consistent with this policy.</p>

REQUIREMENT	DISCUSSION
<p><i>Policy AQ-O-2: Significant fugitive dust and PM₁₀ emissions shall be reduced through implementation of appropriate construction restrictions and control measures, consistent with standards adopted by the Board.</i></p>	<p>Consistent: The project is conditioned through APCD to implement a dust control plan during construction to reduce the amount of dust that may be created. Therefore, the proposed project is consistent with this policy.</p>
<p><i>Policy BIO-O-1: Important natural resources in Orcutt, including sandhill chaparral, central dune scrub, wetlands, oak trees and woodland, Bishop pine forest, specimen trees, and central sage scrub shall be protected, consistent with the Open Space Plan and the standards below, unless this would prevent reasonable development of a property.</i></p> <p><i>DevStd BIO-O-3.1: To the maximum extent feasible, development shall be designed to avoid damage to established native trees (e.g., oaks) by incorporating setbacks, clustering, or other appropriate methods. Areas protected from grading, paving, and other disturbances shall include the area 6 feet outside of established native tree driplines, unless this distance would interfere with reasonable development of a property. Where native trees are removed, they shall be replaced in a manner consistent with County standards.</i></p>	<p>Consistent: No federal or state protected plant species or plant community is located on the subject parcel. The proposed project would be setback 650 feet from the top-of-bank of Orcutt Creek, which would allow for a sufficient buffer from sensitive areas.</p> <p>Completion of the proposed project would result in the removal of 14 trees. Of these trees, 2 native coast live oak trees, and 1 non-native specimen tree (30" Monterey Pine) would be removed. In order to mitigate for the removal of these trees, the applicant would be required to plant 10 oak trees for every oak removed (a total of 20 oak trees), and 10 native trees of the applicants preference (upon approval with P&D) for removal of the Monterey Pine Tree. In addition, the project has been conditioned to require surveys for nesting birds if trees are proposed for removal during the bird breeding season.</p> <p>Mitigation measures have been included to implement a tree replacement plan. With these mitigation measures in place, the proposed project would not adversely impact important natural resources on the site. Therefore, the project is consistent with these policies.</p>

REQUIREMENT	DISCUSSION
<p><i>Policy BIO-O-4: Non-native trees (e.g., eucalyptus groves and windrows) that provide known raptor nesting or key roosting sites shall be protected; non-native specimen trees shall be protected to the greatest degree feasible except where it would interfere with reasonable development of a property. Non-native trees of less than 25 inches in diameter at breast height do not qualify as specimens for this Policy.</i></p>	<p>Consistent: Completion of the proposed project would result in the removal of 14 trees. Of these trees, 2 native coast live oak trees, and 1 non-native specimen tree (30" Monterey Pine) would be removed. In order to mitigate for the removal of these trees, the applicant would be required to plant 10 oak trees for every oak removed (a total of 20 oak trees), and 10 native trees of the applicants preference (upon approval with P&D) for removal of the Monterey Pine Tree. In addition, the project has been conditioned to require surveys for nesting birds if trees are proposed for removal during the bird breeding season. Therefore, the proposed project would be consistent with this policy.</p>
<p><i>Policy FLD-O-1: Flood risks in the Orcutt planning area shall be minimized through appropriate design and land use controls.</i></p>	<p>Consistent: The project is required to have an approved grading and drainage plan. The project site is not located within a floodway or floodplain area. In addition, there are no water bodies on the project site. Therefore, the project is consistent with this policy.</p>
<p><i>Policy GEO-O-2: In areas of high erosion potential, development shall be sited and designed to minimize increased erosion.</i></p>	<p>Consistent: The project is not located in an area of high erosion, however it would be conditioned to minimize erosion to the maximum extent feasible with re-vegetation. Therefore, the proposed project is consistent with this policy.</p>
<p><i>DevStd GEO-O-2.2: Development shall be prohibited on slopes greater than 30% unless this would prevent reasonable development of a property. In areas of unstable soils, highly erosive soils or on slopes between 20% and 30% development shall not be allowed, unless an evaluation by a qualified professional (e.g., soils engineer, geologist, etc.) establishes that the proposed project will not result in unstable slopes or severe erosion or this would prevent reasonable development of a property.</i></p>	<p>Consistent: The proposed project is not proposing development on slopes of 20% or greater. Thus, the project is considered consistent with this policy.</p>

REQUIREMENT	DISCUSSION
<p><i>DevStd GEO-O-2.4: All surface water runoff shall be culverted and diverted to avoid erosion of exposed slopes and shall be directed to the nearest natural drainage channel. Where such measures are feasible and would not substantially increase erosion, vegetated earthen channels should be substituted for culverts. Cribwalls or other methods should only be used where necessary to retain slopes.</i></p>	<p>Consistent: The project has been conditioned to minimize erosion to the maximum extent feasible with re-vegetation. Grading activities would be limited to the dry season unless an approved erosion control plan is implemented. Adherence to these conditions would ensure erosion is minimized. Therefore, the project is consistent with this development standard.</p>
<p><i>Policy HA-O-1: Archaeological and historic resources in the Orcutt Planning Area shall be protected and preserved to the maximum extent possible.</i></p>	<p>Consistent: No known archaeological sites are shown to be located on the site by the County's Archaeological Resource Maps. The project contains mitigation measures to stop all construction or grading activities if any resource is found so that it can be analyzed for historical importance. Therefore, the proposed project is consistent with this policy.</p>
<p><i>Policy NSE-O-1: Development of new noise sensitive uses (as defined in the Noise Element) in Orcutt should provide attenuation of ambient noise levels for indoor living areas and, where practical, for outdoor living areas.</i></p> <p><i>DevStd NSE-O-1.1: Noise sensitive land uses should be located outside of the 65 dB(A) CNEL contours, unless this would prevent reasonable development of a property.</i></p> <p><i>DevStd NSE-O-1.2: Noise sensitive uses proposed in areas exceeding 65 dB(A) CNEL shall be designed so that exterior living spaces do not exceed 65 dB(A) CNEL and interior noise levels attributable to exterior sources do not exceed 45 dB(A) CNEL when doors and windows are closed. Noise insulation construction techniques may include installation of air conditioning for all units and double-paned windows and wall insulation for all window and wall locations with lines of sight to the noise source. Building design and</i></p>	<p>Consistent: The project site is located outside the 55 dB(A) CNEL contour from Highway 101. The site is located in an urban area and not near any major noise producing land use. Although the site is adjacent to Clark Avenue, traffic noise is intermittent and generally infrequent. All outdoor living areas on the site would be in areas that have a less than 65 dB(A) noise contour. Therefore, the project is consistent with this policy and development standards.</p>

REQUIREMENT	DISCUSSION
<p><i>construction specifications shall meet the interior noise standard set forth in California Administrative Code, Title 25, as demonstrated through an acoustical analysis prior to project approval.</i></p>	
<p>Policy NSE-O-2: <i>Construction noise in Orcutt shall be minimized during non-standard work hours.</i></p> <p>DevStd NSE-O-2.1: <i>Standard construction working hours (i.e., 7 a.m. to 4:00 p.m., Monday-Friday) shall be required for development activities. Flexibility to allow extended hours on weekdays and/or occasional working hours on Saturdays should be determined on a case-by-case basis.</i></p>	<p>Consistent: The project contains a mitigation measure to limit construction hours to 7:00 a.m. to 4:00 p.m. on weekdays only. Therefore the project is consistent with this policy and development standard.</p>
<p>Policy VIS-O-1: <i>Significant scenic and visual natural resources in Orcutt shall be protected in order to preserve the semi-rural character of the Orcutt Planning Area (OPA).</i></p> <p>Policy VIS-O-2: <i>Prominent public view corridors (U.S. 101, State Routes 1 & 135, Clark Ave., Santa Maria Way, and Union Valley Parkway) and public viewsheds (Orcutt/Solomon Hills, Casmalia Hills, and Orcutt Creek) should be protected.</i></p> <p>DevStd VIS-O-2.1: <i>Development shall be sited and designed to minimize disruption of important public view corridors and viewsheds through building orientation, minimization of grading on slopes, landscaping and minimization of sound walls.</i></p>	<p>Consistent: The proposed subdivision would create the potential for sixteen new single family dwellings to be constructed. The proposed project is conditioned to require future development to be subject to review by the County Board of Architectural Review to ensure that adverse visual impacts from future development are reduced to less than significant levels. Building a home that is consistent with visual policies, Orcutt Community Plan policies, and hillside and watershed protection policies would ensure that development is compatible with the natural terrain. The potential additional of sixteen new residences would not be considered out of place or inconsistent with the surrounding development. Therefore, the project is consistent with these policies and development standards.</p>

REQUIREMENT	DISCUSSION
<p><i>Policy VIS-O-6: Outdoor lighting in Orcutt shall be designed and placed so as to minimize impacts on neighboring properties and the community in general.</i></p> <p><i>DevStd VIS-O-6.3: Night lighting fixtures adjacent to residential areas shall be of the minimum height and intensity required for security/safety.</i></p>	<p>Consistent: The new residences that would potentially exist as a result of the project may include outdoor lighting on the patio, along the driveway or directed toward outdoor walking areas. The light may have the potential to escape the site and impact surrounding neighbors. A mitigation measure requiring all outdoor lighting to be hooded and directed downward in order to contain exterior lighting has been incorporated into the project. Therefore, the project is consistent with this policy and development standards.</p>
<p><i>Policy-FSCL-O-1: The County shall ensure that adequate funding is available for the construction of public infrastructure and facilities as identified in the Orcutt Community Plan and the Public Infrastructure Financing Program.</i></p>	<p>Consistent: The proposed project is required to pay its share of road fees and development impact fees based on the size of the structures and the number of units. Therefore, the proposed project is consistent with these policies.</p>

6.3 Zoning: Land Use and Development Code Compliance

6.3.1 General Plan Amendment

Approval of the General Plan Amendment would change the land use designation of the site from Res-8.0 to Res-4.6. Under Res-8.0, the maximum density is 40 units. Under the new land use designation of Res-4.6, the maximum density is 23 units. The proposed project includes 16 units which meets Res-4.6 density requirements.

6.3.2 Rezone

Approval of the proposed rezone would amend the current zoning of DR-3.3 to SLP. The intent of this zone is to provide housing opportunities which meet the needs of the community, including housing for low, moderate, and middle income households, families with children, senior citizens, and other identified households in need; and ensure a safe and attractive residential environment by promoting high standards of site planning, architecture, and landscaping for small lot planned development.

The SLP zone district requires a minimum of 15% of the site to be set aside as open space area. This area shall include a recreational area with facilities for the use of the residents of the development. The recreational facilities shall generally be provided in a central location and may include lawn and picnic areas, swimming pools, tennis courts, etc. Sidewalks, walkways or paths shall link all residential lots to the recreational facilities.

The initial Terrace Ranch 18-lot subdivision, recorded in 2008, included the payment of in-lieu fees rather than providing affordable housing onsite. The proposed project would increase the number of lots onsite from 18 to 20, a net increase of two lots, which is less than the 5 or more new lots threshold contained in the Inclusionary Housing Program. As a result, the proposed project would be exempt from additional affordable housing requirements.

The proposed project includes approximately 0.90 acres of open space area which is equivalent to 19% of the site. Three open space areas are proposed along the northwest property line, the southwest corner, and along the southern property line. The open space area in the southwest corner would include a play area/"tot-lot" for children between the ages of 2 to 5 years of age, a barbeque pit, picnic tables with benches, and a seating area to provide a view of the Solomon Hills to the south. A portion of this area would also be utilized as an onsite storm water detention basin. The open space area along the northwest property line would provide a 25' landscaped buffer along Stillwell Road. Finally, the open space area along the southern property line would provide a 30 foot buffer between the existing single family residences and proposed development. The proposed Tentative Map, Development Plan, and Road Naming would comply with applicable requirements for the SLP zone district.

6.3.3 Chapter 21, County Code (Subdivision Regulations)

The proposed tract map would be consistent with the rules and regulations of the County's subdivision regulations as described in the findings (attachment A). The proposed lots would conform to the configuration requirements as outlined in Chapter 21 and therefore would comply with the minimum requirements of the Subdivision Map Act.

6.4 Subdivision/Development Review Committee

The proposed project was reviewed by the Subdivision/Development Review Committee (SDRC) on August 19, 2010. Several County Departments have applied conditions of approval to the project which are included in Attachment B.

6.5 Design Review

The Northern Board of Architectural Review (NBAR) has provided conceptual review of the project on June 25, 2010 (see Attachment F, NBAR minutes dated June 25, 2010). When the project returns for further conceptual review, the NBAR would like the applicant to submit the following: 1) a site plan depicting all adjacent lots and building footprints, 2) a

streetscape/massing study, and 3) four or five cross-sections encompassing adjacent lots and residences (one through the open space areas, two north-south locations (through lots 8 and 11), and one east-west location through the entire site).

The NBAR commented that the detail level of the proposed Design Guidelines looks appropriate with the following comments: 1) The guidelines should further discuss front lot landscaping (including a common plant palette and species size at maturity); 2) Architectural details should not be limited to the fronts but should carry all the way around the structures; 3) The use of white vinyl windows should be eliminated; and 4) The open space lots and detention basin should utilize low water use ground cover/turf for surfaces not intended for public use/access.

6.6 SB 18 Consultation

On April 14, 2011, Planning and Development sent letters to the Santa Ynez Band of Chumash Indians and the Coastal Band of the Chumash Nation offering to consult pursuant to the SB 18 requirement regarding Native American Heritage Commission (NAHC) consultation on the proposed General Plan Amendment. According to the letter, the addressees have until July 14, 2011 to respond with a request for a consultation on the project. To date, a request has not been received. To ensure that the NAHC addressees have adequate time to respond with a consultation request, the project will need to return to the Planning Commission's on the Consent agenda of July 20, 2011 prior to scheduling for final approval by the Board of Supervisors.

6.7 Development Impact Mitigation Fees

A series of ordinances and resolutions adopted by the County Board of Supervisors require the payment various development impact mitigation fees. This project is subject to the fees as shown in the following table. The amounts shown are estimates only. The actual amounts will be calculated in accordance with the fee resolutions in effect when the fees are paid.

The developer of a project that is required to pay development impact mitigation fees may appeal to the Board of Supervisors for a reduction, adjustment or waiver of any of those fees based on the absence of a reasonable relationship between the impacts of the proposed project and the fee category for which fees have been assessed. The appeal must be in writing and must state the factual basis on which the particular fee or fees should be reduced, adjusted or waived. The appeal must be submitted to the director(s) of the relevant departments within 15 calendar days following the determination of the fee amount(s). For a discretionary project, the date of determination of fee amounts is the date on which the decision-maker adopts the conditions of approval and approves the project.

Estimated Orcutt Development Plan Impact Mitigation Fees			
Fee Program	Base Fee (per unit or 1,000 sf)	Estimated Fee	Fee due at
Recreation (Parks) Quimby Develop. Mitigation Comm. & Industrial	\$3,989.00/unit X 16 units	\$63,824.00	Land Use Clearance
Transportation Roadway Bikeways Landscape Medians	16 units x \$3,367.00/unit + (16 units x (\$351.00 landscape median fee + \$304.00 bikeway fee))	\$64,352.00	Land Use Clearance
Regional Drainage	\$1,995.00/unit X 16 units	\$31,920.00	Final Inspection
Fire Orcutt Area	\$781.00/unit X 16 units	\$12,496.00	Final Inspection Final Inspection
Library	\$704.00/unit X 16 units	\$11,264.00	Final Inspection
Public Administration	\$393.00/unit X 16 units	\$6,288.00	Final Inspection
Sheriff	\$278.00/unit X 16 units	\$4,448.00	Final Inspection

7.0 APPEALS PROCEDURE

- Comprehensive Plan amendments and Ordinance Amendments recommended for approval or denial are automatically forwarded to the Board of Supervisors for final action, therefore no appeal is required.
- A Zoning Map Amendment recommended for approval is automatically forwarded to the Board of Supervisors for final action, therefore no appeal is required.
- A Zoning Map Amendment denied by the Commission may be appealed to the Board of Supervisors within the 10 days following the action of the Commission.

ATTACHMENTS

- A. Findings
- B. Conditions of Approval with attached Departmental letters
- C. Final Mitigated Negative Declaration dated April 5, 2011
- D. Rezone Draft Ordinance/Resolution
- E. Comprehensive Plan Amendment Draft Resolution
- F. North Board of Architectural Review Minutes dated June 25, 2010
- G. APN Page
- H. Recorded Terrace Ranch Tract Map #14,330
- I. Proposed Terrace Villas Tentative Tract Map #14,770
- J. Preliminary Grading Plan
- K. Proposed Drainage Basin Design
- L. Schematic Landscape Plan
- M. Typical Elevations

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

1.1 CONSIDERATION OF THE NEGATIVE DECLARATION AND FULL DISCLOSURE

The Board of Supervisors has considered the Negative Declaration together with the comments received and considered during the public review process. The Negative Declaration reflects the independent judgment and analysis of the Board of Supervisors and has been completed in compliance with CEQA, and is adequate for this proposal.

1.2 FINDING OF NO SIGNIFICANT EFFECT

On the basis of the whole record, including the negative declaration and any comments received, the Board of Supervisors finds that through feasible conditions placed upon the project, the significant impacts on the environment have been eliminated or substantially mitigated and on the basis of the whole record there is no substantial evidence that the project will have a significant effect on the environment.

1.3 LOCATION OF DOCUMENTS

The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Clerk of the Board of Supervisors, 105 E. Anapamu Street, Santa Barbara, CA 93101.

1.4 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 ADMINISTRATIVE FINDINGS

2.1 COMPREHENSIVE PLAN AMENDMENT FINDINGS

Government Code Section 65358 requires a comprehensive plan amendment to be in the public interest. The proposed comprehensive plan amendment would be in the public interest for the following reasons:

1. The proposed project has been re-designed to include recreational open space amenities, landscaped buffer areas, grading plans which take into account the existing topography of the site, and optimum access. These amenities result in improvements to the existing recorded Terrace Ranch Tract Map which results in an overall benefit to the public.
2. The SLP zone district will be appropriate for the site as it requires 15% of the site to remain in open space, and allows for housing opportunities which meet the needs of the community and ensures a safe and attractive residential environment by promoting high standards of site planning, architecture, and landscaping for small lot planned development.

2.2 REZONE FINDINGS

In compliance with Section 35.104.060 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for an Amendment to the Development Code, Local Coastal Program, or Zoning Map the review authority shall first make all of the following findings:

2.2.1 The request is in the interests of the general community welfare.

The SLP zone district will be appropriate for the site as it requires 15% of the site to remain in open space, and allows for housing opportunities which meet the needs of the community and ensures a safe and attractive residential environment by promoting high standards of site planning, architecture, and landscaping for small lot planned development. Therefore, the rezone is consistent with this finding.

2.2.2 The request is consistent with the Comprehensive Plan, the requirements of State planning and zoning laws, and this Development Code.

Upon approval of the proposed Comprehensive Plan Amendment to the Orcutt Community Plan (OCP) Land Use Designations Map to change the land use designation from Residential 8.0 to Residential 4.6, the proposed rezone will be consistent with this finding.

2.2.3 The request is consistent with good zoning and planning practices.

Rezoning the project site from Design Residential, 3.3 units/acre (DR-3.3) to Small Lot Planned Development (SLP) will allow the project site to be developed with custom single family residences which will meet the needs of the community. The SLP zone district requires open space and recreational amenities, as well as high standards of site planning, architecture, and landscaping. Therefore, the rezone is consistent with this finding.

Additional findings required for sites zoned Small Lot Planned Development (SLP).

In compliance with Subsection 35.104.090.E.2 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Rezone to the SLP zone the review authority shall first make all of the following findings:

1. **That the proposed SLP development provides affordable housing opportunities, consistent with the stated purpose and intent of the SLP district; and**
2. **That the SLP site is located within an Urban Area, as designated in the Comprehensive Plan, and within reasonable access to employment opportunities, public transportation, commercial centers, and schools.**

The approximately 5 acre project site was initially subdivided in 2008 through the Terrace Ranch 18-lot Tract Map. In-lieu fees were paid in satisfaction of Housing Element requirements at that time. The Terrace Villas project increases the number of lots onsite from 18 to 20, a net increase of two lots, which is less than the 5 or more new lots threshold contained in the Inclusionary Housing Program. As a result, the proposed project would be exempt from additional affordable housing requirements.

The project site is located in an area that provides close access to public transportation on Clark Avenue, commercial centers and schools. As a result, the rezone is consistent with these findings.

2.3 DEVELOPMENT PLAN FINDINGS

A. Findings required for all Preliminary or Final Development Plans. In compliance with Subsection 35.82.080.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Preliminary or Final Development Plan the review authority shall first make all of the following findings:

- 2.3.1 **The site for the subject project is adequate in terms of location, physical characteristics, shape, and size to accommodate the density and intensity of development proposed.**

The subject 5.39 gross acre parcel is bordered on the north and east by mobile homes, and to the south and west by single family residences. According to the Design Guidelines submitted for the project, future single family residences would be designed so that the apparent size of exterior wall surfaces visible from off the site would be minimized through the use of single story and small-scale elements. The building elevations would include offsets (staggered walls) or varied setbacks, projections and cantilevers, eave overhangs, roof pitches, and/or other

means of horizontal and vertical articulation to create shade and shadow, and otherwise articulate building form. The maximum height proposed for a two-story home would be 25 feet from the finished grade. Future homes and structures would be sited to enhance and preserve view corridors. To ensure neighborhood compatibility, future single family residences would be required to be in conformance with the approved Design Guidelines, and would be reviewed and approved by NBAR prior to Zoning Clearance and Building Permit issuance. Therefore, the project is consistent with this finding.

2.3.2 Adverse impacts will be mitigated to the maximum extent feasible.

A Mitigated Negative Declaration (11NGD-00000-00007) was prepared for the proposed project (see Attachment C) pursuant to Section 15070 of the State Guidelines for the implementation of the California Environmental Quality Act and the County of Santa Barbara Environmental Guidelines. Mitigation measures required to reduce potentially significant impacts on Aesthetics/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Geologic Processes, Noise, Public Facilities, and Water Resources/Flooding were accepted by the applicant on February 22, 2011 and are included in the conditions of approval (Attachment B). Therefore, the project is consistent with this finding.

2.3.3 Streets and highways will be adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.

Access to the site would be from a proposed private cul-de-sac accessed from the intersection of Stillwell Road and Clark Avenue. The intersection of Clark Avenue and Stillwell Road is signalized, and able to accommodate the levels of traffic that would be generated by the proposed project. The transportation division of the Public Works Department has reviewed the proposed project and has determined that the uses proposed would not cause a hazard to motorists, bicyclists, or pedestrians, and would provide adequate access. The proposed cul-de-sac improvements would be constructed to Fire Department standards to ensure adequate safety as required by the Fire Department's condition letter. No new public roads would be required to serve the project. The proposed project would have no effect on existing neighborhood parking, as each single family residence would have a garage, and also the option for additional on-street parking. Therefore, the project is consistent with this finding.

2.3.4 There will be adequate public services, including fire and police protection, sewage disposal, and water supply to serve the proposed project.

Adequate public services are in place to serve the proposed project. Water services will be provided by the Golden State Water Company, and Sanitary Services will be provided by the Laguna County Sanitation District. Santa Barbara County Fire Station #23 would serve the project site. This Fire Station is

located in Tiffany Park, which is less than 0.50 mile north of the project site. Adequate police protection is available to serve the site. Therefore, the project is consistent with this finding.

2.3.5 The proposed project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will not be incompatible with the surrounding area.

The proposed project site is located in an urban area within the Orcutt Community Planning boundary. Surrounding development adjacent to the site consists of single family residences and subdivisions (Cimarron Estates, Mesa Verde, and Jensen's Crossing). Structural designs, project siting, and appropriate conditions have been incorporated into the project in order to avoid any detrimental effect to the neighborhood, and incompatibility with the surrounding areas. Therefore, the project is consistent with this finding.

2.3.6 The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan.

The project conforms to all applicable requirements of the Comprehensive Plan and the Orcutt Community Plan. The project also conforms to all requirements of the Land Use and Development Code in regards to the SLP zone district standards. Therefore, the project is consistent with this finding.

2.3.7 Within Rural areas as designated on the Comprehensive Plan maps, the use will be compatible with and subordinate to the agricultural, rural, and scenic character of the rural areas.

The proposed project site is located in an urban area within the Orcutt Community Planning boundary. Therefore, this finding does not apply the project.

2.3.8. The project will not conflict with any easements required for public access through, or public use of a portion of the subject property.

The project does not conflict with any public easements and there currently is no public use of the subject property. Therefore, the project is consistent with this finding.

B. Additional finding required for Final Development Plans. In compliance with Subsection 35.82.080.E.2 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Final Development Plan the review authority shall first find that the plan is in substantial conformity with any previously approved Preliminary Development Plan except when the review authority considers a Final Development Plan for which there is no previously approved Preliminary Development Plan. In this case, the review authority may

consider the Final Development Plan as both a Preliminary and Final Development Plan.

The project consists of a Final Development Plan, and does involve a previously approved Preliminary Development Plan; therefore, this finding is not applicable.

2.4 TENTATIVE MAP FINDINGS

A. Findings for all Tentative Maps. In compliance with the Subdivision Map Act, ~~the review authority shall deny Terrace Villas Tract Map, Case No. 10TRM-00000-00003/TM 14,770 if any of the following Subdivision Map Act Findings cannot be made:~~

- 1. State Government Code §66473.1. The design of the subdivision for which a tentative map is required pursuant to §66426 shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.**

Future residential development on the site would be able to take advantage of solar exposure for natural heat and light and prevailing winds for natural cooling effects. There is sufficient northern, southern, eastern, and western exposure to allow for passive heating or cooling systems to be provided on the site. Therefore, the project is consistent with this finding.

- 2. State Government Code §66473.5. No local agency shall approve a tentative map, or a parcel map for which a tentative map was not required, unless the legislative body finds that the proposed subdivision, together with the provisions for its design and improvement is consistent with the general plan required by Article 5 (commencing with §65300) of Chapter 3 of Division 1 or any specific plan adopted pursuant to Article 8 (commencing with §65450) of Chapter 3 of Division 1.**

The project is consistent with all applicable policies of the County's Comprehensive Plan. Adequate ingress/egress, infrastructure and public and private services are available to serve the proposed lots and with compliance with the project description and conditions identified in Attachment B, the subdivision would not create any significant environmental impacts. The sizes of the proposed residential lots are consistent with that of the surrounding neighborhood and any future development would be required to be compatible with neighboring land uses. Therefore, the project is consistent with this finding.

- 3. State Government Code §66474. The following findings shall be cause for disapproval of a Tentative Parcel Map/Tract Map:**

- a. The proposed map is not consistent with applicable general and**

specific plans as specified in §66451.

With compliance with the project description and conditions of approval identified in Attachment B, the project is consistent with all applicable policies of the County's Comprehensive Plan, the Orcutt Community Plan, The Santa Barbara County Land Use and Development Code, and Chapter 21, the County Subdivision Ordinance.

- b. The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.**

With compliance with the project description and conditions of approval identified in Attachment B, future residential improvements of the subdivision will be consistent with the County's Comprehensive Plan, and the Orcutt Community Plan.

- c. The site is not physically suitable for the type of development proposed.**

The 5.39 gross acre project site is sufficient to accommodate the future development of 16 single family dwellings. To ensure neighborhood compatibility, future single family residences would be required to be in conformance with the approved Design Guidelines, and would be reviewed and approved by NBAR prior to Zoning Clearance and Building Permit issuance. Adequate public and private services would be available to serve the project. As such, the site can be found physically suitable for the proposed subdivision.

- d. The site is not physically suited for the proposed density of development.**

Approval of the General Plan Amendment changes the land use designation of the site from Res-8.0 to Res-4.6. Under Res-8.0, the maximum density is 40 units. Under the new land use designation of Res-4.6, the maximum density is 23 units. The project includes the development of 16 single family residential lots which is less than the maximum density. As a result, the site is physically suitable for the proposed density of development.

- e. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

As indicated in the Final Mitigated Negative Declaration (Attachment C), potentially significant environmental impacts would be mitigated to a less

than significant level. The site does not contain any sensitive biological habitats or wildlife and with compliance with the project description and conditions of approval outlined in Attachment B, the subdivision would not cause significant environmental damage nor have the potential to injure fish or wildlife.

- f. The design of the subdivision or type of improvements is likely to cause serious public health problems.**

There are no identified or likely public health problems or hazards associated with the project. Adequate water, utilities, and access are available to serve the proposed parcels. The project is not located within an area of historic flood hazards and has been reviewed by the County Fire Department and the County's Flood Control District, Environmental Health Services, and Air Pollution Control District.

- g. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.**

The project does not conflict with any public easements and there currently is no public use of the subject property.

- 4. State Government Code §66474.4. The legislative body of a county shall deny approval of a tentative map or parcel map if it finds that the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 and that either the resulting parcels following a subdivision of that land would be too small to sustain their agricultural use or the subdivision will result in residential development not incidental to the commercial agricultural use of the land.**

The project site is located in an urban area, and is not under agricultural preserve contract. There are no agricultural uses on the site.

- 5. State Government Code §66474.6. The governing body of any local agency shall determine whether discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with §13000) of the Water Code.**

The project site will continue to be served by the Laguna County Sanitation District (LCSD). The LCSD has indicated that they "Can and Will Serve" the subdivision.

B. Chapter 21, County Subdivision Regulations

- A. The following findings shall be cause for disapproval of a Tentative Parcel Map or lot split map, but the Tentative Parcel Map or lot split map may nevertheless be approved in spite of the existence of such conditions where circumstances warrant.

- 1. Easements or rights-of-way along or across proposed county streets which are not expressly subordinated to street widening; however the Director of Public Works may approve such easements or rights-of-way without such subordinations.**

The project does not conflict with any public easements and there currently is no public use of the subject property. Therefore the Planning Commission finds the project consistent with this regulation.

- 2. Lack of adequate width or improvement of access roads to the property; creation of a landlocked lot or parcel without frontage on a street or other approved ingress and egress from the street.**

Access to the project site will continue to be from Stillwell Road via Clark Avenue. The intersection of Clark Avenue and Stillwell Road is signalized, and is adequate to serve the subdivision. Public Works Transportation has determined that the existing access is suitable for the project. No lots resulting from the tentative map will become landlocked. Therefore, the Planning Commission finds that the project has adequate width or improvement of access roads and will not result in a landlocked lot.

- 3. Cuts or fills having such steep slopes or great heights as to be unsafe under the circumstances or unattractive to view.**

Any future development including access roads will occur on areas of the parcel which contain slopes of less than 20 percent. Utilities will be installed underground. Therefore, the Planning Commission finds that the project will not create unsafe or unattractive grading cuts or fills.

- 4. Grading or construction work shall not be commenced prior to recordation of the final or parcel map without specific authority granted by and subject to conditions approved by the Board of Supervisors.**

Grading for tract development, including roads and pads for homes is estimated at approximately 35,001 cu. yd. cut, and approximately 21,984 cu. yd. fill with 13,017 cu. yd. export that will be balanced onsite due to shrinkage and

expansion. No grading has occurred nor is any required for any street or buildable area prior to recordation of the map. Therefore, the Planning Commission finds no grading or construction has been performed during the process of this application.

5. Potential creation of hazard to life or property from floods, fire, or other catastrophe.

The project site is not located within a flood plain or flood way, and any future development will be located within areas of the parcel that contains slopes of less than 20%. Additionally, the County Flood Control and Fire Departments have reviewed the project and have submitted conditions included in Attachment B. Therefore, the Planning Commission finds there is no potential creation of hazard to life or property from floods, fire, or other catastrophe.

6. Nonconformance with any adopted general plan of the County or with any alignment of a state highway officially approved or adopted by the Department of Transportation.

Compliance with the project description and required conditions of approval will ensure that the design and improvements of the subdivision and future development are consistent with the County's Comprehensive Plan, Orcutt Community Plan, and the Land Use Development Code. Therefore, the Planning Commission finds that the project is in conformance with the adopted general plan of the County and does not conflict with any State highway.

7. Creation of a lot or lots which have a ratio depth to width in excess of 3 to 1.

The project will not result in lots that have a ratio depth to width in excess of 3 to 1. Therefore, the Planning Commission finds the project in conformance with this finding.

8. Subdivision designs with lots backing up to watercourses.

The subdivision will not back up to a watercourse. Therefore, the Planning Commission finds that the future build-out of these new lots will not result in significant adverse impacts to the watercourse, nor will the flow of the watercourse have significant impacts upon future residents.

2.5 ROAD NAMING FINDINGS

Findings for All Road Namings (LUDC 35.76.050.D.2)

The Road Name Selection states that the objective of regulated road naming is to ensure that proposed road names are pleasant sounding; easy to read (so that the public, and

children in particular, can readily pronounce the name in an emergency); and add to the pride of home and community. In order to meet that objective, the following criteria were adopted and must be met in order to approve the naming of a road.

- 2.5.1 A road name shall not be duplicated within the area served by the same post office, or fire or police department. No name should duplicate another road name used elsewhere in the County. Similar sounding names are considered duplicates regardless of spelling.**

The proposed road name “~~Tuscan Way~~” has been reviewed and cleared for use by the Santa Barbara County Fire Department, Sheriff’s Dispatch, and the Office of the County Surveyor. Therefore, the proposed road name is consistent with this criterion.

- 2.5.2 A road shall not be named after a living person, except that a road may be named with a family surname prominent in County history, even if a family member still resides in the area.**

The road name “Tuscan Way” does not reference a surname.

- 2.5.3 A road name shall have less than 24 letters, including punctuation, spacing, and road classification (e.g., lane, street, way).**

The road name “Tuscan Way” contains 10 letters, including spacing and the road classification.

- 2.5.4 A road name shall be easy to pronounce and spell.**

The road name “Tuscan Way” is easy to pronounce and spell.

- 2.5.5 A road name shall be grammatically correct whether in English or a foreign language.**

The road name “Tuscan Way” is grammatically correct.

- 2.5.6 A road name shall include the appropriate road classification (e.g., lane, street, way).**

The road name “Tuscan Way” includes the road classification.

ATTACHMENT B: CONDITIONS OF APPROVAL

Terrace Villas Project

**Case Nos. 10TRM-00000-00003/TM 14,770, 10DVP-00000-00011, 10RDN-00000-00007
Associated Case Nos. 09GPA-00000-00005, 10RZN-00000-00003**

May 11, 2011

I. PROJECT DESCRIPTION

1. This Tentative Tract Map, Final Development Plan, and Road Naming is based upon and limited to compliance with the project description, the hearing exhibits marked Exhibit 1, dated _____ (Approval dated by Board of Supervisors) and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations.

The project description is as follows:

Hearing on the request of Frances Romero of Urban Planning Concepts, LLC, agent for Western Sky Development, owner, for approval of: 1) a General Plan Amendment (09GPA-00000-00005); 2) a Rezone (10RZN-00000-00003); 3) a Tract Map (10TRM-00000-00003); 4) a Development Plan (10DVP-00000-00011); and 5) a Road Naming (10RDN-00000-00007) under the provisions of Chapter 21 and the Santa Barbara County Land Use & Development Code (LUDC). Approval of the proposed project would result in the reconfiguration of 5.39 acres comprised of 18 parcels (17 residential and 1 open space previously approved under TM 14,330 prior to adoption of the Orcutt Community Plan) to 20 parcels (16 residential, 3 open space, and 1 common lot/road) ranging in size from 7,555 sq. ft. to 11,080 sq. ft. Additional details pertaining to each component of the proposed project is as follows:

General Plan Amendment (09GPA-00000-00005): An amendment to the Orcutt Community Plan Land Use Designations Map changing the land use designation on the 5.39 gross acre project site to Residential 4.6 (4.6 du/acre) from Residential 8.0 (8 du/acre), in order to facilitate the rezone from Design Residential, 3.3 units/acre (DR-3.3) to Small Lot Planned Development (SLP).

Rezone (10RZN-00000-00003): An LUDC rezone to SLP (Small Lot Planned Development) from the existing DR-3.3 (Design Residential, 3.3 units/acre) zone designation in order to accommodate the proposed number of uniformly-sized lots while still providing open space protection of slopes onsite.

Tract Map (10TRM-00000-00003/TM 14,770): A Tentative Tract Map creating 20 legal lots from the existing 18 lot Terrace Ranch Subdivision (currently undeveloped

but previously recorded under TM 14,330). The newly created lots would consist of 16 custom single family lots ranging in size from 7,555 sq. ft. to 11,080 sq. ft., an open space/detention basin of approximately 21,727 sq. ft., common lot (road) of approximately 39,999 sq. ft., and additional open space areas of 17,428 sq. ft. Water services would be provided by the Golden State Water Company (pre-1997 individual meters). Sanitary services would be provided by the Laguna County Sanitation District. Access to the site would be from a proposed private cul-de-sac accessed via Stillwell Road.

Final Development Plan (10DVP-00000-00011): Approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code for the development of 16 single family custom homes (in conformance with approved design guidelines), tract grading, installation of tract roads, public services and utilities, common open space, and landscaping. Guidelines for the build-out of individual lots would be provided to address site design, grading, floor area, building form, height, accessory structures, materials and finishes, lighting, landscaping, irrigation, walls and fences, and fire prevention.

Grading for tract development, including roads and pads for homes is estimated at approximately 35,001 cu. yd. cut, and approximately 21,984 cu. yd. fill with 13,017 cu. yd. export that will be balanced onsite due to shrinkage and expansion. The detention basin area would include a tot lot for 2-5 year old children with adjacent benches, a barbeque pit with two picnic tables and additional seating areas. The project site would be designed with ten foot steps on the southern and northern lots, including retaining walls with a maximum height of 4 feet. Lots 8-12 at the terminus of the cul-de-sac would be flat.

Road Naming (10RDN-00000-00007): Approval to name the proposed access road "Tuscan Way" under the provisions of LUDC Section 35.76.050. "Tuscan Way" has been reviewed and cleared for use by the Santa Barbara County Fire Department, Sheriff's Dispatch, and the Office of the County Surveyor.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

2. **Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

**II. MITIGATION MEASURES from NEGATIVE DECLARATION
11NGD-00000-00007**

3. **Aest-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development. **TIMING:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to zoning clearance issuance. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

4. **Aest-10 Lighting.** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m. **PLAN REQUIREMENTS:** The Owner/Applicant shall develop a Lighting Plan for BAR approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture. **TIMING:** Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.

MONITORING: P&D compliance monitoring staff and BAR shall review a Lighting Plan for compliance with this measure prior to Final Building Inspection Clearance to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

5. **Air-01 Dust Control.** The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:
- a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
 - b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.
 - d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
 - e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.

- f. Order increased watering as necessary to prevent transport of dust off-site.
- g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
- h. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately:
 - i. Seed and water to re-vegetate graded areas; and/or
 - ii. Spread soil binders; and/or
 - iii. Employ any other method(s) deemed appropriate by P&D or APCD.

PLAN REQUIREMENTS: These dust control requirements shall be noted on all grading and building plans. **PRE-CONSTRUCTION REQUIREMENTS:** The contractor or builder shall provide P&D monitoring staff and APCD with the name and contact information for an assigned onsite dust control monitor(s) who has the responsibility to:

- a. Assure all dust control requirements are complied with including those covering weekends and holidays.
- b. Order increased watering as necessary to prevent transport of dust offsite.
- c. Attend the pre-construction meeting.

TIMING: The dust monitor shall be designated prior to the start of grading activities. The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued.

MONITORING: P&D processing planner shall ensure measures are on plans. P&D grading and building inspectors shall spot check; Grading and Building shall ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

6. **Bio-02 Tree Replacement.** The Owner/Applicant shall submit for P&D approval a Native Tree Replacement Plan prepared by a P&D-approved arborist/biologist and designed to be incorporated into the tract landscaping and including the following components:
 1. The replacement trees shall be as follows:
 - a. Twenty 1 gallon size Coast Live Oak (*Quercus agrifolia*) trees obtained from locally occurring saplings or seed stock. Show replanting locations on plans.
 - b. Ten P&D approved 1 gallon size native trees of the applicants choice. Show replanting locations on plans.
 2. The trees shall be gopher fenced.
 3. If replacement trees cannot all be accommodated on site, the Owner/Applicant shall submit a plan for P&D approval for replacement trees to be planted off site.
 4. All new trees shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.

PLAN REQUIREMENTS: Replanting locations shall be shown on landscaping and irrigation plans. **TIMING:** Plans shall be submitted prior to map recordation. The

Owner/Applicant shall post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for three years.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required components of the approved plan(s) are in place as required prior to Final Inspection Clearance and maintained throughout the maintenance period. P&D compliance monitoring staff signature is required to release the installation security upon satisfactory installation of all items in approved plans and maintenance security upon successful implementation of this plan.

7. **Tree Removal Surveys for Nesting Birds.** If tree removals occur during the bird breeding and nesting season (February 1 to August 15), the applicant shall hire a Planning & Development qualified biologist to conduct a pre-removal survey of all trees to ensure that there are no impacts to nesting birds. **Plan Requirements and Timing:** This survey shall be undertaken 10 days prior to proposed removal, to determine whether raptors or other special status species are nesting on site. A brief letter shall be prepared by the biologist and reviewed and approved by Planning & Development before project activities are initiated. If raptors or other special status species are found to be nesting, applicant shall avoid work in the area by providing a buffer from active nests as determined by the qualified biologist.

MONITORING: P&D shall be given the name and contact information for the qualified biologist prior to initiation of the survey. Biologist shall contact P&D at the conclusion of the field survey to inform P&D in writing of the results of the surveys. If no sensitive species are found, P&D will allow tree removal activities to commence. All required mitigation shall be implemented prior to the start of proposed grading activities. Grading Inspectors shall inspect as needed.

8. **CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and funded by the Owner/Applicant. **PLAN REQUIREMENTS:** This condition shall be printed on all building and grading plans.

MONITORING: P&D permit processing planner shall check plans prior to Issuance of Zoning Clearance or Land Use Permit, and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

9. **Geo-02 Erosion and Sediment Control Plan.** Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been

stabilized by structures, long-term erosion control measures, or permanent landscaping. The Owner/Applicant shall submit an Erosion and Sediment Control Plan (ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The Erosion and Sediment control plan shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (www.countysb.org/government/county_ordinance_code_Chapter_14_14-9_and_14-29 – refer to Erosion and Sediment Control Plan Requirements.) **PLAN REQUIREMENTS:** The grading and erosion and sediment control plan(s) shall be submitted for review and approved by P&D prior to zoning clearance issuance. The plan shall be designed to address erosion and sediment control during all phases of development of the site until all disturbed areas are permanently stabilized. **TIMING:** The plan shall be implemented prior to the commencement of and throughout grading/construction.

MONITORING: P&D staff shall perform site inspections throughout the construction phase.

10. **Noise-02 Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. **PLAN REQUIREMENTS:** The Owner/Applicant shall provide and post a sign stating these restrictions at construction site entries. **TIMING:** Signs shall be posted prior to commencement of construction and maintained throughout construction.

MONITORING: The Owner/Applicant shall demonstrate that the required sign is posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

11. **SolidW-01 Solid Waste-SRSWMP.** The Owner/Applicant/Permittee shall develop and implement a Source Reduction and Solid Waste Management Plan (SRSWMP) describing proposals to reduce the amount of waste generated during construction and throughout the life of the project and enumerating the estimated reduction in solid waste disposed at each phase of project development and operation.

PLAN REQUIREMENTS: The plan shall include but not limited to:

1. Construction Source Reduction:

- a. A description of how fill will be used on the construction site, instead of landfilling,
 - b. A program to purchase materials that have recycled content for project construction.
2. Construction Solid Waste Reduction:
- a. Recycling and composting programs including separating excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). Provide separate onsite bins as needed for recycling.

TIMING: The Owner/Applicant shall (1) submit a SRSWMP to P&D permit processing staff for review and approval prior to issuance of zoning clearance.

MONITORING: During operation, the Owner/Applicant/Permittee shall demonstrate to P&D compliance staff as required that solid waste management components are established and implemented.

12. **WatConv-01 Sediment and Contamination Containment.** The Owner/Applicant shall prevent water contamination during construction by implementing the following construction site measures:

1. All entrances/exits to the construction site shall be stabilized using methods designed to reduce transport of sediment off site. Stabilizing measures may include but are not limited to use of gravel pads, steel rumble plates, temporary paving, etc. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. Entrances/exits shall be maintained until graded areas have been stabilized by structures, long-term erosion control measures or landscaping.
2. Apply concrete, asphalt, and seal coat only during dry weather.
3. Cover storm drains and manholes within the construction area when paving or applying seal coat, slurry, fog seal, etc.
4. Store, handle and dispose of construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. in a manner which minimizes the potential for storm water contamination.

PLAN REQUIREMENTS: The Owner/Applicant shall ensure all above construction site measures are printed as notes on plans.

TIMING: Stabilizing measures shall be in place prior to commencement of construction. Other measures shall be in place throughout construction.

MONITORING: The Owner/Applicant shall demonstrate compliance with these measures to P&D compliance monitoring staff as requested during construction.

13. **WatConv-03 Erosion and Sediment Control Revegetation.** The Owner/Applicant shall re-vegetate graded areas within 30 days upon completion of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Use hydroseed, straw blankets, other geotextile binding fabrics or other P&D

approved methods as necessary to hold slope soils until vegetation is established. P&D may require the reseeded of surfaces graded for the placement of structures if construction does not commence within 30 days of grading. **PLAN REQUIREMENTS:** Include this measure as a note on all grading and building plans. **TIMING:** The Owner/Applicant shall re-vegetate graded areas within 30 days upon completion of grading activities.

MONITORING: The Owner/Applicant shall demonstrate compliance to grading and building inspectors in the field.

14. **WatConv-05 Equipment Washout-Construction.** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site daily. The area shall be located at least 100 feet from any storm drain, water body or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all land use, grading, and building permits. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

15. **WatConv-07 SWPPP.** The Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board. **TIMING:** Prior to issuance of Zoning Clearance permit the Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D. The Owner/Applicant shall keep a copy of the SWPPP on the project site during grading and construction activities.

MONITORING: P&D permit processing planner shall review the documentation prior to issuance of Zoning Clearance permit. P&D compliance monitoring staff shall site inspect during construction for compliance with the SWPPP.

16. **NPDES-10 Storm Drain Labels.** The Owner/Applicant shall label all on-site storm drain inlets, new or existing, to advise the public that the storm drain discharges to the ocean and that dumping waste is prohibited (e.g., "Don't Dump - Drains to Ocean"). Label shall be in both English and Spanish. **PLAN REQUIREMENTS:** Show location of storm drain inlets and proposed storm water labels on site, building and grading plans prior to issuance of Zoning Clearance and grading permits. Label design shall be equivalent or similar to that used by Public Works Department - Project Clean Water.

Alternate label designs shall be shown on the plans and submitted to P&D for approval prior to issuance of Zoning Clearance and grading permits. **TIMING:** Labels shall be affixed to storm drain inlets prior to Final Building Inspection Clearance.

MONITORING: P&D building staff shall site inspect prior to Final Building Inspection Clearance.

17. **NPDES-12 Storm Water Retention-Biofiltration System.** To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces, the Owner/Applicant shall construct a permanent biofiltration system to treat storm water runoff from the site. Biofiltration includes vegetated swales, channels, buffer strips, retention, rain gardens, and shall be designed in accordance with the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method. The biofiltration system shall be designed by a registered civil engineer specializing in water quality or other qualified professional to ensure that the filtration properties and the plants selected are adequate to reduce concentrations of the target pollutants. Where feasible, local plants sources (i.e., collected from the watershed or propagated from cuttings or seed collected from the watershed) shall be used in the biofiltration system. Invasive plants shall not be used. Biofilters shall not replace existing riparian vegetation or native vegetation unless otherwise approved by P&D. **PLAN REQUIREMENTS:** The Owner/Applicant shall include the biofiltration system design, including any plant palettes and the sources of plant material, on the grading and drainage and landscape plans, and depict it graphically. **TIMING:** The Owner/Applicant shall submit a maintenance plan for the biofiltration system to P&D permit processing planner for review and approval prior to issuance of Zoning Clearance. The Owner/Applicant shall submit a performance security to ensure installation and long term maintenance (inspections at least once/year) of the biofiltration system. Performance security must be submitted to P&D permit processing planner prior to issuance of Zoning Clearance.

MONITORING: P&D compliance monitoring staff shall site inspect for installation and periodically inspect for maintenance throughout a five-year performance period. Performance security release requires P&D compliance monitoring staff approval. The owner is responsible for annual maintenance inspections of the biofiltration system. The owner shall keep records of such inspections and provide them as requested to the County. The Owner shall make the site available to P&D for periodic inspections for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspections at least once/year, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance.

18. **NPDES-16 Storm Water Retention-Roof Runoff Collection.** To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces the Owner/Applicant shall install a roof runoff collection and disposal system to infiltrate storm water runoff. Runoff shall be directed to either a subsurface infiltration trench, french drains, planter boxes, landscaped areas or connected to the site's irrigation system. An overflow or high flow bypass system will be provided. **PLAN REQUIREMENTS:** The Owner/Applicant shall include the roof runoff collection and disposal system design, including any plant palettes and the sources of plant material, on the grading and drainage and landscape plans, and any special roof design elements on building and roofing detail plans, depicted graphically.

MONITORING: P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.

19. **NPDES-17 Storm Water Retention-Residential Project.** The Owner/Applicant shall specify the following in the CC&R's and shall separately record a buyer notification that reads as follows: "IMPORTANT: BUYER NOTIFICATION: Long-term maintenance and proof of inspections of the biofiltration system shall be the responsibility of the owner. Biofiltration system maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance." **TIMING:** The Owner/Applicant shall complete the required recordation prior to final map clearance.

III. PROJECT SPECIFIC CONDITIONS

20. **Special Condition – Avigation Easement.** Prior to map recordation, an Avigation Easement shall be granted, in a form acceptable to the Santa Maria Public Airport District, over the entire project site. The Department of Real Estate report and project CC&R's shall contain a notice that "airplanes regularly overfly the site in landing approaches to the Santa Maria Public Airport".
21. **Special Condition – Road Name Signage.** The property owners shall be responsible for installing and maintaining the new road name sign in compliance with County LUDC Subsection 35.76.060.C.

IV. CONDITIONS UNIQUE TO TENTATIVE MAPS

22. **Map-01 Maps-Info.** Prior to recordation of the tentative map and subject to P&D approval as to form and content, the Owner/Applicant shall include all of the mitigation measures, conditions, agreements and specific plans associated with or required by this project approval on a separate informational sheet(s) to be recorded with the Final Map.

All applicable conditions and mitigation measures of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible.

23. **Map-01a Maps-Future Lots.** Any lot created by the recordation of this Tentative Map is subject to the conditions of this Tentative Map during any future grading or construction activities and during any subsequent development on any lot created by the recordation of this Tentative Map, each set of plans accompanying any permit for development shall contain the conditions of this Tentative Map.
24. **Map-01b Maps-Not Retroactive.** If Zoning Clearances are obtained prior to recordation, Tentative Map conditions will not apply retroactively to the previously issued permit.
25. **Map-04 TPM, TM, LLA Submittals.** Prior to recordation of the Final Map, the Owner/Applicant shall submit a Final Map prepared by a licensed land surveyor or Registered Civil Engineer to the County Surveyor. The Map shall conform to all approved exhibits, the project description and conditions of approval as well as all applicable Chapter 21-Land Division requirements, as well as applicable project components required as part of recorded project conditions.
26. **Map-06 Title to Common Space.** Title to the common open space and recreational facilities shall be held by a non-profit association of all homeowners within the project areas or other non-profit entity on such reasonable terms and conditions as the Board of Supervisors may prescribe. The reasonable terms and conditions may include restricting the rights to develop the property to the uses described in the approved project. If the common open space is conveyed to a group other than the homeowners association, the rights to develop such property with uses other than those described in the approved project shall be conveyed to the County of Santa Barbara.
27. **Map-07 CCR Maintenance.** The Applicant shall record Codes Covenants and Restrictions (CC&Rs) which provide for shared maintenance responsibilities by all owners for the:
 1. Detention basin and appurtenant landscaping, fencing and access;
 2. Common area landscaping / irrigation;
 3. Plantings / irrigation required for open space and oak tree replacements
 4. Storm Water Quality Management Plan components.The CC&Rs shall also include responsibilities for all owners to maintain the property in compliance with all conditions of approval of the project:
 1. Drought tolerant landscape;
 2. Recycling requirements;
 3. Any Air Quality Green House Gas requirements.The CC&R language is subject to approvals from P&D and County Counsel. In addition, the Owner/Applicant shall record a buyer notification that reads as follows:
"IMPORTANT: BUYER NOTIFICATION: The Home Owners Association shall obtain

County approval for amendments to any CC&R provision related to project requirements. All owners shall maintain property in compliance with all conditions of approval for the project.”

28. **Map-08 Water and Sewer Connections.** If, prior to the Board action to approve the recording of the Final Map, the water or sewer entities in which the proposed subdivision is located declares its inability to permit new water or sewer connections and has so notified the County or is operating under a connection ban by the California Water Quality Control Board Central Coast Region, the subdivider shall submit to the County Surveyor an "exemption letter" from the appropriate water or sewer entity stating that the lots in the subdivision have been granted or qualify for an exemption from the entity's or Water Board's prohibition on new service connections, subject to the rules, regulations, resolutions, and ordinances of the entity under which the exemption was granted, or letters from the County Health Department and P&D Building & Safety stating that the lots in the subdivision will be served by an approved potable source of water and an approved private sewage disposal system.
29. **Map-10 Public Utility Easements.** Prior to recordation, public utility easements shall be provided in the locations and widths required by the serving utilities. The subdivider shall identify the utility, water and sewer district serving the property, and state that the easements shown thereon are acceptable.
30. **Map-11 Electrical Utilities.** Electrical utilities shall be installed underground.

V. CONDITIONS UNIQUE TO DEVELOPMENT PLANS

31. **Rules-14 Final DVP Expiration.** Final Development Plans shall expire five years after the effective date unless substantial physical construction has been completed on the development or unless a time extension is approved in compliance with County rules and regulations.
32. **Rules-07 DP Conformance.** No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan marked Exhibit #1, dated _____ (Date approved by Board of Supervisors).

VI. COUNTY RULES AND REGULATIONS

33. **Rules-01 Effective Date-Not Appealable to CCC.** This General Plan Amendment, Rezone, Development Plan, Tentative Map, and Road Naming shall become effective upon the date of the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or

development shall be granted before the effective date of the planning permit [LUDC §35.82.020].

34. **Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
35. **Rules-04 Additional Approvals Required.** Approval of this Tentative Map, Development Plan, and Road Naming is subject to the Board of Supervisors approving the required Rezone and Comprehensive Plan Amendment.
36. **Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
37. **Rules-06 Recorded Map Required.** Tentative Map 14,770 shall be recorded prior to issuance of any permits for development, including grading.
38. **Rules-07 DP Conformance.** No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan marked Exhibit #1, dated _____ (Approval date by Board of Supervisors).
39. **Rules-08 Sale of Site.** The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.
40. **Rules-09 Signs.** No signs of any type are approved with this action unless otherwise specified. All signs shall be permitted in compliance with the County Land Use and Development Code.
41. **Rules-19 Maps/LLA Revisions.** If the unrecorded Tentative Map is proposed to be revised, including revisions to the conditions of approval, the revisions shall be approved in the same manner as the originally approved Tentative Map.
42. **Rules-23 Processing Fees Required.** Prior to recordation, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.

43. **Rules-25 Signed Agreement to Comply.** Prior to recordation, the Owner/Applicant shall provide evidence that they have recorded a signed Agreement to Comply with Conditions that specifies that the Owner of the property agrees to comply with the project description, approved exhibits and all conditions of approval. This form may be obtained from the P&D office. Owners of lots resulting from this land division shall record such agreements prior to zoning clearance issuance for future development.
44. **Rules-26 Performance Security Required.** The Owner/Applicant shall post separate performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of landscape and irrigation. The landscape installation security shall be waived if installation is completed in conformance with applicable requirements prior to Building Final/Occupancy Approval. Installation securities shall be equal to the value of a) all materials listed or noted on the approved referenced plan, and b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for two years of maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed of all approved landscape & irrigation plans per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscape & irrigation have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscape and irrigation components, P&D may use the security to complete the work.
45. **Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
1. Air Pollution Control District dated August 25, 2010;
 2. Environmental Health Services Division dated April 15, 2011
 3. Fire Department dated August 26, 2010
 4. Flood control Water Agency dated August 19, 2010;
 5. Parks Department dated April 18, 2011;
 6. Transportation Division dated April 21, 2011
 7. Public Works Project Clean Water dated August 24, 2010
46. **Rules-30 Plans Requirements.** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
47. **Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:

1. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
 2. Pay fees prior to zoning clearance issuance as authorized by ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute;
 3. Note the following on each page of grading and building plans "This project is subject to Mitigation Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, and mitigation measures from Negative Declaration 11NGD-00000-00007.
 4. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.
48. **Rules-32 Contractor and Subcontractor Notification.** The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner / Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.
49. **Rules-33 Indemnity and Separation.** The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
50. **Rules-34 Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought in the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such

action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the review authority and no approval shall be issued unless substitute feasible conditions/measures are imposed.

51. **Rules-36 Map/LLA Expiration.** This Tentative Map shall expire five years after approval by the final county review authority unless otherwise provided in the Subdivision Map Act and Chapter 21 of the Santa Barbara County Code.
52. **Rules-37 Time Extensions-All Projects.** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.



Santa Barbara County
Air Pollution Control District

August 25, 2010

Dana Carmichael
Santa Barbara County
Planning and Development
624 W. Foster Road, Suite C
Santa Maria, CA 93454

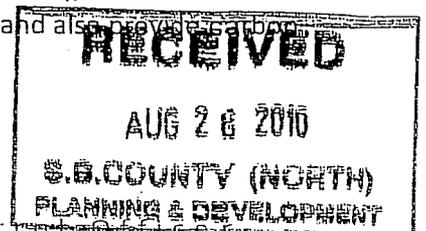
Re: **APCD comments on Terrace Ranch Development Plan**
10RZN-00000-00003, 10DVP-00000-00011, 10TRM-00000-00003, TM 14,770

Dear Ms. Carmichael:

The Air Pollution Control District (APCD) has reviewed the referenced case, which consists of a general plan amendment and rezone of the property, and a tentative tract map to create 16 residential lots and four open space and common lots for retention basins, roads, and recreation. Grading for the project consists of 35,001 cubic yards of cut and 21,984 cubic yards of fill. The subject 5.1-acre property, zoned DR-3.3 and consisting of Assessor Parcels 129-300-001 through -020, is located on Stillwell Road in the unincorporated community of Orcutt.

Air Pollution Control District staff offers the following suggested conditions:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.
2. Fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of ozone precursors and fine particulate emissions from diesel exhaust.
3. All portable diesel-fired construction engines rated at 50 brake-horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to operation. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.
4. At a minimum, prior to occupancy each building should reduce emissions of greenhouse gases by:
 - Increasing energy efficiency beyond Title 24 requirements;
 - Encouraging the use of transit, bicycling and walking by the occupants;
 - Increasing recycling goals (e.g., separate waste and recycling receptacles); and
 - Increasing landscaping (shade trees decrease energy requirements and also provide for carbon storage.)



August 25, 2010

Page 2

5. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8893 or via email at edg@sbcapcd.org.

Sincerely,



Eric Gage,
Air Quality Specialist
Technology and Environmental Assessment Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: Frances Romero
Project File
TEA Chron File



ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

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. However, reclaimed water should not be used in or around crops for human consumption.
- 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.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- 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.

Plan Requirements: All requirements shall be shown on grading and building plans and as a note on a separate information sheet to be recorded with map. **Timing:** Requirements shall be shown on plans or maps prior to land use clearance or map recordation. Condition shall be adhered to throughout all grading and construction periods.

MONITORING: Lead Agency shall ensure measures are on project plans and maps to be recorded. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is an updated list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

- Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Plan Requirements: Measures shall be shown on grading and building plans. **Timing:** Measures shall be adhered to throughout grading, hauling and construction activities.

MONITORING: Lead Agency staff shall perform periodic site inspections to ensure compliance with approved plans. APCD inspectors shall respond to nuisance complaints.



Environmental Health Services

2125 S. Centerpointe Pkwy., #333 • Santa Maria, CA 93455-1340
805/346-8460 • FAX 805/346-8485

TO: Dana Carmichael, Planner
Planning & Development Department
Development Review Division

FROM: Paul E. Jenzen
Environmental Health Services

DATE: April 15, 2011

SUBJECT: Case No. 10TRM-00000-00003/TM 14,770, 10DVP-00000-00011 Orcutt Area

Applicant: Western Sky Development
2255 S. Broadway, Suite 9
Santa Maria, CA. 93454

Assessor's Parcel No. 129-300-001 through 020, zoned DR-3.3,
located at 5320 Stillwell Road.

10TrM-00000-00003/TM 14,770, 10DVP-00000-00011 represents a request to reconfigure a previously approved but never developed residential subdivision. The original subdivision was approved in 1994 and included 17 residential lots and open space lot. The current proposal is to reconfigure the subdivision to include sixteen residential lots three open space lots and one common lot.

Domestic water supply is proposed to be provided by the Golden State Water Company. Since this is a new project the previous water and sewer entitlements will need to be reviewed by the service providers and the applicant will need to obtain a new guarantee of service in the form of a "can and will serve" letter.

Sewage disposal is proposed to be provided by the Laguna County Sanitation District. As noted above the applicant will need to obtain a new "can and will serve" letter.

Providing the Planning Commission grants approval of the applicant's request, Environmental Health Services recommends the following be included as Conditions of Approval:

1. Prior to Recordation, Environmental Health Services shall approve written notice from the Golden State Water Company indicating that said company can and will provide domestic water service upon demand and without exception.
2. Prior to Recordation, Environmental Health Services shall approve written notice from the Laguna County Sanitation District indicating that said sanitary district can and will provided municipal sewage collection and disposal upon demand and without exception.

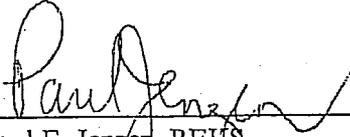
Planning and Development Department

Case Numbers 10TRM-00000-00003/TM 14,770, 10DVP-00000-00011

April 15, 2011

Page 2 of 2

3. Prior to Recordation, the applicant shall submit a copy of the final map to Environmental Health Services.



Paul E. Jenzer, REHS
Senior Environmental Health Specialist

cc: Applicant
Agent, Francis Romero, Urban Planning Concepts
Golden State Water Company
Martin Wilder, Laguna County Sanitation District
Michael Emmons, Office of the County Surveyor
Mark Matson, Planning & Development Building Div., Santa Maria

LU-5070

Memorandum

DATE: August 26, 2010

TO: Dana Carmichael
Planning and Development
Santa Maria

FROM: Glenn Fidler, Captain
Fire Department



SUBJECT: APN: 129-280-001 through -020
Permit #: 10TRM-00003, TM 14,770, 10RZN-00003, 10DVP-00011
Site: 5320 Stillwell Road, Santa Maria
Project Description: Rezone, Development Plan, Tract Map

The above project is located within the jurisdiction of the Santa Barbara County Fire Department. To comply with the established standards, we submit the following with the understanding that the Fire Protection Certificate application may involve modifications, which may determine additional conditions.

GENERAL NOTICE

1. Fire Protection Certificates will be required.
2. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit if visual contamination or chemical odors are detected.

PRIOR TO MAP RECORDATION THE FOLLOWING CONDITIONS MUST BE MET

3. A bond shall be on file with the fire department for the construction of required access ways. Roadway plans, acceptable to the fire department, shall be submitted for approval prior to bond submittal.
4. A bond shall be on file with the fire department for the installation of new fire hydrants. Fire hydrant plans, acceptable to the fire department, shall be submitted for approval prior to bond submittal.
5. A road name will be required.
6. A road maintenance agreement shall be required.

**PRIOR TO CONSTRUCTION OF STRUCTURES
THE FOLLOWING CONDITIONS MUST BE MET**

7. Create a defensible space of 100 feet (or to the property line, whichever is nearer) around the proposed structures and any existing structures on this property.
8. Proposed road shall be installed and made serviceable.
 - Proposed road shall have a minimum width of 36 feet.
 - Proposed road shall include curb and gutters.
9. New fire hydrants shall be installed and made serviceable. Fire hydrants shall be located per fire department specifications and shall flow 750 gallons per minute at a 20 psi residual pressure. Plans shall be approved by the fire department prior to installation.
10. Installation of road name signs.

**PRIOR TO OCCUPANCY CLEARANCE
THE FOLLOWING CONDITIONS MUST BE MET**

11. Santa Barbara County Fire Department sprinkler requirements shall be met.
12. Recorded addresses are required.
13. Building address numbers shall be posted as required by fire department.
14. Payment of development impact fees is required. The fees shall be computed on each new building, including non-habitable spaces.

Fees will be calculated as follows:

- Mitigation Fee at \$.10 per square foot for structures with fire sprinkler systems

These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.

As always, if you have any questions or require further information, please telephone 805-681-5523 or 805-681-5500.

DP:mkb



Santa Barbara County Public Works Department
Flood Control & Water Agency

August 19, 2010

Dana Carmichael, Planner
County of Santa Barbara
Planning & Development Department
624 W. Foster Road
Santa Maria, CA 93455

**Re: 10DVP-00000-00011; 10TRM-00000-00003; 10RZN-00000-00003;
Terrace Ranch Rezone, Development Plan and Tract Map
APN: 139-300-001 to -020; Santa Maria**

Dear Ms. Carmichael:

The District recommends that approval of the above referenced project be subject to the following conditions:

1. General

- a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Approval dated February 2010 (<http://www.countyofsb.org/uploadedFiles/pwd/Water/StdConditionsFeb2010.pdf>).
- b. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions of Approval.

2. Prior to Final Map Recordation/Zoning Clearance

- a. The applicant shall submit all improvement plans, grading and drainage plans, drainage studies, landscape plans and Final Map to the District for review and approval.
- b. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- c. Detention basins are required and shall be designed to hold a volume not less than 0.07 ac-ft/ac for residential developments; and to discharge water at a maximum rate of 0.07 cfs/ac for the 25-year storm event.
- d. The applicant shall sign the Agreement for Payment of Plan Check Fees (attached to the Standard Conditions of Approval) and pay the appropriate plan check fee deposit at the time of the initial submittal of maps, plans and studies.

- e. The applicant shall dedicate real property for drainage within the subdivision, and easements on the Final Map or by a separate instrument.
- f. The applicant shall acquire and supply proof of drainage easements for any off-site drainage conveyances.
- g. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
- h. The applicant shall submit a copy of the project's Conditions, Covenants & Restrictions for the Homeowners' Association to the District for review and approval.
- i. The applicant shall post surety bonds for drainage improvements in amounts approved by the Public Works Director.
- j. The applicant shall submit to the District electronic drawings in PDF format of the approved improvement plans, grading and drainage plans, drainage studies, landscape plans and Final Map on a compact disc along with one hard copy of each.

3. Prior to Occupancy Clearance

- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
- b. The applicant shall submit a Project Summary Report in PDF format to the District.

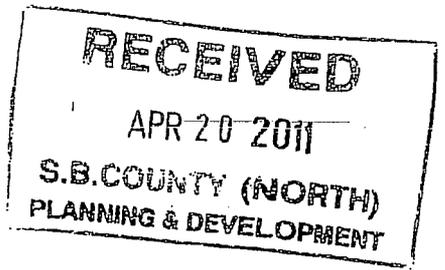
Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: 

Nick Bruckbauer
Development Review Engineer

Cc: Western Sky Development, 2255 South Broadway, Suite 9, Santa Maria, CA 93454
Urban Planning Concepts, 2624 Airpark Drive, Santa Maria, CA 93455
Bethel Engineering, 2624 Airpark Drive, Santa Maria, CA 93455
LGA Architects, 330 James Way, Suite 260, Pismo Beach, CA 93420



April 18, 2011

Thomas Fayram
Interim Director of Parks
(805) 568-2461

Brian Roney
Deputy Director
(805) 934-6145

Nicole Koon
Fiscal Officer, Business Manager
(805) 568-2477

Juan Beltranena, AIA, AICP
Capital Projects Manager
(805) 568-2470

Park Administration
610 Mission Canyon Road
Santa Barbara, CA 93105
Tel: (805) 568-2461
Fax: (805) 568-2459

**North County
Park Operations**
300 Goodwin Road
Santa Maria, CA 93455
Tel: (805) 934-6123
Fax: (805) 934-6213

**South County
Park Operations**
4568 Calle Real, Building E
Santa Barbara, CA 93110
Tel: (805) 681-5650
Fax: (805) 681-5657

**Cachuma Lake
Recreation Area**
2225 Hwy 154
Santa Barbara, CA 93105
Tel: (805) 686-5055
Fax: (805) 686-5075

Reservations
South County: (805) 568-2465
North County: (805) 934-6211
Cachuma: (805) 686-5050
Jalama: (805) 934-6211

www.countyofsb.org/parks
sbparks@co.santa-barbara.ca.us

Equal Opportunity Employer

TO: Dana Carmichael, Planner
Planning & Development

FROM: Claude Garciacelay, Park Planner *[Signature]*

RE: 10TRM-003 / TM14,770 Terrace Ranch
APN 129-300-001 thru -020

County Parks recommends the following condition(s) to the approval of the above referenced project:

1) Pursuant to the provisions of Santa Barbara County Ordinance 4317 (Quimby Ordinance) and the appurtenant fee resolution for the recreational demand area, the applicant will be required to pay a fee for each generated lot or dwelling unit. The purpose of the fee is to provide park and recreational facilities within the recreational demand area. A protest of mitigation fees imposed may be filed pursuant to Government Code Section 66020(a). The protest shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. The Applicant is hereby notified that the 90-day approval period in which the Applicant may protest has begun

Based on the current fee schedule, the total fee for the proposed project would be **\$63,824.00** (\$3989 x 16 new lot(s)/dwelling unit(s)). Fees are due prior to land use clearance. The actual fee shall be based on the fee schedule in effect when payment is made and, fee schedules are subject to adjustment on an annual basis. Please phone this office prior to payment to verify the final fee required. This office will not accept or process a payment prior to project approval by the decision maker.

Fees are payable to the COUNTY OF SANTA BARBARA, and may be paid in person or mailed to: Santa Barbara County Parks Administration, Rocky Nook Park, 610 Mission Canyon Road, Santa Barbara, CA 93105; or in the North County at Waller Park, 300 Goodwin Road, Santa Maria, CA 93455.

C: Owner: Eric Dias, Western Sky Development
2255 S. Broadway, Suite 9, Santa Maria CA 93454
Agent: Frances Romero, Urban Planning Concepts
2624 Airpark Dr., Santa Maria CA 93455

COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT
123 East Anapamu Street
Santa Barbara, California 93101
805/568-3232 FAX 805/568-3222



April 21, 2011

TO: Dana Carmichael, Planner
Development Review

FROM: William Robertson, Transportation Planner
Public Works, Transportation Division

SUBJECT: **Conditions of Approval (11 pages)**
Terrace Villas Tract Map
10TRM-00000-00003, TM 14,770
APN: 129-300-001 to -020 / Orcutt

Traffic Mitigation Fees

1. Pursuant to Ordinance No. 4270 regarding Transportation Impact Fees, the applicant will be required to pay a fee for each new peak hour trip (PHT), for the purpose of funding transportation facilities within the Orcutt Planning Area of the County.

Based on the current fee schedule, the total estimated fee for the proposed project is \$64,352 (16 new lots x \$3,367/lot + (16 EDU's x (\$351 landscape median fee + \$304 bikeway fee))). Fees are due prior to zoning clearance and shall be based on the fee schedule in effect when paid. This office will not accept payment or process a check received prior to project approval.

Fees are payable to the County of Santa Barbara, and may be paid in person or mailed to: Santa Barbara County Transportation Division, 123 E. Anapamu St., 2nd Floor, Santa Barbara, CA 93101 or Santa Barbara County Transportation Division North, 620 West Foster Road, Santa Maria, CA 93455. Please phone this office prior to payment if unsure as to the final fee required.

A protest of mitigation fees imposed may be filed pursuant to Government Code Section 66020(a). The protest shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. The Applicant is hereby notified that the 90-day approval period in which the Applicant may protest has begun.

Frontage Improvements

2. Prior to building permit issuance, the applicant shall engineer and post a security for the construction of standard roadway improvements along the entire project frontage. The improvements shall be designed and bonded to the satisfaction of the County Traffic Engineer and County Counsel to include an ADA compliant walkway, any curb and gutter necessary to convey drainage in a non-erosive manner and all asphalt pavement necessary to meet the intent of the improvement plans. The improvements shall transition into existing improvements in a manner acceptable to all applicable agencies. Construction of these improvements shall be completed prior to occupancy of any future, permitted development associated with the above referenced parcel, unless other arrangements have been approved in writing by the County Traffic Engineer or his/her designee.

Sight Distance

3. Prior to zoning clearance, the developer shall design, and prior to occupancy, the developer shall provide intersection sight distance in a manner acceptable to the Department of Public Works Traffic Section.

When the criteria for sight distances cannot be met, the County may prohibit vehicle turning movements, require speed change lanes or require additional speed change lane lengths.

Driveways/Drive Aisles

4. Prior to zoning clearance, the developer shall design, and prior to occupancy the developer shall construct, all site ingress and egress points in a manner acceptable to the Department of Public Works Traffic Section and Caltrans. All driveway accesses shall be improved to include all necessary pavement or cross gutters to match adjacent improvements as required by the Department of Public Works Traffic/Permit Sections.

Encroachment/Excavation/Haul Permit

7. An Excavation or Encroachment Permit shall be required for any work performed in the County right of way, including road construction, driveways, utilities, connections and hauling more than 1000 cubic yards of earthwork.

The developer shall comply will all applicable Public Works and Caltrans Standard Conditions of Approval and Engineering Design Standards, as determined by the Public Works Traffic/Permit Sections prior to issuance of an Encroachment Permit.

Encroachment Permits and/or Santa Barbara Engineering Design Standards and Pubic Works Standard Conditions of Approval can be obtained at the following locations:

North County Permits Section
620 West Foster Road
Santa Maria, CA 93455
805-739-8788

South County Permits Section
4417 Cathedral Oaks Road
Santa Barbara, CA 93110
805-681-4967

Street Sections/Pavement Traffic Index

6. Prior to zoning clearance or tract/parcel map approval, the developer shall design, and prior to occupancy, the developer shall construct pavement for all roadwork based on the appropriate road detail provided in the Santa Barbara County Engineering Design or Caltrans Standards. All designs and/or modifications shall be reviewed and approved by the Department of Public Works Traffic Section.

Encroachment/Excavation/Haul Permit

7. An Excavation or Encroachment Permit shall be required for any work performed in the County right of way, including road construction, driveways, utilities, connections and hauling more than 1000 cubic yards of earthwork.

The developer shall comply will all applicable Public Works and Caltrans Standard Conditions of Approval and Engineering Design Standards, as determined by the Public Works Traffic/Permit Sections and Caltrans, prior to issuance of an Encroachment Permit.

Encroachment Permits and/or Santa Barbara Engineering Design Standards and Pubic Works Standard Conditions of Approval can be obtained at the following locations:

North County Permits Section
620 West Foster Road
Santa Maria, CA 93455
805-739-8788

South County Permits Section
4417 Cathedral Oaks Road
Santa Barbara, CA 93110
805-681-4967

Standard Conditions of Approval

8. Prior to recordation of the final map, the developer shall comply will all applicable Public Works Standard Conditions of Approval (attached) and Engineering Design Standards, as determined by the Public Works Traffic/Permit Sections.

Traffic Controls

9. Prior to zoning clearance, traffic circulation and control on adjacent streets shall be designed as required by the Department of Public Works Traffic Section. This shall include, but is not limited to, curb openings, turn lanes and control signs for regulation, warning, and guidance of traffic.
10. Prior to zoning clearance, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.
11. Prior to occupancy, all signs shall be installed, and prior to final clearance, the County may require the developer to add traffic safety devices, such as signing and striping, the need for which are not apparent at time of plan approval but which are warranted due to actual field conditions. The developer shall install the traffic safety devices prior to final clearance.

Off-site Road Improvements

12. Where off-site road improvements or a dedication of right of way for off-site improvements is required for which a need cannot be attributed to the project, the County shall deduct the value of construction or dedication from the payment that would otherwise be collected for Traffic Mitigation Fee's.

Improvements and dedication that are necessary to mitigate the specific impacts of a project on area roads are considered on-site and are not to be deducted from the Traffic Mitigation Fee's. If the value of the off-site road improvements or dedication exceeds the payment required, the County may:

1. Reimburse the applicant the difference between the amount of the payment and the value of the additional improvements and dedication, or
2. Enter into an agreement with the applicant to establish a credit for the additional improvements and dedications.

Street Lights

13. As authorized by the Board of Supervisors Resolution No. 81-229, before the approval of any Final Subdivision Map, or Precise Plan in planned developments or of any Conditional Use Permit, Conditional Exception or Variance involving land development, the Developer or owner must provide a Road Lighting Plan to the Department of Public Works for approval

The plan must have the approval of the public utility or the public agency involved.

The Road Lighting Plan must show the location of each road light, the mounting height, luminaire arm length, the luminaire type, lamp type and lumen rating and conform to the Residential Road Standards as follows unless approved otherwise by the Public Works Traffic or Permit Sections.

- a. All roadway lighting shall be designed in accordance with IES standard publication RP-8-00.
- b. Whenever possible road lights must be placed on lot lines and at intersections.

Residential and commercial road lighting poles may be required to be of an ornamental type acceptable to the Public Works Department and meeting the current standards filed by the utility company concerned in writing, with the Public Works Department. Luminaire spacing shall be adjusted to the satisfaction of the County Traffic Engineer if ornamental poles are chosen.

A written statement showing the number of lights, the amount of lumens and the monthly and yearly costs must accompany the Road Lighting Plan.

The Developer or owner, prior to final approval of occupancy, must deposit a check with the Public Works Department, payable to the County of Santa Barbara, sufficient in amount to maintain and energize the street lights shown of the approved lighting plan, from the requested date for occupancy clearance, up to the date the first charges or benefit assessments will be made or levied upon the property being developed.

All electrical equipment and installation must conform to the applicable standards of the following:

- a. Electrical safety orders of the Division of Industrial Relations, State of California
- b. Rules for overhead electric line construction, General Rule No. 95 of the California Public Utilities Commission.

Road lighting provided under Highway Lighting Districts or County Service Areas must only be installed in the right of way, roads, or other areas dedicated to the public.

The Department of Public Works may require increased illumination where it is found necessary for traffic or pedestrian safety, due to special circumstances affecting such areas.

Lighting District Annexation

14. Prior to recordation of the Final Map, the applicant must apply for annexation of the tract into the applicable County Service Area and pay all fee's and costs for advertising public hearings in connection therewith.

If you have any questions, please contact me at 739-8785.

Sincerely,



William T. Robertson

cc: 10TRM-00000-00003

Chris Sneddon, Transportation Manager, County of Santa Barbara, Public Works Department
F:\Group\Transportation\Traffic\Transportation Planning\Development Review\Orcutt\Terrace Villas Tract Map 10TRM-Cond.doc

Santa Barbara County



Standard Conditions of Approval

October 2007

COUNTY OF SANTA BARBARA DEPARTMENT OF PUBLIC WORKS

Standard Conditions for Tentative Tract Map Approval Ammended October, 2007

1. Construction of all improvements required by the Public Works Department in the approval of the Tentative Map shall be in accordance with County Subdivision Ordinance No. 1722, the Geometric Design Standards contained in the Engineering Design Standards Manual, the applicable portions of the California Department of Transportation Standard Specifications of current date and the Standard Detail contained in Appendix 4 of the Engineering Design Standards Manual.
2. Design of all improvements to be constructed as part of this development shall be performed by a Civil Engineer registered in the State of California. Specifications and plan and profile drawings, completed in accordance with Department of Public Works Standards shall be submitted to the Public Works Department and appropriate officials of other departments for their approval, and all bonds and fees shall be posted prior to recordation of the final development map.
3. Prior to recordation of the Final Map and start of any construction, the Developer shall designate to the Department of Public Works the road or roads he intends for construction access to the development to the extent to which subject roads will be used as haul roads. The Public Works Department may, at its option, designate an alternate off-site access or may require a security for the repair or reconstruction in the event subject road is damaged by construction traffic.
4. The Structural road section for all proposed public roads shall consist of the following:

Aggregate Base conforming to the provisions in Section 26, "Aggregate Bases", of the Standard Specifications shall be placed with a minimum thickness of 0.50 feet on all public roads. The actual thickness of the aggregate base shall be determined by "R" Values from Test Method 301- F, California Department of Transportation Specifications. When the Traffic Index is less than 5.5 the minimum section will be 0.2 feet of A.C. and 0.5 feet of A.B. When the Traffic Index is 5.5 or greater, the minimum section will be 0.3 feet A.C. and 0.5 feet Class II Base.
5. All underground utilities shall be extended to development boundaries and laterals stubbed out to the property lines clear of zone at each lot before the placement of concrete surfacing. Prior to release of the Road Improvement Security and acceptance of the roads within the development, it will be necessary for the Developer to have each utility company certify in writing that the above has been accomplished.
6. Prior to release of the Road Improvement Security, the Registered Civil Engineer or Licensed Land Surveyor who performed the construction staking for the development shall certify in writing, that all curbs, gutters, storm drains, and other related street work have been staked in the field accordance with the plan and profile drawings by the Director of Public Works.
7. Prior to approval of plan and profile drawings by the Department of Public Works, the Developer shall post Sureties and provide inspection fees in amounts to be determined by the Department of Public Works to insure required improvements within the road right of way

8. Hydraulic studies indicating drainage flows to be anticipated from the entire watershed within which the development is located shall be submitted to the Public Works Department and Flood Control Engineer for review and approval. Detailed hydraulic studies of storm water run-off to be carried in each gutter of each street shall be submitted by the Developer's Engineer for approval by the Public Works Department. The amount of storm water runoff to be carried in a street section shall be computed on the basis of a 10 year frequency storm. Special drainage facilities will be required when the capacity of the street section has been reached. The drainage facility design shall be prepared in conformance with Section 13 and Appendix 12 of the Engineering Design Standards Manual, and submitted for approval by the Department of Public Works and Flood Control Engineer. Design criteria for underground drainage facilities will be based on a minimum storm frequency of 25 years. Actual design frequency will be determined by the Department of Public Works or the Flood Control Engineer.
9. Developer shall furnish and install any required road name signs, traffic control signs. And striping to County standards. All traffic control signs shall be installed after roads are paved and prior to being opened up to traffic, including construction traffic.
10. All off-tract drainage and flood control facilities and installations shall be installed and completed prior to grading of subject development.
11. Developer shall offer for dedication as easement to the County, at no cost to the County, all road rights of way shown within the boundaries of subject development map, except roads proposed to be private roads. All road rights of way offered for dedication to the County shall be free and clear of any easements prior to recordation of the Final Map, unless approved otherwise by the Department of Public Works.
12. A denied access strip one foot wide shall be offered for dedication in fee to the County as a separate parcel of land, not part of the road right of way, and standard Public Works Department road barricades constructed across the end of all public roads extending to the tract boundaries of any unit of the tract, except where they are extensions of existing improved public roads.
13. Prior to approval of plan and profile drawings by the Public Works Department, the following utilities shall be shown on the plans and approved by an authorized representative of the utility:
 1. Sewer System
 2. Water Distribution System
 3. Gas Distribution System
 4. Storm Drains required by Flood Control

Additionally, a preliminary plan showing underground electrical, telephone and Cable T.V. service shall be submitted by each agency.

14. All plan and profile drawings presented to the Public Works Department for approval shall be in conformance with the requirements of the Engineering Design Standards Manual. All road widths shall be as specified in this Manual. Roadway classifications are as specified in the Circulation Element of the General Plan.
15. Water for compaction and dust control shall be made available within the boundaries of the development prior to starting any earth moving operations other than necessary for the installation of subject water source. Applicant shall provide a water availability letter from the appropriate water supply agency.
16. Prior to start of any earth moving or improvements within the development the Developer shall obtain a Road Excavation and Encroachment Permit from the Public Works Department as required by Board of Supervisors Ordinance No. 1491, dated November 26, 1963, and/or shall obtain a County Grading Permit per Santa Barbara County Ordinance No. 1795 dated May 20, 1967.
17. The program for reconstruction of any existing County road being used by public traffic shall be presented in writing to the Public Works Department a minimum of 4 working days ahead of the proposed starting date. The Progress Schedule of proposed work shall be approved prior to start of construction. After construction on any existing County road commences, the project shall be pursued continuously to completion. Any delay will provide good cause for issuance of a stop order on all other portions of the development.

18. The following utilities and services, both existing and proposed, shall be installed underground in the roads pursuant to Resolution No. 24416 and connected to each dwelling unit where housed are built, or stubbed out to each lot where lots only are sold: Gas, Water, Cable T.V., Telephone, Sanitary Sewer and Electrical Power.
19. After Sign-off by the Public Works Department Inspector, and prior to release of final security, the Developer's Engineer shall add "Record Drawing" information to the original tracings in red or orange ink and sign them as "RECORD DRAWING".
20. On any proposed streets where curbs, gutters and sidewalks are required, the sidewalks shall have a total distance from curb face to back of sidewalk as prescribed in the Standard Details contained in Appendix 3 and 4 of the Engineering Design Standards Manual. Existing streetlights or fire hydrants within the sidewalk area shall be relocated behind the sidewalk, and any proposed streetlights or fire hydrants placed behind the sidewalk.
21. Any double frontage lot (lots having a street both front and rear) shall have denied access to the rear street.
22. Concrete masonry block walls, if required by the Resource Management Department shall be constructed to the design and standards of the Building and Safety Division of the Public Works Department. Walls adjacent to road rights of way shall be shown on the Department of Public Works plan and profile drawings. A Building Permit may be required for such walls.
23. Developer shall comply with the Department of Public Works policy relating to Subdivision Street Trees and Utility Service Laterals on all subdivision streets.
24. Chain link fences, if required by the Resource Management Department of Flood Control, shall be constructed to Cal Trans Standard Plans. Subject fences shall be shown on the Department of Public Works plan and profile drawings if adjacent to County road rights of way.
25. Developer shall post Security and provide plan-checking fees in amounts to be determined by the Public Works Department to insure proper construction of all private streets within the development. Security will be released upon certification of a Civil Engineer registered in the State of California that subject streets have been constructed to approved standards.
26. Occupancy of any building within the development will be denied until all street improvements and drainage facilities are completed.
27. The developer's engineer of record, as specified in these conditions, shall certify to the Public Works Department prior to release of any securities that all private streets within the subject development are constructed according to approved plans prior to occupancy of any dwelling unit within the tract, and that all rough grading has been completed in substantial conformance with the tract grading plan.
28. Upon completion of construction and prior to occupancy, the entire road right of way abutting this project will be cleaned to allow Public Works Department Inspectors to check for damage to curbs, gutters, or sidewalks caused by construction traffic. Any damage will be repaired by the Developer prior to occupancy.
29. The Developer shall comply with the current Bikeway Element of the General Plan as to the dedication and construction of bikeways.
30. All roads shall be kept clear of mud and/or other construction debris during construction.
31. The Developer will be responsible for and fees required for materials retesting.
32. The Developer may be required by the Public Works Department to overlay or chip seal a road, as determined by the Public Works Department, after construction work has been completed if it is determined by the County that local patching is insufficient to mitigate project related construction and utility trenching damage.

33. Subdivider shall submit a Grading Plan acceptable to the Public Works Department for all streets and building pads prior to submitting the Final Map for approval. The Grading Plan shall show all lots draining to the street on which they front unless otherwise approved by the Public Works Department. The Grading Plan shall also show method and degree of compaction and proposed method of stabilizing exposed slopes. Subdivider shall plant and maintain all cut and fill slopes and maintenance shall be continued until the lot is occupied.
34. A preliminary Soils Report of the area, prepared by a Civil Engineer experienced in soil mechanics and slope stability, and registered in the State of California, will be required prior to the issuance of Grading Permits. The report shall include data regarding the distribution, stability and expansive nature of existing soils and conclusions and recommendations for grading procedures and design criteria for corrective measures.
35. All grading shall comply with the provisions of County Grading Ordinance No. 1795, and to Public Works Department standards.
36. Grading shall be designed so that natural drainage from off-tract property is not obstructed.
37. Provision shall be made to prevent off-tract drainage from being received by lots. Tract drainage shall not be drained to a public street gutter that does not have storm drainage inlets and where the tract drainage could, after being carried along the road gutter for some distance, be dumped into another tract.
38. No grading can be done prior to Final Map recordation except in compliance with County Code Chapter 21-8-C4.
39. All underground utility trench backfills on private property and in private roads shall be compacted and tested to a minimum of 90%, or to the satisfaction of the Public Works Director. Compaction test reports shall be submitted before and grading is finalized.
40. The Subdivider shall furnish one copy of the Final Tract Map to the Public Works Department prior to approval.
41. All debris, litter, and other construction waste generated by this development shall be removed from the site or adjacent property. Occupancy clearance of any building will be denied until debris removal is acceptable to the Public Works

42. Since certain areas of Santa Barbara County are prone to accelerated seasonal erosion by either wind or water, and acceptable Erosion Control Plan, with timing, may be required with the project Grading Plan.
43. Any tract which is to be graded out (mass graded) and developed as a Phased Build-Out will require a detailed engineered Erosion Control Plan which will apply to all graded areas which are not built out. This plan shall be maintained until the respective tract phases are built out. This condition shall also apply to Lot Sale Subdivisions.
44. On lot sale subdivisions, no building permits shall be issued for any lot until all required utilities, rough grading, drainage facilities, and street improvements have been completed, unless otherwise approved by the Director of Public Works. This condition must be shown on the Final Map, along with the time allowed by the Subdividers Contract for the developer to complete said improvements.
45. Prior to issuance of any road construction and/or grading permits, the applicant shall verify to the Department of Public Works, in writing, that a registered civil engineer has been retained to act as the Engineer of Record during construction and testing operations: This engineer shall be responsible for any and all observation during construction, which he deems necessary to certify those aspects of construction requiring certification pursuant to these conditions. Where possible, the engineer whose signature and stamp appear on the tract plans should be retained as the Engineer of Record.
46. Regardless of all review and/or acceptance of tract plans, specifications, calculations, and reports by Public Works or other County departments, the registered civil engineer whose signature and stamp appear on the tract grading and road improvement plans is responsible for the accuracy and integrity of the design and base information relating to the plans and calculations. Design conflicts which arise during construction may result in work being stopped until discrepancies are resolved.



County of Santa Barbara Public Works Department
Project Clean Water
123 E. Anapamu Street, Suite 240, Santa Barbara, CA 93101
(805) 568-3440 FAX (805) 568-3434
Website: www.countyofsb.org/project_cleanwater



SCOTT D. MCGOLPIN
Director

THOMAS D. FAYRAM
Deputy Director

August 24, 2010

Dana Carmichael
County of Santa Barbara
Planning & Development Department
624 Foster Road
Santa Maria, CA 93455

**Re: 10DVP-00000-00011, 10TRM-00000-00003 Terrace Ranch Rezone, Santa Maria
APNs 139-300-001 through 129-300-020 (TPM 14,770)**

Dear Ms. Carmichael:

**PLEASE NOTE THIS LETTER SUPERCEDES PRIOR LETTER DATED AUGUST
19, 2010. REVISIONS SHOWN BELOW.**

The above referenced project is subject to the County of Santa Barbara's Standard Conditions for Project Plan Approval – Water Quality BMPs. The conditions apply because the project is more than 1.0 acre of residential development (and over 10 housing units). These conditions require appropriate treatment of runoff from impervious surfaces for the design storm to remove potential pollutants (see attached Standard Conditions).

Please note that the California Water Board is working with municipalities, including the County of Santa Barbara, to require Low Impact Development as mitigation for hydromodification impacts including rate, volume, and duration of storm water runoff. At this point in time, hydromodification thresholds do not apply. However, Low Impact Development does apply to this project through policy interpretative and implementation guidelines for Land Use Policy #7, Hillside and Watershed Protection.

This policy states:

A. In order of preference, the following BMPs shall be used to minimize water quality impacts associated with new development and redevelopment projects in urban and rural areas:

1. Site planning to avoid, protect, and restore sensitive areas (e.g., wetlands and riparian corridors);
2. Minimizing impervious surfaces and directly connected impervious surfaces, using existing natural features to allow for on-site infiltration of water;
3. Vegetative treatment (e.g., bio-swales, vegetative buffers, constructed or artificial wetlands);
4. Mechanical or structural treatment (e.g., storm drain filters and inserts).

B. Combinations of BMPs listed above may be required to reduce runoff and water quality impacts to achieve consistency with this policy.

C. Adequate space on each project site shall be reserved to incorporate the BMPs.

D. Provisions shall be made for maintenance of BMPs over the life of the project.

Depending on the timing of this development plan approval process, it is suggested that this project address the runoff characteristics with the goal of matching predevelopment hydrograph characteristics through a low impact development approach to avoid a potential redesign in the future. For more information on these design requirements, please contact Project Clean Water staff.

The following provisions apply to this application:

1. Prior to Map Recordation issuance of Zoning Clearance or Building or Grading Permits, the applicant shall submit to the Water Resources Division (attention: Project Clean Water) for review and approval either A) improvement plans, grading & drainage plans, landscape plans, and a drainage study or B) a Storm Water Quality Management Plan or its equivalent that includes relevant details on the location and function of treatment control BMPs.

At a minimum, the submittal(s) must:

- a. show the locations of all treatment facilities and their drainage (treatment) areas,
 - b. demonstrate how the treatment facilities comply with the conditions by treating runoff from the design storm, and
 - c. include a long-term maintenance plan appropriate for the proposed facilities.
2. Prior to Map Recordation Zoning Clearance or Building or Grading Permits, applicant shall submit the long-term maintenance plan for review and approval. The maintenance

plan must identify the party responsible for maintenance of all required storm water runoff treatment control facilities and assure perpetual maintenance of the facilities. A copy of the project's Conditions, Covenants & Restrictions for the Homeowners' Association shall be provided.

3. Prior to issuance of Occupancy Clearance, all drainage improvements required as part of the above conditions shall be constructed in accordance with the approved plans and certified by a Registered Civil Engineer. A set of As-Built plans shall be submitted to Water Resources Division. A Drainage Improvement Certificate shall be signed and stamped by the engineer of record and be submitted to the Water Resources Division.

Note that the applicant will be required to pay the current plan check fee deposit at the time the Storm Water Quality Management Plan or equivalent is submitted for review and approval. The plan check fee is payable to Project Clean Water and can be submitted along with the plans to Water Resources Division, Public Works, 123 E. Anapamu St. Santa Barbara, CA 93101.

I would be happy to work with you and the applicant on ways to meet the recommendations and conditions set forth in this letter. Please don't hesitate to contact me at (805) 568-3561.

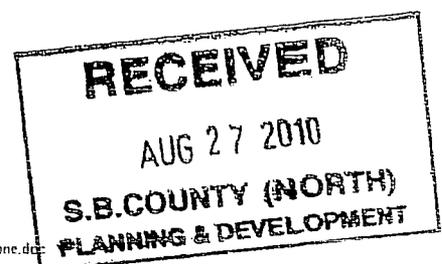
Sincerely,



Cathleen Garnand
Civil Engineering Associate

w/o Attachment Standard Conditions

cc: Eric Dias, Western Sky Development, 2255 S. Broadway Suite 9, Santa Maria 93455
Frances Romero, Urban Planning Concepts, 2624 Airpark Drive, SM CA 93455
Lenny Grant, LGA Architecture 330 James Way Suite 260, Pismo Beach, CA 93449
Russ Garrison, Bethel Engr, 2624 Airpark Drive, SM CA 93455





COUNTY OF SANTA BARBARA

Planning and Development

www.sbcountyplanning.org

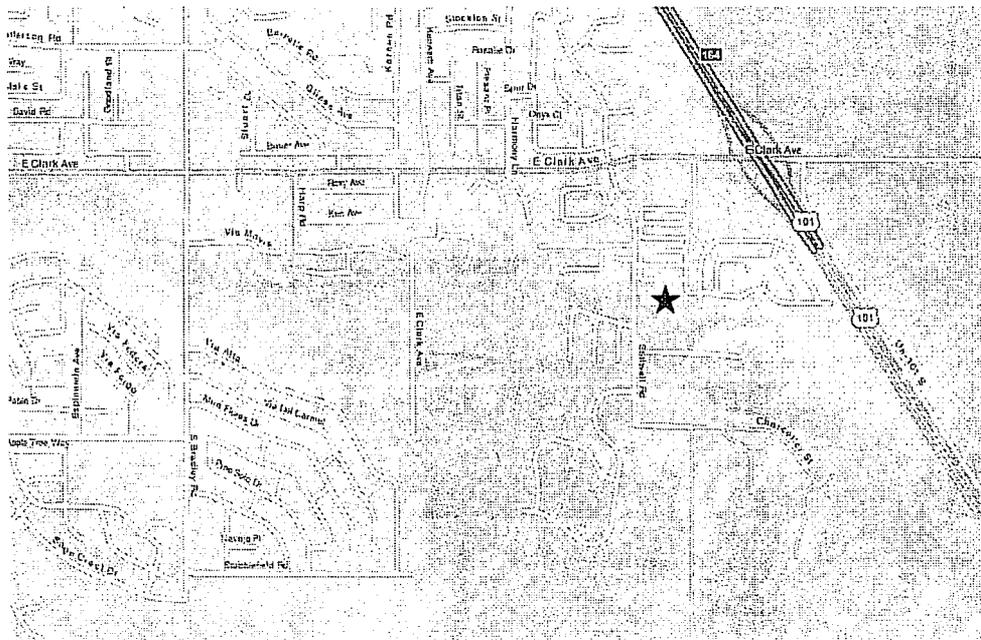
Final Mitigated Negative Declaration

11NGD-00000-00007

Terrace Villas

10TRM-00000-00003 / TM 14,770, 09GPA-00000-00005,
10RZN-00000-00003, 10DVP-00000-00011,
10RDN-00000-00007

April 5, 2011



Owner:
Western Sky Development
2255 S. Broadway, Suite 9
Santa Maria, CA 93454
(805) 698-3520

Agent:
Urban Planning Concepts
Attn: Frances Romero
2624 Airpark Drive
Santa Maria, CA 93455
(805) 934-5760

Engineer:
Bethel Engineering
Attn: Russ Garrison
2624 Airpark Drive
Santa Maria, CA 93455
(805) 934-5769

PUBLIC REVIEW

A Draft Mitigated Negative Declaration (11NGD-00000-00007) was prepared to analyze environmental impacts of the project under requirements of the California Environmental Quality Act (CEQA). The Draft Mitigated Negative Declaration was circulated for a 30-day public review and comment period from March 8, 2011 to April 6, 2011. Due to the non-complex nature of the proposed project, a Public Hearing on the Draft Mitigated Negative Declaration was not held.

During the public review period, three comment letters/emails were received: 1) LAFCO Memorandum dated March 15, 2011; 2) Santa Barbara County APCD letter dated March 29, 2011, and 3) Environmental Health Services letter dated March 17, 2011. These letters and emails are included as Attachment 9 of the attached Final Mitigated Negative Declaration dated April 5, 2011.

The comments received have been considered and appropriate changes indicated by ~~strike-out~~ and underline have been incorporated into the attached Final Mitigated Negative Declaration dated April 5, 2011 in the following sections:

1.0 Request/Project Description

3.1 Physical Setting

4.1 Aesthetic/Visual Resources

4.3 Air Quality

4.4 Biological Resources

4.5 Cultural Resources

4.8 Geologic Processes

4.11 Land Use

4.13 Public Facilities

The Proposed Final Mitigated Negative Declaration concludes that with identified mitigation measures and implementation of the required monitoring program, project impacts on the environment would be less than significant.

1.0 REQUEST/PROJECT DESCRIPTION

Hearing on the request of Frances Romero of Urban Planning Concepts, LLC, agent for Western Sky Development, owner, for approval of: 1) a General Plan Amendment (09GPA-00000-00005); 2) a Rezone (10RZN-00000-00003); 3) a Tract Map (10TRM-00000-00003); 4) a Development Plan (10DVP-00000-00011); and 5) a Road Naming (10RDN-00000-00007) under the provisions of Chapter 21 and the Santa Barbara County Land Use & Development Code (LUDC). Approval of the proposed project would result in the reconfiguration of ~~5-12~~ 5.39 acres comprised of ~~17~~ 18 residential lots parcels (17 residential and 1 open space previously approved under TM 14,330 prior to adoption of the Orcutt Community Plan) to 20 parcels (16 residential, 3 open space, and 1 common lot/road) ranging in size from 7,555 sq. ft. to 11,080 sq. ft. Additional details pertaining to each component of the proposed project is as follows:

General Plan Amendment (09GPA-00000-00005): An amendment to the Orcutt Community Plan Land Use Designations Map Element changing the land use designation on the 5.39 gross acre project site to Residential 4.6 (4.6 du/acre) from Residential 8.0 (8 du/acre), in order to facilitate the rezone from Design Residential, 3.3 units/acre (DR-3.3) to Small Lot Planned Development (SLP).

Rezone (10RZN-00000-00003): An LUDC rezone to SLP (Small Lot Planned Development) from the existing DR-3.3 (Design Residential, 3.3 units/acre) zone designation in order to accommodate the proposed number of uniformly-sized lots while still providing open space protection of slopes onsite.

Tract Map (10TRM-00000-00003/TM 14,770): A Tentative Tract Map creating 20 legal lots from the existing 18 lot Terrace Ranch Subdivision (currently undeveloped but previously recorded under TM 14,330). The newly created lots would consist of 16 custom single family lots ranging in size from 7,555 sq. ft. to 11,080 sq. ft., an open space/detention basin of approximately 21,727 sq. ft., common lot (road) of approximately 39,999 sq. ft., and additional open space areas of 17,428 sq. ft. Water services would be provided by the Golden State Water Company (pre-1997 individual meters). Sanitary services would be provided by the Laguna County Sanitation District. Access to the site would be from a proposed private cul-de-sac accessed via Stillwell Road.

Final Development Plan (10DVP-00000-00011): Approval of a Final Development Plan in compliance with Section 35.82.080 of the County Land Use and Development Code for the development of 16 single family custom homes (in conformance with approved design guidelines), tract grading, installation of tract roads, public services and utilities, common open space, and landscaping. Guidelines for the build-out of individual lots would be provided to address site design, grading, floor area, building form, height, accessory structures, materials and finishes, lighting, landscaping, irrigation, walls and fences, and fire prevention.

Grading for tract development, including roads and pads for homes is estimated at approximately 35,001 cu. yd. cut, and approximately 21,984 cu. yd. fill with 13,017 cu. yd. export that will be balanced onsite due to shrinkage and expansion. The detention basin area would include a tot lot for 2-5 year old children with adjacent benches, a barbeque pit with two picnic tables and additional seating areas. The project site would be designed with ten foot steps on the southern and northern lots, including retaining walls with a maximum height of 4 feet. Lots 8-12 at the terminus of the cul-de-sac would be flat.

Road Naming (10RDN-00000-00007): Approval to name the proposed access road "Tuscan Way" under the provisions of LUDC Section 35.76.050. "Tuscan Way" has been reviewed and cleared for use by the Santa Barbara County Fire Department, Sheriff's Dispatch, and the Office of the County Surveyor.

2.0 PROJECT LOCATION

The application involves 18 legal parcels consisting of Assessor Parcel Nos. 129-300-001 through -021 located on the east side of Stillwell Road, approximately 1,250 feet south of the Clark Avenue/Stillwell Road intersection, and 1,800 feet west of U.S. Highway 101 commonly known as 5320 Stillwell Road, Orcutt Community Planning area, Fourth Supervisorial District. (See Attachment A for Vicinity Map)

2.1 Site Information	
Comprehensive Plan Designation	Res-8.0; Residential, 8 units per acre
Zoning District, Ordinance	DR-3.3; Design Residential, Land Use & Development Code
Site Size	5.39 acres (gross)
Present Use & Development	Vacant
Surrounding Uses/Zoning	North: MHP, Mobile Home Park South: 1-E-1, Residential Development East: MHP, Mobile Home Park West: PRD, Residential Development
Access	Stillwell Road
Public Services	Water Supply: Golden State Water Company Sewage: Laguna County Sanitation District Fire: Santa Barbara County Fire Station #23, Tiffany Park Schools: Orcutt Union School District, Santa Maria Joint Union High School District

3.0 ENVIRONMENTAL SETTING

3.1 PHYSICAL SETTING

Slope/Topography: Site topography varies from relatively flat areas located in the northern and eastern portions of the property; terraced hillsides located in the southwestern area of the tract; and a downward sloping hillside with bowl-like gradient in the center of the property. The flatter regions have a gentle down-slope to the south and southeast at a gradient of approximately 28-to-1 (horizontal-to-vertical). The terracing hillsides have maximum gradients of approximately 2-to-1 with a change in elevation of 10 to 15 feet. The bowl-like area has a gradient of approximately 8-to-1. In general, surface drainage follows the site topography downward to the south and southwest east.

Flora: Vegetation consists predominantly of non-native annual grasses and herbaceous plants; remnant native plants (California sage and Coyote brush); and 13 14 trees (5 Monterey Pines, 3 4 Pepper trees, 1 digger pine, 1 chinese elm, 2 coast live oaks, and 1 bottlebrush). There are no known State or federally listed plants located on the project site.

Fauna: Potentially occurring wildlife on the subject parcel are typical for the northern areas of Santa Barbara County, and would include birds, raptors, Western fence lizard, black-tailed deer, striped skunk, raccoon, coyote, California ground squirrels, Botta's pocket gophers, California meadow voles, and brush rabbits. No State or federally listed animal species are known to inhabit or regularly frequent the project site.

Archaeological Sites: According to a Phase I Archaeological Survey prepared by Laurence Spanne in 1993, no archaeological resources or any other kind of cultural resources are located on the project site.

Soils: Soil types on the project site consist of Marina Sand, MaE3, 9-30% slopes, severely eroded (Class III), and Marina Sand, MaC, 2-9% slopes. There are no prime soils on the project site.

Surface Water Bodies (including wetlands, riparian areas, ponds, springs, creeks, rivers, lakes, and estuaries): The project site is located approximately 650 feet north of Orcutt Creek. There are no surface water bodies on the project site.

Existing Structures: The project site is currently vacant.

Project Site and Surrounding Land Uses: The project site is located on the east side of Stillwell Road, approximately 1,250 feet south of the Clark Avenue/Stillwell Road intersection, and 1,800 feet west of U.S. Highway 101 commonly known as 5320 Stillwell Road, in the Orcutt Community Planning area. The subject 5.12 gross/net acre parcel is bordered on the north and east by property zoned MHP (Mobile Home Park) and is currently developed as such. Parcels located south and west are zoned PRD (Planned Residential Development), and 1-E-1, and are developed with single family residences.

3.2 ENVIRONMENTAL BASELINE

On April 12, 1994 the Santa Barbara County Board of Supervisors approved Tract Map # 14,330, Terrace Ranch, subdividing the 5.39 gross acre project site into 18 parcels (17 residential and 1 open space) ranging in size from 1,400 sq. ft. to 88,170 sq. ft. The map legally recorded on April 18, 2008. Although the project site is currently vacant, the intensity of use onsite has varied since the 1950's, when a small six room hotel and single family dwelling were developed onsite. The hotel was closed and later re-opened as a six-unit apartment and eventually demolished. The proposed project would re-design the recorded Terrace Ranch Tract Map with a proposed Tract Map consisting of 20 parcels (16 residential, 3 open space, and 1 common lot/road) ranging in size from 7,555 sq. ft. to 11,080 sq. ft. As a result, the environmental baseline from which the project's impacts are evaluated includes project impacts associated with traffic, water, and sewage disposal based on a net decrease in residential development onsite.

4.0 POTENTIALLY SIGNIFICANT EFFECTS CHECKLIST

The following checklist indicates the potential level of impact and is defined as follows:

Potentially Significant Impact: A fair argument can be made, based on the substantial evidence in the file, that an effect may be significant.

Less Than Significant Impact with Mitigation: Incorporation of mitigation measures has reduced an effect from a Potentially Significant Impact to a Less Than Significant Impact.

Less Than Significant Impact: An impact is considered adverse but does not trigger a significance threshold.

No Impact: There is adequate support that the referenced information sources show that the impact simply does not apply to the subject project.

Reviewed Under Previous Document: The analysis contained in a previously adopted/certified environmental document addresses this issue adequately for use in the current case and is summarized in the discussion below. The discussion should include reference to the previous documents, a citation of the page(s) where the information is found, and identification of mitigation measures incorporated from the previous documents.

4.1 AESTHETICS/VISUAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. The obstruction of any scenic vista or view open to the public or the creation of an aesthetically offensive site open to public view?		X			
b. Change to the visual character of an area?		X			
c. Glare or night lighting which may affect adjoining areas?		X			
d. Visually incompatible structures?		X			

Existing Setting: The project site is located on the east side of Stillwell Road, approximately 1,250 feet south of the Clark Avenue/Stillwell Road intersection, and 1,800 feet west of U.S. Highway 101. The subject parcel is not visible to travelers on US 101 or Clark Avenue due to the distance the property is setback from the road (approximately 1,400 feet). The majority of the project site is visible from Stillwell Road. Land uses on surrounding parcels consist primarily of mobile homes, and single family residences.

County Environmental Thresholds: The County's Visual Aesthetics Impact Guidelines classify coastal and mountainous areas, the urban fringe, and travel corridors as "especially important" visual resources. A project may have the potential to create a significantly adverse aesthetic impact if (among other potential effects) it would impact important visual resources, obstruct public views, remove significant amounts of vegetation, substantially alter the natural character of the landscape, or involve extensive grading visible from public areas. The guidelines address public, not private views.

Impact Discussion:

(a, b) *Less than significant with mitigation:* The subject 5.39 gross acre parcel is bordered on the north and east by mobile homes, and to the south and west by single family residences. Important factors in evaluating the visual impacts of a project include the physical aspects of the site, its relative visibility, and uniqueness. According to the Design Guidelines submitted for the project, future single family residences would be designed so that the apparent size of exterior wall surfaces visible from off the site would be minimized through the use of single story and small-scale elements. The building elevations would include offsets (staggered walls) or varied setbacks, projections and cantilevers, eave overhangs, roof pitches, and/or other means of horizontal and vertical articulation to create shade and shadow, and otherwise articulate building form. The maximum height proposed for a two-story home would be 25 ~~26~~ feet from the finished grade. Future homes and structures would be sited to enhance and preserve view corridors.

Estimated grading quantities for the recorded Terrace Ranch tract map includes approximately 20,284 cu. yd. cut, and 5,442 cu. yd. fill. The proposed grading for tract development, including roads and pads for homes is estimated at approximately 35,001 cu. yd. cut, and approximately 21,984 cu. yd. fill with 13,017 cu. yd. export that will be balanced onsite due to shrinkage and expansion. Although the proposed grading amounts are greater than the recorded Terrace Ranch preliminary grading estimates, the revised grading plan has been designed to take into account the topography of the project site while allowing for a more uniform subdivision. The project site would be designed with ten foot steps on the southern and northern lots, including retaining walls with a maximum height of 4 feet. Lots 8-12 at the terminus of the cul-de-sac would be flat. This stepped approach minimizes grading and retaining walls by taking into account the sloped topography of the site, resulting in a subdivision which acknowledges the site constraints in a more interesting manner.

The proposed project would be visible from Stillwell Road, a public road. The proposed project has been designed to be compatible with the visual character of the area. In addition, the proposed project would be conditioned to require Board of Architectural Review approval of the proposed design guidelines, and each single family residence prior to Zoning Clearance issuance. As a result, the proposed project would not obstruct any scenic vista or view open to the public or create a visually offensive site open to public views. The proposed project would be compatible with the visual character of the area. Therefore, impacts would be **less than significant** with mitigation requiring the review and approval of the Board of Architectural Review prior to Zoning Clearance issuance.

(c, d) *Less than significant with mitigation.* Project development is subject to the County of Santa Barbara Land Use Development Code (LUDC), which requires exterior lighting that is hooded and directed downward onto the subject parcel. The proposed Design Guidelines includes specifications regarding exterior lighting. The use of low-voltage lighting would be encouraged wherever possible. All lighting would be unobtrusive and designed to avoid glare or spillover onto neighboring homes. Flood lights, and lighting on the top of any pole or structure would be prohibited. Lighting fixtures would be located on both sides of the garage door(s), at the front doors of the dwellings, and at address plaques and in entry courtyards when provided.

Furthermore, project's requiring Development Plan approval are required by the LUDC to receive review and approval from the appropriate regional Board of Architectural Review. The Northern Board of Architectural Review (NBAR) has provided conceptual review of the project on June 25, 2010. When the project returns for further conceptual review, the NBAR would like the applicant to submit the following: 1) a site plan depicting all adjacent lots and building footprints, 2) a streetscape/massing study, and 3) four or five cross-sections encompassing adjacent lots and residences (one through the open space areas, two north-south locations (through lots 8 and 11), and one east-west location through the entire site).

The NBAR commented that the detail level of the proposed Design Guidelines looks appropriate with the following comments: 1) The guidelines should further discuss front lot landscaping (including a common plant palette and species size at maturity); 2) Architectural details should not be limited to the fronts but should carry all the way around the structures; 3) The use of white vinyl windows should be eliminated; and 4) The open space lots and detention basin should utilize low water use ground cover/turf for surfaces not intended for public use/access.

To ensure neighborhood compatibility, future single family residences would be required to be in conformance with the approved Design Guidelines, and would be reviewed and approved by NBAR prior to Zoning Clearance and Building Permit issuance. Therefore, with the implementation of the mitigation measures listed below, impacts from night lighting, and structural incompatibility would be **less than significant**.

Cumulative Impacts: The implementation of the project is not anticipated to result in any substantial change in the aesthetic character of the area since public views of the project would be limited by surrounding natural topography. Thus, the project would not cause a cumulatively considerable effect on aesthetics.

Mitigation and Residual Impact: Adherence to the following mitigation measures would reduce potentially significant impacts associated with visual resources to less than significant levels. Residual impacts would be less than significant.

1. **Aest-04 BAR Required.** The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development. **TIMING:** The Owner/Applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of Land Use Permit. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

2. **Aest-10 Lighting.** The Owner/Applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m. **PLAN REQUIREMENTS:** The Owner/Applicant shall develop a Lighting Plan for BAR approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture. **TIMING:** Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.

MONITORING: P&D compliance monitoring staff and BAR shall review a Lighting Plan for compliance with this measure prior to Final Building Inspection Clearance to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

4.2 AGRICULTURAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Convert prime agricultural land to non-agricultural use, impair agricultural land productivity (whether prime or non-prime) or conflict with agricultural preserve programs?				X	
b. An effect upon any unique or other farmland of State or Local Importance?				X	

Existing Setting: Agricultural lands play a critical economic and environmental role in Santa Barbara County. Agriculture continues to be Santa Barbara County's major producing industry with a gross production value of over \$1.1 billion (Santa Barbara County 2008 Crop Production Report). In addition to the creation of food, jobs, and economic value, farmland provides valuable open space and maintains the County's rural character. The project site is located on Stillwell Road in an urban area of Orcutt. The project site is zoned DR-3.3 (Design Residential, 3.3 units/acre), and is vacant and not used for agricultural purposes.

County Environmental Thresholds: The County's Agricultural Resources Guidelines (republished October 2008) describes a methodology, the weighted point system, to determine the agricultural productivity and suitability of a parcel. As a general guideline, an agricultural parcel of land should be considered to be viable if it is of sufficient size and capability to support an agricultural enterprise independent of any other parcel. The guidelines utilize a weighted point system to serve as a preliminary screening of a project's potential impacts during the Initial Study process. The point system evaluates physical environmental resources rather than economics or production units. This approach is consistent with CEQA emphasis on physical environmental impacts and not social or economic impacts (State CEQA Guidelines Section 15131). Values are assigned to nine physical characteristics including parcel size, soil classification, water

availability, agricultural suitability, existing and historic land use, comprehensive plan designation, adjacent land uses, agricultural preserve potential, and combined farming operations. If the tabulated points total 60 or more, the parcel is considered viable for the purposes of analysis. The project would be considered to have a potentially significant impact if the lot line adjustment would result in parcels that score less than 60 points.

Impact Discussion:

(a, b) *No impact.* The project site is currently zoned for residential purposes and is located in an urban area within the Orcutt Community Planning area. The subject parcels are not enrolled in an Agricultural Preserve Program, and do not contain prime soils, or farmland of Statewide or local importance. Therefore, there would be **no impacts** to agricultural resources as a result of the proposed project.

Cumulative Impacts: The project site is not agriculturally zoned and has not been utilized for agricultural purposes. Therefore, the project's contribution to the regionally significant loss of agricultural resources is not considerable, and its cumulative effect on regional agriculture would be **less than significant**.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be **less than significant**.

4.3 AIR QUALITY

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect, mobile and stationary sources)?			X		
b. The creation of objectionable smoke, ash or odors?			X		
c. Extensive dust generation?		X			
Greenhouse Gas Emissions	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
d. Emissions equivalent to or greater than 10,000 metric tons of CO ₂ per year from stationary sources during long-term operations?			X		
e. Emissions equivalent to or greater than 1,100 MT of CO ₂ e per year or 4.6 MT CO ₂ e/Service Population (residents + employees) per year from other than stationary sources during long-term operations?			X		
f. Emissions equivalent to or greater than 6.6 MT CO ₂ e/Service Population (residents + employees) per year for plans (General Plan Elements, Community Plans, etc.)?			X		

Existing Setting: Santa Barbara County is part of the Central South Coast Air Basin, which also includes Ventura and San Luis Obispo Counties. Ambient air quality within the basin is generally good.

However, the area periodically experiences atmospheric temperature inversion layers (generally between May and October) which tend to prevent the rapid dispersion of pollutants. Presently, Santa Barbara County is in attainment of the California Ambient Air Quality Standards (CAAQS) for Nitrogen Dioxide (NO₂), Sulfur Dioxide (SO₂), Carbon Monoxide (CO), sulphates (SO₄²⁻), hydrogen sulfide (H₂S), and lead (Pb) and in nonattainment of the CAAQS for Ozone (O₃) and Particulates (PM₁₀). The major sources of ozone precursor emissions in the County are motor vehicles and vessels, the petroleum industry, and solvent use. Sources of PM₁₀ include grading, road dust, dust resulting from agricultural activities, and vehicle and vessel exhaust. Vehicle traffic on Stillwell Road, and in the vicinity of the project site is of a low volume.

County Environmental Threshold:

Chapter 5 of the Santa Barbara County Environmental Thresholds and Guidelines Manual (as amended in 2006) addresses the subject of air quality. The thresholds provide that a proposed project will not have a significant impact on air quality if operation of the project will:

- emit (from all project sources, mobile and stationary), less than the daily trigger (55 pounds per day for Nox and ROC, 80 pounds per day for PM₁₀) for offsets for any pollutant; and
- emit less than 25 pounds per day of oxides of nitrogen (NOx) or reactive organic compounds (ROC) from motor vehicle trips only; and
- not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone); and
- not exceed the APCD health risk public notification thresholds adopted by the APCD Board; and
- be consistent with the adopted federal and state Air Quality Plans.

No thresholds have been established for short-term impacts associated with construction activities. However, the County's Grading Ordinance requires standard dust control conditions for all projects involving grading activities. Long-term/operational emissions thresholds have been established to address mobile emissions (i.e., motor vehicle emissions) and stationary source emissions (i.e., stationary boilers, engines, paints, solvents, and chemical or industrial processing operations that release pollutants).

Impact Discussion:

(a) *Less than significant impact.* The proposed project site comprises 18 legal lots created through a prior subdivision. The future development of 16 detached single family residences would generate air pollutants in the form of vehicle emissions. Using the Urbemis air emissions modeling program version 9.2.4 (Attachment 6), the following "worst case scenario" air emissions would be expected: ROC Emissions = 2.32 lbs/day, NOx Emissions = 1.72 lbs/day. This is less than the County's adopted threshold of significance of 25 lbs/day from traffic only. Therefore, the emissions produced by activities associated with the proposed project are considered a **less than significant** impact to air quality.

(b) *Less than significant impact.* The future development of 16 single family residences would not be expected to create substantial smoke, ash or odor. Therefore, impacts would be **less than significant**.

(c) *Less than significant impact with mitigation.* Earth moving operations at the project site would not have the potential to result in significant project-specific short-term emissions of fugitive dust and PM₁₀. Emissions of ozone precursors (NO_x and ROC) during project construction would result primarily from the on-site use of heavy earthmoving equipment during site preparation and construction of single family residences. Due to the limited period of time that grading activities would occur on the project site, construction-related emissions of NO_x and ROC would not be significant on a project-specific or cumulative basis. However, due to the non-attainment status of the air basin for ozone, the project should implement measures recommended by the Air Pollution Control District to reduce construction-related emissions of ozone precursors to the maximum extent feasible. The application of mitigation measures

addressing standard dust control measures would ensure potential nuisance dust impacts are reduced to **less than significant** levels.

(d-f) Less than significant impacts. Greenhouse Gas Emissions / Global Climate Change

Background:

Greenhouse gases (GHGs) include carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulphur hexafluoride (SF₆) and nitrogen trifluoride (NF₃). Combustion of fossil fuels constitutes the primary source of GHGs. GHGs accumulate in the atmosphere, where these gases trap heat near the Earth's surface by absorbing infrared radiation. This effect causes global warming and climate change, with adverse impacts on humans and the environment. Potential effects include reduced water supplies in some areas, ecological changes that threaten some species, reduced agricultural productivity in some areas, increased coastal flooding, and other effects.

Methodology:

The County's methodology to address Global Climate Change in CEQA documents is evolving. The County is currently working to develop an inventory of GHG emissions and a Climate Action Strategy and Climate Action Plan based on this data. Until County-specific data becomes available and significance thresholds applicable to GHG emissions are developed and formally adopted, the County will follow an interim approach to evaluating GHG emissions. This interim approach will look to criteria adopted by the Bay Area Air Quality Management District (BAAQMD), summarized below, for guidance on determining significance of GHG emissions.

Significance Determination Criteria	
GHG Emission Source Category	Operational Emissions
Non-stationary Sources	1,100 MT of CO ₂ e/yr OR 4.6 MT CO ₂ e/SP/yr (residents + employees)
Stationary Sources	10,000 MT/yr
Plans	6.6 MT CO ₂ e/SP/yr (residents + employees)

The BAAQMD does not include any standards for construction-related emissions.

Analysis of the project concludes that total annual GHG emissions for the project would be 231 metric tons of CO₂e/year. Attachment 7 shows the complete GHG calculations for the project. Total project GHG emissions would be **less than the significance** criteria.

Cumulative Impacts: The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for air quality. Therefore, the project's contribution to regionally significant air pollutant emissions is not considerable, and its cumulative effect is less than significant.

Mitigation and Residual Impact: Adherence to the following mitigation measures would reduce potentially significant impacts associated with visual resources to less than significant levels. Residual impacts would be less than significant.

3. **Air-01 Dust Control.** The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:
- a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
 - b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
 - c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.
 - d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
 - e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
 - f. Order increased watering as necessary to prevent transport of dust off-site.
 - g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
 - h. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately:
 - i. Seed and water to re-vegetate graded areas; and/or
 - ii. Spread soil binders; and/or
 - iii. Employ any other method(s) deemed appropriate by P&D or APCD.

PLAN REQUIREMENTS: These dust control requirements shall be noted on all grading and building plans. **PRE-CONSTRUCTION REQUIREMENTS:** The contractor or builder shall provide P&D monitoring staff and APCD with the name and contact information for an assigned onsite dust control monitor(s) who has the responsibility to:

- a. Assure all dust control requirements are complied with including those covering weekends and holidays.
- b. Order increased watering as necessary to prevent transport of dust offsite.
- c. Attend the pre-construction meeting.

TIMING: The dust monitor shall be designated prior to the start of grading activities. The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued.

MONITORING: P&D processing planner shall ensure measures are on plans. P&D grading and building inspectors shall spot check; Grading and Building shall ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

4.4 BIOLOGICAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
Flora					
a. A loss or disturbance to a unique, rare or threatened plant community?			X		
b. A reduction in the numbers or restriction in the range of any unique, rare or threatened species of plants?			X		
c. A reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements)?			X		
d. An impact on non-native vegetation whether naturalized or horticultural if of habitat value?			X		
e. The loss of healthy native specimen trees?		X			
f. Introduction of herbicides, pesticides, animal life, human habitation, non-native plants or other factors that would change or hamper the existing habitat?			X		
Fauna					
g. A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals?			X		
h. A reduction in the diversity or numbers of animals onsite (including mammals, birds, reptiles, amphibians, fish or invertebrates)?			X		
i. A deterioration of existing fish or wildlife habitat (for foraging, breeding, roosting, nesting, etc.)?			X		
j. Introduction of barriers to movement of any resident or migratory fish or wildlife species?			X		
k. Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife?			X		

Regulatory Setting: The following Orcutt Community Plan Biological Resources Policies and Development Standards apply to the proposed project site:

DevStd Bio-O-3.1: *"To the maximum extent feasible, development shall be designed to avoid damage to established native trees (e.g., oaks) by incorporating setbacks, clustering, or other appropriate methods. Areas protected from grading, paving, and other disturbances shall include the area 6 feet outside of established native tree driplines, unless this distance would interfere with reasonable development of a property. Where native trees are removed, they shall be replaced in a manner consistent with County standards."*

DevStd BIO-O-4.1: *"Where non-native specimen trees are removed for development, the County shall consider replacement with native trees."*

Policy BIO-O-3: *"Established native trees in designated open space areas shall be protected. Established native trees in developable areas shall be incorporated into the site landscaping plan to the greatest degree feasible except where it would interfere with reasonable development of a property. Native trees shall be considered established if they are six feet in height."*

Physical Setting:

Vegetation and Flora: The project site is approximately 5.12 gross acres in size and is known as APN's 129-300-001 through -020. Vegetation existing on the project site consists predominantly of non-native annual grasses and herbaceous plants; remnant native plants (California sage and Coyot brush); and ~~13~~ 14 trees (5 Monterey Pines, ~~3~~ 4 Pepper trees, 1 digger pine, 1 chinese elm, 2 coast live oaks, and 1 bottlebrush). There are no State or federally listed plants or animals that are likely to inhabit or regularly frequent the site. The project site is located within the range of the Endangered California Tiger Salamander, and within 1.5 miles from a known breeding pond known as ORCU-3.

County Environmental Thresholds: Santa Barbara County's Environmental Thresholds and Guidelines Manual (2008) includes guidelines for the assessment of biological resource impacts. The following thresholds are applicable to this project:

Oak Woodlands and Forests: Project created impacts may be considered significant due to habitat fragmentation, removal of understory, alteration to drainage patterns, disruption of the canopy, removal of a significant number of trees that would cause a break in the canopy, or disruption in animal movement in and through the woodland.

Individual Native Trees: Project created impacts may be considered significant due to the loss of 10% or more of the trees of biological value on a project site.

Other Rare Habitat Types: The Thresholds Manual recognizes that not all habitat-types found in Santa Barbara County are addressed by the habitat-specific guidelines. Impacts to other habitat types or species may be considered significant, based on substantial evidence in the record, if they substantially: (1) reduce or eliminate species diversity or abundance; (2) reduce or eliminate the quality of nesting areas; (3) limit reproductive capacity through losses of individuals or habitat; (4) fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources; (5) limit or fragment range and movement; or (6) interfere with natural processes, such as fire or flooding, upon which the habitat depends.

Riparian Habitats: Project created impacts may be considered significant due to: direct removal of riparian vegetation; disruption of riparian wildlife habitat, particularly animal dispersal corridors and or understory vegetation; or intrusion within the upland edge of the riparian canopy leading to potential disruption of animal migration, breeding, etc. through increased noise, light and glare, and human or domestic animal intrusion; or construction activity which disrupts critical time periods for fish and other wildlife species.

Native Grasslands: In general, project created impacts to native grasslands may be considered significant if they involve removal of or severe disturbance to a patch or a combined patch area of native grasses that is greater than one-quarter (1/4) acre in size. The grassland must contain at least 10 percent relative cover of native grassland species (based on a sample unit). Impacts to patch areas less than one-quarter acre in size that are clearly isolated and not part of a significant native grassland or an integral component of a larger ecosystem are usually considered insignificant.

Impact Discussion:

(a-c) A loss or disturbance to, reduction in the numbers, restriction in the range, or in the extent, diversity or quality, of native species. Less than significant. No federal or state protected plant species or plant community is located on the subject parcel. The proposed project would be setback 650 feet from the top-of-bank of Orcutt Creek, which would allow for a sufficient buffer from sensitive areas. 14 ~~13~~ trees would be removed in order to construct the proposed project. Two coast live oak trees and 1 non-native specimen tree (30" Monterey Pine) would be removed. A mitigation measure has been added below addressing the proposed tree removals. The project site is not designated as open space area in the

Orcutt Community Plan. There would be no reduction in the extent, diversity, or quality of native vegetation (including brush removal for fire prevention and flood control improvements) as project site contains predominantly non-native annual grasses and native plants. Impacts would be **less than significant**.

(d,f) An impact on non-native vegetation whether naturalized or horticultural if of habitat value. Less than significant impact. The non-native grasses and herbaceous plants on the project site provides little or no quality habitat value. Therefore, impacts would be **less than significant**.

(e) The loss of healthy specimen trees. Less than significant with mitigation. In order to complete the proposed tract map, the following trees are proposed for removal:

# Trees to be removed	Scientific Name	Common Name	Trunk DBH
5	Pinus radiata	Monterey Pine	30", 24", 6", 23", 21"
3 4	Schinus molle	CA Pepper Tree	2@14", 20", 1 shrub
1	Pinus sabiniana	Digger Pine	8"
1	Ulmus parvifolia	Chinese Elm	12"
2	Quercus agrifolia	Coast Live Oak	6", 8" (shrub like)
1	Callistemon sp.	Bottlebrush	(5) @ 4"

Completion of the proposed project would result in the removal of 14 trees. Of these trees, 2 native coast live oak trees, and 1 non-native specimen tree (30" Monterey Pine) would be removed. In order to mitigate for the removal of these trees, the applicant would be required to plant 10 oak trees for every oak removed (a total of 20 oak trees), and 10 native trees of the applicants preference (upon approval with P&D) for removal of the Monterey Pine Tree. In addition, the project has been conditioned to require surveys for nesting birds if trees are proposed for removal during the bird breeding season. As a result, impacts from native tree removal would be reduced to a **less than significant impact** with inclusion of the mitigation measures below.

(g) A reduction in the numbers, a restriction in the range, or an impact to the critical habitat of any unique, rare, threatened or endangered species of animals. Less than significant impact. No effects on threatened and/or endangered species are expected as a result of the proposed project. The following threatened and/or endangered species were analyzed for occurrence, and potential impacts as a result of the proposed project:

California Tiger Salamander (CTS). The proposed project site is within the CTS home range as per the U.S. Fish and Wildlife Service and Santa Barbara County Map dated July, 2010. According to the July, 2010 map there are no known or potential breeding ponds within migratory distance (1.2 miles) of the project site. The nearest potential ponds are SISQ-10 which is located 1.74 miles north east of the project site, and ORCU-2, which is located 1.14 miles south east of the project site. The nearest known breeding pond is ORCU-3, which is located 1.5 miles south east.

According to a January 13, 2011 Initial Field Assessment for CTS completed by Vince Semonsen, Wildlife Biologist, the proposed project site does not contain habitat suitable for CTS (see Attachment 8). Due to intervening barriers between known ponds within migratory distances (1.2 miles), there is a low potential for the species to occur on site. Thus, there would be no restriction in the range or reduction in the numbers of California tiger salamanders, and impacts would be **less than significant**.

(h-j) A reduction in diversity or numbers of animals onsite, deterioration of existing fish or wildlife habitat, or introduction of barriers to movement of any resident or migratory fish or wildlife

species. *Less than significant impact.* The proposed project would not infringe upon known migration paths of any resident or migratory fish or wildlife species, and therefore, neither the diversity nor the population number of any species would be restricted by the development of the site. Therefore, impacts would be **less than significant**.

(k) Introduction of any factors (light, fencing, noise, human presence and/or domestic animals) which could hinder the normal activities of wildlife. *Less than significant impact.* The proposed project would introduce additional human activity and development to the site. However, the project site is surrounded by development including mobile home parks to the north, and east, single family residences to the south, and single family subdivisions to the east. As a result, the increase of 16 residences on the site would not be expected to hinder wildlife activities in this area. Impacts would be **less than significant**.

Cumulative Impacts: Since the project would not significantly impact biological resources onsite, it would not have a cumulatively considerable effect on the County's biological resources.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be **less than significant**.

4. **Bio-02 Tree Replacement.** The Owner/Applicant shall submit for P&D approval a Native Tree Replacement Plan prepared by a P&D-approved arborist/biologist and designed to be incorporated into the tract landscaping and including the following components:

1. The replacement trees shall be as follows:
 - a. Twenty 1 gallon size Coast Live Oak (*Quercus agrifolia*) trees obtained from locally occurring saplings or seed stock. Show replanting locations on plans.
 - b. Ten P&D approved 1 gallon size native trees of the applicants choice. Show replanting locations on plans.
2. The trees shall be gopher fenced.
3. ~~The trees shall be irrigated with drip irrigation on a timer until established (a period to be established by the P&D approved arborist).~~
4. ~~The trees shall be weaned off of irrigation over a period of two to three years.~~
5. ~~No permanent irrigation shall occur within the dripline of oak trees.~~
6. If replacement trees cannot all be accommodated on site, the Owner/Applicant shall submit a plan for P&D approval for replacement trees to be planted off site.
7. All new trees shall be protected from predation by wild and domestic animals and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.

PLAN REQUIREMENTS: Replanting locations shall be shown on landscaping and irrigation plans. **TIMING:** Plans shall be submitted prior to map recordation. The Owner/Applicant shall post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for three years.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required components of the approved plan(s) are in place as required prior to Final Inspection Clearance and maintained throughout the maintenance period. P&D compliance monitoring staff signature is required to release the installation security upon satisfactory installation of all items in approved plans and maintenance security upon successful implementation of this plan.

5. **Tree Pre-Construction Removal Surveys for Nesting Birds.** If tree removals occur during the bird breeding and nesting season (February 1 to August 15), the applicant shall hire a Planning & Development qualified biologist to conduct a pre-removal survey of all trees to ensure that there are no impacts to nesting birds. **Plan Requirements and Timing:** This survey shall be

undertaken 10 days prior to proposed removal, to determine whether raptors or other special status species are nesting on site. A brief letter shall be prepared by the biologist and reviewed and approved by Planning & Development before project activities are initiated. If raptors or other special status species are found to be nesting, applicant shall avoid work in the area by providing a buffer from active nests as determined by the qualified biologist.

MONITORING: P&D shall be given the name and contact information for the qualified biologist prior to initiation of the survey. Biologist shall contact P&D at the conclusion of the field survey to inform P&D in writing of the results of the surveys. If no sensitive species are found, P&D will allow tree removal activities to commence. All required mitigation shall be implemented prior to the start of proposed grading activities. Grading Inspectors shall inspect as needed.

4.5 CULTURAL RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
Archaeological Resources					
a. Disruption, alteration, destruction, or adverse effect on a recorded prehistoric or historic archaeological site (note site number below)?			X		
b. Disruption or removal of human remains?			X		
c. Increased potential for trespassing, vandalizing, or sabotaging archaeological resources?			X		
d. Ground disturbances in an area with potential cultural resource sensitivity based on the location of known historic or prehistoric sites?		X			
Ethnic Resources					
e. Disruption of or adverse effects upon a prehistoric or historic archaeological site or property of historic or cultural significance to a community or ethnic group?			X		
f. Increased potential for trespassing, vandalizing, or sabotaging ethnic, sacred, or ceremonial places?			X		
g. The potential to conflict with or restrict existing religious, sacred, or educational use of the area?			X		

Existing Setting: For at least the past 10,000 years, the area that is now Santa Barbara County has been inhabited by Chumash Indians and their ancestors. ~~The applicant provided a Phase 1 Archaeological Investigation completed by David Stone, M.A., RPA, dated August, 2010. The project site was the subject of a Phase I Archaeological Survey, dated March 1993, and prepared by Laurence Spanne.~~ This report indicated that based on the results of surface surveys and the absence of potentially significant prehistoric and historic materials on the subject parcel, the proposed development would not have the potential to impact significant or important prehistoric or historic cultural remains.

County Environmental Thresholds: The County Environmental Thresholds and Guidelines Manual contains guidelines for identification, significance determination, and mitigation of impacts to important cultural resources. Chapter 8 of the Manual, the *Archaeological Resources Guidelines: Archaeological, Historic and Ethnic Element*, specifies that if a resource cannot be avoided, it must be evaluated for importance under CEQA. CEQA Section 15064.5 contains the criteria for evaluating the importance of archaeological and historical resources. For archaeological resources, the criterion usually applied is: (D), "Has yielded, or may be likely to yield, information important in prehistory or history". If an archaeological

site does not meet any of the four CEQA criteria in Section 15064.5, additional criteria for a “unique archaeological resource” are contained in Section 21083.2 of the Public Resource Code, which states that a “unique archaeological resource is an archaeological artifact, object, or site that: 1) contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information; 2) has a special and particular quality such as being the oldest of its type or the best available example of its type; or 3) is directly associated with a scientifically recognized important prehistoric or historic event or person. A project that may cause a substantial adverse effect on an archaeological resource may have a significant effect on the environment.

Impact Discussion:

(a-c) Less than significant impacts. There are no known recorded prehistoric or historic archaeological sites on the subject parcel or in the project site vicinity. The project site was the subject of a Phase I Archaeological Survey, dated March 1993, and prepared by Laurence Spanne. The survey report states that no archaeological resources or cultural resources were identified during an intensive foot survey and records/literature search of the project site. The proposed project improvements are not considered to have the potential to impact significant or important prehistoric or historic cultural remains as defined in the County Cultural Resource Guidelines. Therefore, the proposed project would not be expected to disrupt, alter, destroy or adversely affect a recorded prehistoric or historic archaeological site, disrupt or remove human remains, or increase the potential for trespassing, vandalizing, or sabotaging archaeological resources. Impacts would be **less than significant**.

(d) Less than significant impact with mitigation. The potential for undiscovered cultural resources to exist onsite is low. However, previously unidentified cultural resources could be discovered during site development resulting in a potentially significant impact. Adherence to the standard archaeological discovery clause would reduce potentially significant impact to cultural resources to **less than significant** levels.

(e-g) Less than significant impacts. There are no known religious, sacred, or educational sites on the subject parcel or in the project site vicinity. Based on the results of the Phase I Archaeological Investigation, the proposed project is not expected to adversely affect a prehistoric or historic archaeological site or property of historic or cultural significance to a community or ethnic group. There would not be an increased potential for trespassing, vandalizing, or sabotaging ethnic, sacred or ceremonial places. As a result, impacts would be **less than significant**.

Cumulative Impacts: Since the project would not impact known cultural resources, it would not be likely to have a cumulatively considerable effect on the County’s cultural resources.

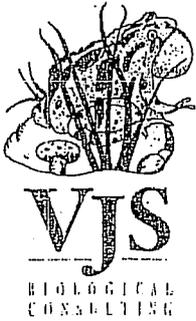
Mitigation and Residual Impact: The following mitigation measure would reduce the project’s cultural resource impacts to a **less than significant** level. Residual impacts would be **less than significant**.

6. **CulRes-09 Stop Work at Encounter.** The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and funded by the Owner/Applicant. **PLAN REQUIREMENTS:** This condition shall be printed on all building and grading plans.

MONITORING: P&D permit processing planner shall check plans prior to Issuance of Zoning Clearance, and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

Total CO ₂ e Emissions/year	231 metric tons/yr	Calculated
Total CO ₂ e Emissions/service population/year	6.0 metric tons/person/yr	Calculated
Significance Determination		
Plan significance criterion #1	4.6 metric tons CO ₂ e/service population/year	
Annual plan emissions at buildout/SP/year	6.0 metric tons CO ₂ e/service population/year	
Residual significant impact	1.4 metric tons CO ₂ e/service population/year	
Plan significance criterion #2	1,100 metric tons CO ₂ e/year	
Annual plan emissions at buildout/SP/year	231 metric tons CO ₂ e/year	
Residual significant impact	(869) metric tons CO ₂ e/year	

January 13, 2011



Initial Field Assessment
For
CA Tiger Salamanders
(*Ambystoma californiense*)

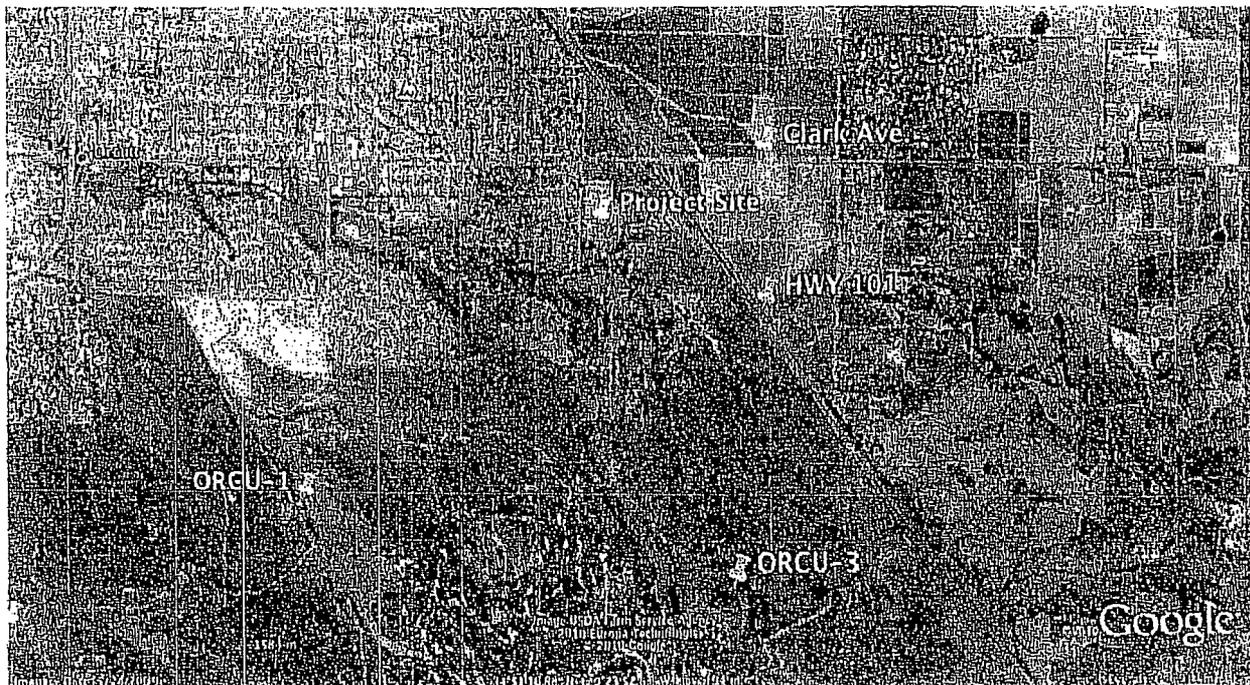
To: Frances Romero, Senior Planner
Urban Planning Concepts

From: Vince Semonsen, Wildlife Biologist

RE: Terrace Villas Project, Orcutt, CA
APN: 129-300-01 thru 129-300-021

Project Description: The Terrace Villas Project proposes to develop a 5 acre parcel located along Stillwell Road, creating 18 new lots. The project would require some extensive grading, moving over 38,000 cubic yards of soil and removing all of the natural habitat at the site.

A site visit was conducted with Frances Romero on December 30, 2010 to look over the site and discuss the project impacts.



Environmental Setting: The proposed development site is within the CA tiger salamanders home range as per the U. S. Fish and Wildlife Service and Santa Barbara County Map dated July 2010. According to the 2010 map there are no known or potential breeding ponds within migratory distance (1.2 miles) of the project site. The closest known CTS breeding pond (ORCU-3) is 1.5 miles to the

south. No other undocumented potential breeding ponds have been identified from around the project site either from other site visits or from an analysis of aerial photographs.

According to Frances Romero the project site had been utilized in the past and this was confirmed during the site visit. The 5+ acres are fairly disturbed, supporting mainly annual grasses and weeds with some coastal sage scrub vegetation. Small to moderate numbers of gopher and ground squirrel burrow systems were noted throughout the project site, but as CTS upland habitat it was of low quality.

Several years ago a full 2 year CTS drift fence survey was conducted within an area called keysite 3, located to the south/southwest of the project site. The keysite 3 area was fairly undisturbed and supported some excellent CTS upland habitat. No CTS were found during the two year study.

Conclusions and Recommendations: The Terrace Villas Project is outside of the salamander's migratory range from any known or potential breeding ponds and only supports some low quality CTS upland habitat. The Keysite 3 area is closer to the CTS ponds and supports some excellent upland habitat. If CTS are not utilizing the Keysite 3 area they are very unlikely to be utilizing the Terrace Villas area. Therefore there is a **very low probability** of any short or long-term impacts to CTS from the proposed project.

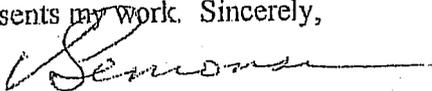
References:

Santa Barbara County Planning and Development Department. Aerial Photos from 1989, 1997, 2000, 2002 and 2006.

U. S. Fish & Wildlife Service & Santa Barbara County's California Tiger Salamander Habitat and Range Map. July 2010.

U. S. Fish & Wildlife Service. Federal Register. Vol. 65, No. 12. Pages 3096-3111. January 19, 2000. Endangered and Threatened Wildlife and Plants; Emergency Rule to List the Santa Barbara County Distinct Population of the California Tiger Salamander as Endangered.

I certify that the information in this survey report and attached exhibits fully and accurately represents my work. Sincerely,



Vince Semonsen

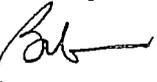
U.S Fish and Wildlife Service CTS 10(a)(1)(A) Permit # TE030384-2

L A F C O M E M O R A N D U M

SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION
105 East Anapamu Street ♦ Santa Barbara CA 93101 ♦ (805) 568-3391 ♦ Fax (805) 647-7647

March 15, 2011

TO: Dana Carmichael
Planning and Development

FROM: Bob Braitman 
Executive Officer

SUBJECT: **Terrace Villas Project**
Draft Mitigated Negative Declaration
10TRM-00000-00003/TM 14,770

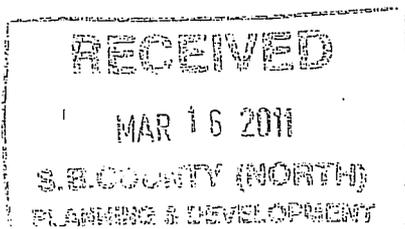
Having reviewed the Draft Mitigated Negative Declaration I have a few questions.

Under the heading 4.13 PUBLIC FACILITIES, the report on page 28, in discussing “A need for new or altered sewer system facilities (sewer lines, lift-stations, etc.)” indicates “No Impact.”

But I could find no further discussion in the text regarding sewers. Is this project already within the boundaries of the Laguna Sanitation District? Are there sewage transmission lines adjacent to or in proximity to the project with sufficient capacity to serve this project? Is there sufficient capacity within the TCSD wastewater treatment plant to serve this project?

Further information about sewer service for the project would be appropriate for inclusion in this environmental document and is requested.

Thank you for soliciting our views. Please contact our office if you have any questions. Our email address is lafco@sblafco.org.





Santa Barbara County
Air Pollution Control District

March 29, 2011

Dana Carmichael
Santa Barbara County
Planning and Development
624 W. Foster Road
Santa Maria, CA 93455

Re: **APCD Comments on Draft Mitigated Negative Declaration for the Proposed Terrace Villas Project, 11NGD-00000-00007, 10DVP-00000-00011, 10TRM-00000-00003, TM 14,770**

Dear Ms. Carmichael:

The Air Pollution Control District (APCD) has reviewed the Draft Mitigated Negative Declaration (MND) for the referenced case, which consists of the reconfiguration of 5.12 acres comprised of 17 residential lots to 16 residential lots ranging in size from 7,555 square feet to 11,080 square feet. Grading for tract development (including roads and pads for homes) is estimated at approximately 35,001 cubic yards of cut and 21,984 cubic yards of fill with 13,017 cubic yards of export that will be balanced onsite. The subject property, involves 18 legal parcels zoned DR-3.3 (Design Residential) and identified in the Assessor Parcel Map Book as APN 129-300-001 through -020, is located at 5320 Stillwell Road in the community of Orcutt.

Air Pollution Control District staff offers the following comments on the MND:

1. **Section 4.3 Air Quality, "Existing Setting", Page 8:** Please provide the full name of the air pollutants discussed in addition to the molecular formula.
2. **Section 4.3 Air Quality, "County Environmental Thresholds", Page 8:** The first item in the bulleted list of significance thresholds states that the project will not have a significant impact on air quality if operation of the project will, "*emit (from all project sources, mobile and stationary), less than the daily trigger (55 pounds per day) for offsets for any pollutant;*". The parenthetical statement should be revised to state "*(55 pounds for NO_x and ROC, 80 pounds per day for PM₁₀)*".
3. **Section 4.3 Air Quality, Page 7-10:** Although quantitative thresholds of significance are not currently in place for short-term emissions, CEQA requires that short-term impacts, such as exhaust emissions from construction equipment and fugitive dust generation during grading, be discussed in the environmental document. In the interest of public disclosure, the APCD recommends that construction-related NO_x, ROC, PM₁₀ and PM 2.5 emissions, from diesel and gasoline powered equipment, paving, and other activities, be quantified. Please provide quantification of grading amounts and construction-related emissions in the "Impact Discussion" narrative.

Terence E. Dressler • Air Pollution Control Officer

Air Pollution Control District staff offers the following suggested conditions:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.
2. APCD Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities*, became effective on July 21, 2010 and establishes new limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing fugitive dust from on-site activities and from trucks moving on- and off-site. The text of the rule can be viewed on the APCD website at www.sbcapcd.org/rules/download/rule345.pdf.
3. Fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of ozone precursors and fine particulate emissions from diesel exhaust.
4. Prior to occupancy, APCD permits must be obtained for all equipment that requires an APCD permit. APCD Authority to Construct permits are required for diesel engines rated at 50 bhp and greater (e.g., firewater pumps and emergency standby generators) and boilers/large water heaters whose combined heat input rating exceeds 2.0 million BTUs per hour.
5. All portable diesel-fired construction engines rated at 50 brake-horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to operation. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.
6. At all times, idling of heavy-duty diesel trucks must be limited to five minutes; auxiliary power units should be used whenever possible. State law requires that drivers of diesel-fueled commercial vehicles:
 - shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location
 - shall not idle a diesel-fueled auxiliary power system (APS) for more than 5 minutes to power a heater, air conditioner, or any ancillary equipment on the vehicle.
7. At a minimum, prior to occupancy any feasible greenhouse gas mitigation from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, low carbon fuels, renewable energy)
 - Transportation (reduce vehicle miles traveled, compact and transit-oriented development, pedestrian- and bicycle-friendly communities)
 - Water conservation (improved practices and equipment, landscaping)
 - Waste reduction (material re-use/recycling, composting, waste diversion, waste minimization)
 - Architectural features (green building practices, cool roofs)
8. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8890 or via email at cvw@sbcapcd.org.

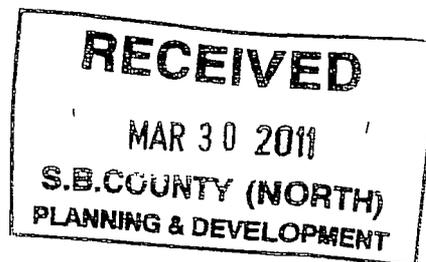
Sincerely,



Carly Wilburton,
Air Quality Specialist
Technology and Environmental Assessment Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: Frances Romero
Western Sky Development
Project File
TEA Chron File





ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

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. However, reclaimed water should not be used in or around crops for human consumption.
- 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.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- 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.

Plan Requirements: All requirements shall be shown on grading and building plans and as a note on a separate information sheet to be recorded with map. **Timing:** Requirements shall be shown on plans or maps prior to land use clearance or map recordation. Condition shall be adhered to throughout all grading and construction periods.

MONITORING: Lead Agency shall ensure measures are on project plans and maps to be recorded. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is an updated list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

- Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Plan Requirements: Measures shall be shown on grading and building plans. **Timing:** Measures shall be adhered to throughout grading, hauling and construction activities.

MONITORING: Lead Agency staff shall perform periodic site inspections to ensure compliance with approved plans. APCD inspectors shall respond to nuisance complaints.

Santa Barbara County

PUBLIC Health
DEPARTMENT

Environmental Health Services

225 Camino Del Remedio • Santa Barbara, CA 93110
805/681-4900 • FAX 805/681-4901

2125 S. Centerpointe Pkwy., #333 • Santa Maria, CA 93455-1340
805/346-8460 • FAX 805/346-8485

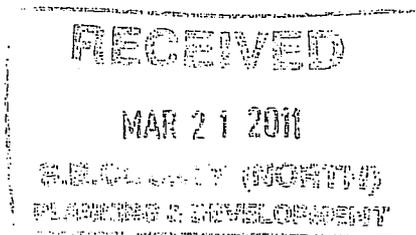
TO: Dana Carmichael, Planner
Planning & Development Department
Development Review Division

FROM: Paul E. Jenzen 
Environmental Health Services

DATE: March 17, 2011

SUBJECT: 11NGD-00000-00003, Case No. 10TRM-00000-00003

Environmental Health Services has reviewed the subject environmental document and has no comments to submit concerning it. Thank you for the opportunity to review and comment on this document.



ATTACHMENT D

RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING)
TO THE BOARD OF SUPERVISORS THAT)
AN ORDINANCE BE APPROVED AMENDING)
SECTION 35-1, THE SANTA BARBARA)
COUNTY LAND USE AND DEVELOPMENT)
CODE, OF CHAPTER 35 OF THE SANTA)
BARBARA COUNTY CODE, BY AMENDING)
THE COUNTY ZONING MAP BY CHANGING)
THE ZONING OF ASSESSOR'S PARCEL)
NUMBERS 129-300-001 THROUGH -021)
FROM DR-3.3 TO SLP.)
_____)

RESOLUTION NO.: _____

CASE NO.: 10RZN-00000-00003

WITH REFERENCE TO THE FOLLOWING:

- A. All zoning maps and zoning designations previously adopted under the provisions of Sections 35.14.020 and 35-516, "Adoption of New Zoning Maps", of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, are hereby repealed as they relate to Assessor's Parcel Numbers 129-300-001 through -021.

NOW, THEREFORE, IT IS HEREBY RESOLVED-as-folllows:

- 1. The Commission recommends that the Board of Supervisors approve an Ordinance, Exhibit 1, Amending Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35 of the Santa Barbara County Code, by Amending the County Zoning Map by changing the zoning of Assessor's Parcel Numbers 129-300-001 through -021 from DR-3.3 to SLP based on the findings included as Attachment A of the Planning Commission staff report dated April 22, 2011.

PASSED, APPROVED AND ADOPTED this _____, 2011 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

JOE H. VALENCIA, Chair
Santa Barbara County Planning Commission

ATTEST:

Dianne Black
Secretary to the Commission

APPROVED AS TO FORM:

DENNIS A. MARSHALL
COUNTY COUNSEL

By _____
Deputy County Counsel

Exhibit 1

LAND USE DEVELOPMENT CODE (ZONING MAP AMENDMENT)

ORDINANCE NO. _____

AN ORDINANCE TO AMEND ASSESSOR PARCEL NUMBERS 129-300-001 through -021

Case No. 10RZN-00000-00003

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1

All zoning maps and zoning designations previously adopted under the provisions of Sections 35.14.020 and 35-516, "Adoption of New Zoning Maps," of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, are hereby repealed as they related to Assessor's Parcel Numbers 129-300-001 through -021 shown on the map attached hereto as Exhibit A and incorporated by reference.

SECTION 2

Pursuant to the provisions of Section 35.14.020, "Adopting New Zoning Ordinances and Maps," of Land Use Development Code, of Chapter 35 of the Code of the County of Santa Barbara, California, the Board of Supervisors hereby adopts by reference the Zoning Map identified as Board of Supervisors Exhibit A, dated _____, which re-designates Assessor's Parcel Numbers 129-300-001 through -021, from DR-3.3 to SLP, and which is made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein, as exhibited in Exhibit A, and which is made part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein.

SECTION 3

The Chair of the Board of Supervisors is hereby authorized and directed to endorse said Exhibit A to show that said map has been adopted by this Board.

SECTION 4

Except as amended by this Ordinance, Section 35.14.020 of the Land Use Development Code of Santa Barbara County, California, shall remain unchanged and shall continue in full force and effect.

SECTION 5

This ordinance shall take effect and be in force thirty (30) days from the date of its passage; and before the expiration of fifteen (15) days after its passage it, or a summary of it, shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2011 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CHANDRA L. WALLAR
Clerk of the Board of Supervisors

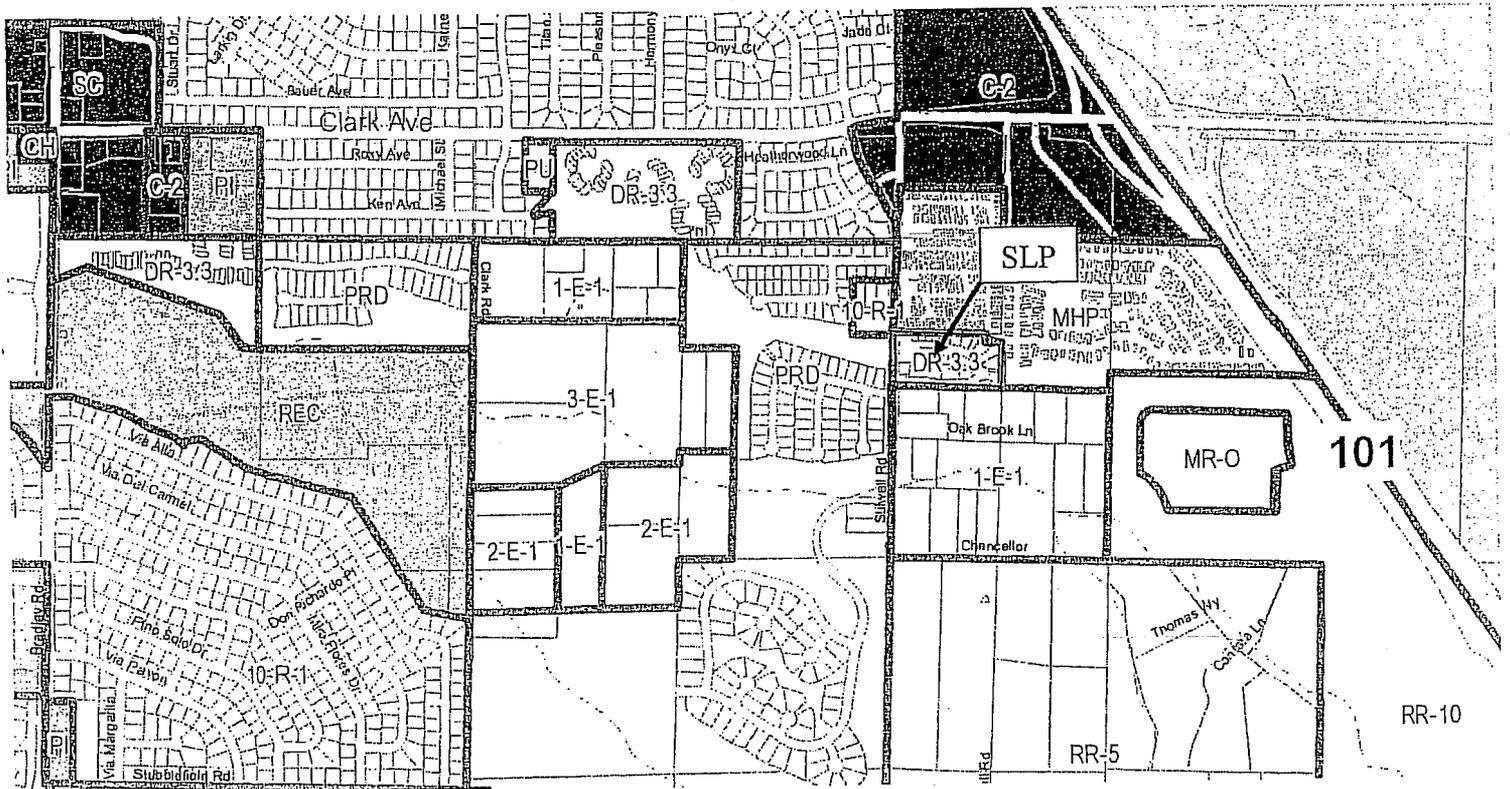
By: _____
Deputy Clerk

Joni Gray, Chair, Board of Supervisors
County of Santa Barbara
State of California

DENNIS A. MARSHALL
County Counsel

By: _____
Deputy County Counsel

Exhibit A ZONING MAP



ATTACHMENT E

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

IN THE MATTER OF AMENDING THE) RESOLUTION NO. _____
ORCUTT COMMUNITY PLAN LAND USE)
DESIGNATIONS MAP OF THE SANTA BARBARA) CASE NO.: 09GPA-00000-00005
COUNTY COMPREHENSIVE PLAN)
_____)

WITH REFERENCE TO THE FOLLOWING:

- A. On July 22, 1997, by Resolution No. 97-314, and revised May 5, 2009, the Board of Supervisors of the County of Santa Barbara adopted the Orcutt Community Plan Land Use Designations Map.
- B. It is now deemed in the interest of orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County to amend the Comprehensive Plan’s Land Use Element, as follows:

09GPA-00000-00005, adopt an amendment to the Orcutt Community Plan Land Use Designations Map of the Orcutt Community Plan, by changing the Land Use Designation of Assessor Parcel Numbers 129-300-001 through -021 from RES-8.0 Residential 8 units/acre to RES-4.6 Residential 4.6 units/acre.
- C. Public officials and agencies, civic organizations, and citizens have been consulted on and have advised the Planning Commission on said proposed amendments in a public hearing pursuant to Section 65353 of the Government Code, and the Planning Commission has sent its written recommendations to the Board pursuant to Section 65354 of the Government Code.
- D. This Board has held a duly noticed public hearing, as required by Section 65355 of the Government Code on the proposed amendments, where the amendments were explained and comments invited from the 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 changes are hereby adopted as amendments to the Orcutt Community Plan Land Use Designations Map.
- 3. The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents and other materials in accordance with this Resolution to reflect the above described action by the Board.
- 4. Pursuant to the Provisions of Government Code Section 65357 the Clerk of the Board is hereby authorized and directed to send endorsed copies of said maps to the planning agency of each city within this County.

PASSED, APPROVED AND ADOPTED this _____, 2011 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

CHANDRA L. WALLAR
Clerk of the Board of Supervisors

By: _____
Deputy Clerk

JONI GRAY, Chair, Board of Supervisors
County of Santa Barbara
State of California

APPROVED AS TO FORM:

DENNIS A. MARSHALL
COUNTY COUNSEL

By _____
Deputy County Counsel

ATTACHMENT F

IV. NBAR MEMBERS INFORMATIONAL BRIEFINGS:

- Kevin Small will be attending upcoming Joint BAR meeting on behalf of NBAR.

V. STAFF UPDATE:

- John Karamitsos attending today's meeting for Zoraida Abresch.

VI. STANDARD AGENDA:

1. 10BAR-00000-00084 Terrace Villas Orcutt
09GPA-00000-00005 (Dana Carmichael, Planner) Jurisdiction: DVP

Request of Frances Romero, Urban Planning Concepts, agent for the owner, Western Sky Development, to consider Case No. 10BAR-00000-00084 for **conceptual review of a new 16 unit residential development of approximately 1,800 – 3,000 square feet per unit**. There are currently no structures on the parcel. The proposed project will require approximately 38,725 cubic yards of cut and approximately 24,150 cubic yards of fill. The subject property is a 5.12 acre site parcel zoned DR3.3 and shown as Assessor's Parcel Number 129-300-001 through 129-300-021, located at **Stillwell Road** in the Orcutt area, Fourth Supervisorial District.

PUBLIC COMMENT:

- David Williams, submitted letter.

NBAR COMMENTS:

- Staff memo, discussing project relative to **Hillside and Ridgeline Ordinance, and Land Use Element Hillside and Water Protection Policies and Visual Resource Policies** is needed.

Site Design

- **The following exhibits are needed: 1) A Site Plan depicting all adjacent lots and building footprints; 2) A street-scape / massing study; and 3) Four or five cross-sections encompassing adjacent lots and residences (one through the proposed Open Space area; two other north-south locations (through Lots 8 and 11); and one east-west location through the entire site).**
- **Split level designs on narrow lots will be problematic; consider the use of retaining walls along the northern and southern property lines to minimize the need for split lots.**

Design Review Guidelines.

- **Level of detail is good.**
- **Guidelines should discuss front-lot landscaping (including a common plant palette and species size at maturity).**
- **Architectural details should not be limited to the fronts, but should carry all the way around the structures.**
- **Eliminate white vinyl windows.**

Open Space Lot and Basin

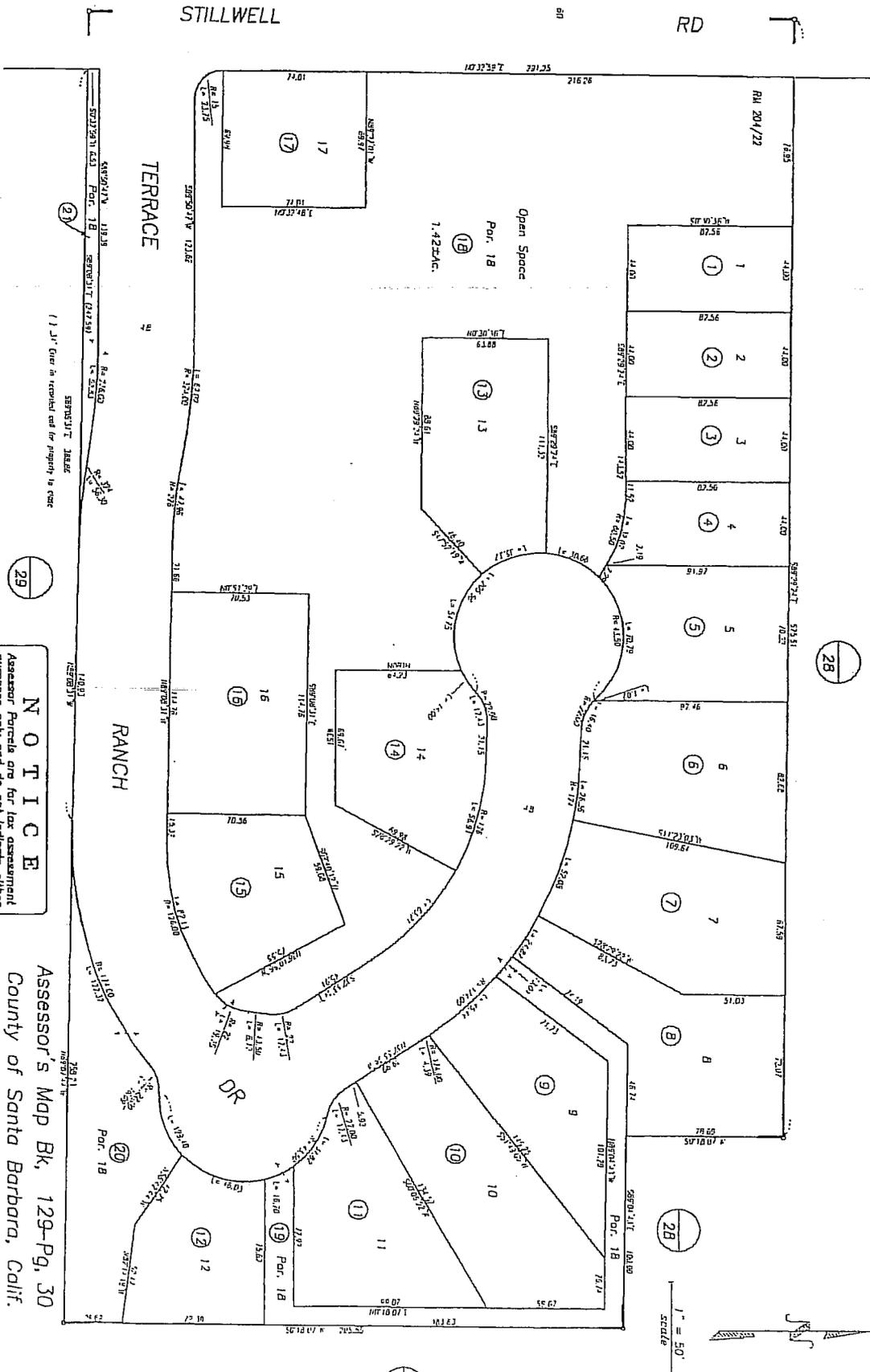
- **Utilize low water use groundcover/turf for surfaces not intended for public use/access.**

Project received conceptual review only. Hurley absent. Small and Palacios recused. No action taken. Applicant may return for further conceptual review.

ATTACHMENT G

POR. N/2 NW4 SEC 18 T9N R33W SBB&M

129-30



04/18/2008 R.M. Bk. 204, Pg. 22-25, Tract 14330

NOTICE
 Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

Assessor's Map Bk, 129-Pg, 30
 County of Santa Barbara, Calif.

07/08 Item Page from 300-31

4.6 ENERGY

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Substantial increase in demand, especially during peak periods, upon existing sources of energy?			X		
b. Requirement for the development or extension of new sources of energy?			X		

Existing Setting: The subject parcel does not contain any structural development.

Impact Discussion: The County has not identified significance thresholds for electrical and/or natural gas service impacts (Thresholds and Guidelines Manual). Private electrical and natural gas utility companies provide service to customers in Central and Southern California, including the unincorporated areas of Santa Barbara County. The proposed project consists of the future construction of 16 single family residences, and energy use is estimated as follows:

Energy Use

Multiplier	Project Demand
Natural Gas (13.7 million BTU per capita ¹)	534.3 million BTU per year
Electricity (7.4MWh/yr/home PG&E; 6.9 MWh/yr/home SCE) ²	118.4 megawatt hours per year

In summ

ary, the project would have a negligible effect on regional energy needs, and impacts would be **less than significant**.

Cumulative Impacts: The project's contribution to the regionally significant demand for energy is not considerable, and is therefore less than significant.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be less than significant.

¹ <http://apps1.eere.energy.gov/states/residential.cfm/state=CA#ng>

² <http://enduse.lbl.gov/info/LBNL-47992.pdf>

4.7 FIRE PROTECTION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Introduction of development into an existing high fire hazard area?			X		
b. Project-caused high fire hazard?			X		
c. Introduction of development into an area without adequate water pressure, fire hydrants or adequate access for fire fighting?			X		
d. Introduction of development that will hamper fire prevention techniques such as controlled burns or backfiring in high fire hazard areas?			X		
e. Development of structures beyond safe Fire Dept. response time?			X		

Existing Setting: The project site is located in the southeast portion of Orcutt, approximately 2,000 feet southeast of Santa Barbara County Fire Station #22, located in Tiffany Park. Emergency access to the site would be provided via Stillwell Road. Standard Santa Barbara County Fire Department requirements for residential development would apply to the proposed project.

County Environmental Thresholds: Predictions about the long-term effects of global climate change in California include increased incidence of wildfires and a longer fire season, due to drier conditions and warmer temperatures. Any increase in the number or severity of wildfires has the potential to impact resources to fight fires when they occur, particularly when the state experiences several wildfires simultaneously. Such circumstances place greater risk on development in high fire hazard areas. The following County Fire Department standards are applied in evaluating impacts associated with the proposed development:

- The emergency response thresholds include Fire Department staff standards of one on-duty firefighter per 4,000 persons (generally 1 engine company per 12,000 people, assuming there are three fire fighters per station). The emergency response time standard is 5 minutes or less.
- Water supply thresholds include a requirement for 750 gpm at 20 psi for all single family dwellings, and 1,250 gpm at 20 psi residual for commercial developments.
- The ability of the County's engine companies to extinguish fires (based on maximum flow rates through hand held line) meets state and national standards assuming a 5,000 square foot structure. Therefore, in any portion of the Fire Department's response area, all structures over 5,000 square feet are an unprotected risk (a significant impact) and therefore should have internal fire sprinklers. In addition, all structures located outside the urban limit line shall have interior fire sprinklers.
- Access road standards include a minimum width (depending on number of units served and whether parking would be allowed on either side of the road). Cul-de-sac diameters, turning radii and road grade must meet minimum Fire Department standards based on project type.
- Two means of egress may be needed and access must not be impeded by fire, flood, or earthquake. A potentially significant impact could occur in the event any of these standards is not adequately met.
- Vegetation clearance requirements:

- **Zone 1** – Extends 30 feet out from buildings, structures, decks, etc. Remove all flammable vegetation or other combustible growth within 30 feet of any structure or within 50 feet of any structure in areas determined to be high hazard. Single trees, ornamental shrubbery or cultivated ground covers may be permitted provided they are maintained in such a manner that they do not readily transmit fire from native vegetation to the structure.
- **Zone 2** – Thin out and remove additional vegetation an additional 70 feet from the structure for a total of 100 feet. The inspecting officer may require an additional 100 feet of thinning or removal (for a total of 200 feet) due to high fire hazard.
- **Note** – Special attention should be given to the use and maintenance of ornamental plants known or thought to be high hazard plants when used in close proximity to structures. Examples include Acacia, Cedar, Cypress, Eucalyptus, Juniper, Pine, and pampas grass. These plantings should be properly maintained and not allowed to be in mass plantings that could transmit fire from the native growth to any structure.

Impact Discussion:

(a,b) *Less than significant impact with mitigation.* The proposed project would introduce additional development within an area currently developed with residential uses. The County of Santa Barbara's Fire Department has reviewed the proposed project and issued a condition letter dated August 26, 2010 requiring: 1) Fire Protection Certificates; 2) Bonding for accessway improvements, and fire hydrant installations; 3) Road name is required; 4) Road maintenance agreement; 5) Fire Department fire pump requirements, and 6) Sprinkler installation requirements. With implementation of the conditions in the Santa Barbara County Fire Department's letter dated August 26, 2010, impacts would be reduced to **less than significant** levels.

(c-e) *Less than significant impact.* The proposed development would be served by Santa Barbara County Fire Station # 22, located at 1596 Tiffany Park Court, in Orcutt. Adherence to the Fire Department's condition letter would ensure for adequate water pressure, fire hydrants, and access to the property. The future construction of 16 single family residences would not hamper any proposed fire prevention techniques. Therefore, potential impacts would be **less than significant**.

Cumulative Impacts: Since the project would not create significant fire hazards, it would not have a cumulatively considerable effect on fire safety within the County.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be less than significant.

4.8 GEOLOGIC PROCESSES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Exposure to or production of unstable earth conditions such as landslides, earthquakes, liquefaction, soil creep, mudslides, ground failure (including expansive, compressible, collapsible soils), or similar hazards?			X		
b. Disruption, displacement, compaction or overcovering of the soil by cuts, fills or extensive grading?		X			
c. Exposure to or production of permanent changes in topography, such as bluff retreat or sea level rise?			X		
d. The destruction, covering or modification of any unique geologic, paleontologic or physical features?			X		
e. Any increase in wind or water erosion of soils, either on or off the site?		X			
f. Changes in deposition or erosion of beach sands or dunes, or changes in siltation, deposition or erosion which may modify the channel of a river, or stream, or the bed of the ocean, or any bay, inlet or lake?			X		
g. The placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent?				X	
h. Extraction of mineral or ore?				X	
i. Excessive grading on slopes of over 20%?			X		
j. Sand or gravel removal or loss of topsoil?			X		
k. Vibrations, from short-term construction or long-term operation, which may affect adjoining areas?			X		
l. Excessive spoils, tailings or over-burden?			X		

Existing Setting: The project site is located in a vicinity of the County which has been given an overall problem rating of moderate for seismic/tectonic activity as noted in the County Comprehensive Plan Seismic Safety and Safety Element. Specifically, the proposed project site is located in an area identified as having a low potential for landslides, soil creep, liquefaction, expansive soils, and compressible/collapsible soils.

County Environmental Thresholds: Pursuant to the County's Adopted Thresholds and Guidelines Manual, impacts related to geological resources may have the potential to be significant if the proposed project involves any of the following characteristics:

1. The project site or any part of the project is located on land having substantial geologic constraints, as determined by Planning and Development, and the Department of Public Works. Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion. "Special Problems" areas designated by the Board of Supervisors have been established based on geologic constraints, flood hazards and other physical limitations to development.
2. The project results in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to 1 vertical.

3. The project proposes construction of a cut slope over 15 feet in height as measured from the lowest finished grade.
4. The project is located on slopes exceeding 20% grade.

Impact Discussion:

(a) *Less than significant impact.* The Santa Maria Valley Syncline is located to the south of the project site, and the Santa Maria Fault is located to the north (east of Highway 101). All known faults are located a minimum of 2,000 feet from the project site. The Seismic Safety and Safety Element characterizes the project site as containing a geologic hazard designation of Category II, which “have relatively minor problems (except possibly seismic shaking) and would be suitable for all types of development.” A soils report would be required by the Building and Safety Division to ensure proper building techniques are implemented to ensure structural soundness. Therefore, the proposed project would not be exposed to, or create, significant geologic hazards. Impacts would be **less than significant**.

(b, e) *Less than significant impact with mitigation.* Grading for tract development, including roads and pads for homes is estimated at approximately 35,001 cu. yd. cut, and approximately 21,984 cu. yd. fill with 13,017 cu. yd. export that would be balanced onsite due to shrinkage and expansion. The detention basin area would include a “tot lot” for 2-5 year old children with adjacent benches, a barbeque pit with two picnic tables and additional seating areas. The project site would be designed with ten foot steps on the southern and northern lots, including retaining walls with a maximum height of 4 feet. Lots 8-12 at the terminus of the cul-de-sac would be flat. This stepped approach minimizes grading and retaining walls by taking into account the sloped topography of the site, resulting in a subdivision which acknowledges the site constraints in a more interesting manner.

Future development of the project site could have potentially significant impacts associated with increased wind or water erosion of the site. In order to mitigate potentially significant impacts resulting from proposed grading activities, mitigation measures have been added which require the review and approval of a grading and drainage plan, and limiting grading to the dry season unless grading/erosion control measures are in place and are determined to be adequate to accommodate grading during the rainy season. Construction activities would be required to occur during the dry season so that potential erosion and run-off is minimized. All graded areas would be required to be re-seeded if they are left exposed for more than four weeks. With incorporation of the following mitigation measures, impacts would be **less than significant**.

(c-d, i, j, l) *Less than significant impact.* Soils on the project site consist of Marina sands, 9-30% slopes (MaC, MaE3). These soils are rated moderate for permeability, medium to rapid for surface runoff, and moderate to high for water erosion. No prime soils are present on the subject parcel. Site topography varies from relatively flat areas located in the northern and eastern portions of the property; terraced hillsides located in the southwestern area of the tract; and a downward sloping hillside with bowl-like gradient in the center of the property. The flatter regions have a gentle down-slope to the south and southwest at a gradient of approximately 28-to-1 (horizontal-to-vertical). The terracing hillsides have maximum gradients of approximately 2-to-1 with a change in elevation of 10 to 15 feet. ~~The bowl-like area has a gradient of approximately 8 to 1.~~

There are no significant geologic, paleontological, or physical features in the project area which would be disturbed. Standard building code provisions require seismic standards in construction. Surface drainage would generally flow from north to south, terminating in a proposed detention basin which has been designed to accommodate a 25 year storm event. Increased paving and structural development would increase runoff on the project site. Storm waters in excess of the 25 year storm event would flow offsite approximately 600 feet to the south of the project site into the Orcutt Creek drainage. Adherence to Public Works and Flood

Control requirements for construction and maintenance of the storm flow system would ensure that impacts are reduced to **less than significant** levels.

(g) *No impact.* No septic systems are proposed as a part of the project. As a result there would be **no impacts** resulting from the placement of septic disposal systems in impermeable soils with severe constraints to disposal of liquid effluent.

(h) *No impact.* No extraction of mineral or ore is proposed as part of the project scope.

(f) *Less than significant impact.* There are no designated watercourses or water bodies located on the property. The subject parcel is located approximately 600 feet north of Orcutt Creek and there is substantial existing residential development between the subject parcel and the creek. As a result, impacts would be **less than significant**.

(k) *Less than significant impact.* The future construction of accessways and single family residences associated with the proposed project is likely to produce some minor ground vibration associated with movement of large equipment and excavation. Due to the proximity of nearby residences, a mitigation measure has been added in Section 4.12, Noise, which restricts construction days and hours. With implementation of this mitigation measure, the ground vibration involved in the proposed construction would not disturb receptors located at this distance from the site, and potentially significant impacts would be reduced to **less than significant** levels.

Cumulative Impacts: Since the project would not result in significant geologic impacts, it would not have a cumulatively considerable effect on geologic hazards within the County.

Mitigation and Residual Impact: The following mitigation measure would reduce the project's geologic impacts to less than significant levels. With the incorporation of these measures, residual impacts would be less than significant.

7. **Geo-02 Erosion and Sediment Control Plan.** Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until regraded areas have been stabilized by structures, long-term erosion control measures, or permanent landscaping. The Owner/Applicant shall submit an Erosion and Sediment Control Plan (ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The Erosion and Sediment control plan shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (www.countysb.org/government/county_ordinance_code_Chapter_14_14-9_and_14-29 – refer to Erosion and Sediment Control Plan Requirements.) **PLAN REQUIREMENTS:** The grading and erosion and sediment control plan(s) shall be submitted for review and approved by P&D prior to zoning clearance issuance. The plan shall be designed to address erosion and sediment control during all phases of development of the site until all disturbed areas are permanently stabilized. **TIMING:** The plan shall be implemented prior to the commencement of and throughout grading/construction.

MONITORING: P&D staff shall perform site inspections throughout the construction phase.

4.9 HAZARDOUS MATERIALS/RISK OF UPSET

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. In the known history of this property, have there been any past uses, storage or discharge of hazardous materials (e.g., fuel or oil stored in underground tanks, pesticides, solvents or other chemicals)?			X		
b. The use, storage or distribution of hazardous or toxic materials?			X		
c. A risk of an explosion or the release of hazardous substances (e.g., oil, gas, biocides, bacteria, pesticides, chemicals or radiation) in the event of an accident or upset conditions?			X		
d. Possible interference with an emergency response plan or an emergency evacuation plan?			X		
e. The creation of a potential public health hazard?			X		
f. Public safety hazards (e.g., due to development near chemical or industrial activity, producing oil wells, toxic disposal sites, etc.)?				X	
g. Exposure to hazards from oil or gas pipelines or oil well facilities?				X	
h. The contamination of a public water supply?				X	

Existing Setting: The proposed project site does not contain any known hazardous materials in sufficient quantities to pose a public health risk. For properties which are known, or discovered, to contain hazardous materials are subject to the removal and/or treatment requirements of the California Fire Code. Within the County, the Fire Department's Hazardous Materials Unit (HMU) must review and approve any proposed plan to decontaminate a site found to contain a hazardous material.

County Environmental Thresholds:

The County's safety threshold addresses involuntary public exposure from projects involving significant quantities of hazardous materials. The threshold addresses the likelihood and severity of potential accidents to determine whether the safety risks of a project exceed significant levels.

Impact Discussion:

(a-h) *Less than significant impacts.* There are no known hazardous materials or wastes on the project site, nor is the site located near uses involving chemicals or public safety risks. The proposed land division would create the potential for the development of 16 single family residences. No use or storage of hazardous materials would be anticipated from the development and use proposed, other than small quantities of household hazardous materials and wastes, such as cleaning fluids, paint, motor oil, and gardening/agricultural chemicals such as pesticides and fertilizers. Due to the type of uses contemplated and the small scope of the project, the project would not have the potential to significantly affect land, water, air, or public safety from the use of hazardous materials. Therefore, impacts would be **less than significant**.

Cumulative Impacts: Since the project would not create significant impacts with respect to hazardous materials and/or risk of upset, it would not have a cumulatively considerable effect on safety within the County.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be less than significant.

4.10 HISTORIC RESOURCES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Adverse physical or aesthetic impacts on a structure or property at least 50 years old and/or of historic or cultural significance to the community, state or nation?				X	
b. Beneficial impacts to an historic resource by providing rehabilitation, protection in a conservation/open easement, etc.?				X	

Existing Setting: Although the project site is currently vacant, the intensity of use onsite has varied since the 1950's, when a small six room hotel and single family dwelling were developed onsite. The hotel was closed and later re-opened as a six-unit apartment and eventually demolished.

County Environmental Threshold: Historic Resource impacts are determined through use of the County's Cultural Resources Guidelines. A significant resource a) possesses integrity of location, design, workmanship, material, and/or setting; b) is at least fifty years old, and c) is associated with an important contribution, was designed or built by a person who made an important contribution, is associated with an important and particular architectural style, or embodies elements demonstrating outstanding attention to detail, craftsmanship, use of materials, or construction methods.

Impact Discussion:

(a, b) *No impacts.* The subject parcel does not contain any structural development. Therefore, there would be **no impacts** to historical resources as a result of the proposed project.

Cumulative Impacts: Since the project would not result in any substantial change in the historic character of the site, it would not have any cumulatively considerable effect on the region's historic resources.

Mitigation and Residual Impact: No mitigation measure is required. Residual impacts would be **less than significant**.

4.11 LAND USE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Structures and/or land use incompatible with existing land use?			X		
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X		
c. The induction of substantial growth or concentration of population?				X	
d. The extension of sewer trunk lines or access roads with capacity to serve new development beyond this proposed project?				X	
e. Loss of existing affordable dwellings through demolition, conversion or removal?				X	
f. Displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X	
g. Displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X	
h. The loss of a substantial amount of open space?			X		
i. An economic or social effect that would result in a physical change? (i.e. Closure of a freeway ramp results in isolation of an area, businesses located in the vicinity close, neighborhood degenerates, and buildings deteriorate. Or, if construction of new freeway divides an existing community, the construction would be the physical change, but the economic/social effect on the community would be the basis for determining that the physical change would be significant.)				X	
j. Conflicts with adopted airport safety zones?				X	

Existing Setting: The project site is located in an urban area that contains residential development on parcels ranging in size from 0.1-5 acres. Surrounding parcels contain residential development including mobile home parks to the north and east (zoned MHP), single family residences to the south (zoned 1-E-1), and single family residential subdivisions to the west (zoned PRD). The proposed project site is currently vacant, but consists of 17 legal residential lots which could be developed upon issuance of a Land Use Permit. The site is located within the Orcutt Community Planning area, but is not located within a designated Keysite, or designated open space area.

County Environmental Threshold: The Thresholds and Guidelines Manual contains no specific thresholds for land use. Generally, a potentially significant impact can occur if a project as proposed is potentially inconsistent with policies and standards adopted by an agency for the purposes of environmental protection or would result in substantial growth inducing effects.

Impact Discussion:

(a,b,h) *Less than significant impacts.* The proposed project includes an amendment to the Orcutt Community Plan Land Use Element to change the land use designation on the 5.39 gross acre project site to Residential 4.6 (4.6 du/acre) from Residential 8.0 (8 du/acre), in order to facilitate the rezone from DR-3.3 (Design Residential, 3.3 du/acre) to SLP (Small Lot Planned Development). The land use designation for surrounding parcels to the north is Res-8.0 (8 du/acre), to the east Res-12.3 (12.3 du/acre), to the south Res-1.0 (1 du/acre), and to the west Planned Development, 2.7 du/acre.

The SLP zone district allows increased opportunities for affordable housing, and establishes standards for the development of individual small lots for single family homes. The intent of this zone is to provide housing opportunities which meet the needs of the community, including housing for low, moderate, and middle income households, families with children, senior citizens, and other identified households in need; and ensure a safe and attractive residential environment by promoting high standards of site planning, architecture, and landscaping for small lot planned development. The SLP zone district requires a minimum of 15% of the site to be set aside as open space area. This area shall include a recreational area with facilities for the use of the residents of the development. The recreational facilities shall generally be provided in a central location and may include lawn and picnic areas, swimming pools, tennis courts, etc. Sidewalks, walkways or paths shall link all residential lots to the recreational facilities.

The recorded 17 lot Terrace Ranch subdivision includes open space areas which cover approximately 40% of the site located along the western edge of the property. While providing aesthetic benefits, the majority of the open space is located in areas which contain steeper slopes, and is not conducive for recreational uses. The proposed project includes approximately 0.90 acres of open space area which is equivalent to 19% of the site. Three open space areas are proposed. They are proposed along the northwest property line, the southwest corner, and along the southern property line. The open space area in the southwest corner would include a play area/"tot-lot" for children between the ages of 2 to 5 years of age, a barbeque pit, picnic tables with benches, and a seating area to provide a view of the Solomon Hills to the south. A portion of this area would also be utilized as an onsite storm water detention basin. The open space area along the northwest property line would provide a 25' landscaped buffer along Stillwell Road. Finally, the open space area along the southern property line would provide a 30 foot buffer between the existing single family residences and proposed development.

The project site would be located within the Orcutt Community Plan Urban area. When the Terrace Ranch subdivision was recorded on the subject parcel in 2008, the applicant elected to pay in-lieu fees rather than to construct affordable housing on the site. As a result, the current proposal does not include affordable housing. County policy recognizes the payment of in-lieu fees as an acceptable alternative to providing onsite affordable housing.

The proposed project would be consistent with the LUDC, Comprehensive Plan, and Orcutt Community Plan with respect to proposed land uses and lot sizes. Future single family residences would be compatible with the surrounding residential development, and would be required to be reviewed and approved by the BAR prior to zoning clearance issuance. As a result, impacts would be **less than significant**.

(c-g) *No impacts.* The proposed project would decrease the number of approved residential lots on the project site from 17 to 16. As a result, the project would not induce substantial growth or concentration of population to the project site area. Sanitary services would be provided by the Laguna County Sanitation District, and domestic water by the Golden State Water Company. No new sewer trunk line extensions would be required. Access to the project site would be via a proposed cul-de-sac accessed from Stillwell Road which has been designed with the capacity to serve the proposed project. There are no existing residential structures proposed for demolition as part of the project. In the past decade, a six-unit apartment

and single family dwelling which had provided housing in this area for approximately 50 years were demolished. As a result, no residents would be displaced as a result of the proposed project.

(i- j) *No impacts.* The project would not create any identified social or economic effect that could result in a significant physical change, and future development on the site would not affect, nor be affected by, airport safety zones.

Cumulative Impacts: The implementation of the project is not anticipated to result in any substantial change to the site's conformance with environmentally protective policies and standards. Thus, the project would not cause a cumulatively considerable effect on land use.

Mitigation and Residual Impact: No mitigation is required. Residual impacts would be **less than significant**.

4.12 NOISE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Long-term exposure of people to noise levels exceeding County thresholds (e.g. locating noise sensitive uses next to an airport)?			X		
b. Short-term exposure of people to noise levels exceeding County thresholds?		X			
c. Project-generated substantial increase in the ambient noise levels for adjoining areas (either day or night)?			X		

Existing Setting: The subject property is located outside of the 65 dB(A) noise contours of Clark Avenue, US Highway 101, and the Santa Maria Airport. Airplane noise is audible at the project site.

County Environmental Threshold: Noise is generally defined as unwanted or objectionable sound which is measured on a logarithmic scale and expressed in decibels (dB(A)). The duration of noise and the time period at which it occurs are important values in determining impacts on noise-sensitive land uses. The Community Noise Equivalent Level (CNEL) and Day-Night Average Level (L_{dn}) are noise indices which account for differences in intrusiveness between day- and night-time uses. County noise thresholds are: 1) 65 dB(A) CNEL maximum for exterior exposure, and 2) 45 dB(A) CNEL maximum for interior exposure of noise-sensitive uses. Noise-sensitive land uses include: residential dwellings; transient lodging; hospitals and other long-term care facilities; public or private educational facilities; libraries, churches; and places of public assembly.

Impact Discussion:

(a, c) *Less than significant impacts.* **Long-term impact:** The project site is located outside of the 65 dB(a) noise contour of Clark Avenue, US Highway 101, and the Santa Maria Airport. Nevertheless, airplane noise is audible at the project site due to airplane overflights to and from the Santa Maria Airport. The recorded Terrace Ranch subdivision includes the placement of an avigation easement over the project site in order to ensure that future homeowners are aware of the flight path, and associated noise. As a result, the proposed project would be conditioned to also require retention of the avigation easement over the entire project site and that the Department of Real Estate report contain a notice that "airplanes regularly overfly the site in landing approaches to the Santa Maria Public Airport," thereby minimizing potentially adverse long term noise impacts associated with the proposed project to **less than significant** levels.

(b) *Less than significant with mitigation. Short-term impact:* Noise generated from heavy equipment during grading and construction activities typically can temporarily exceed County noise thresholds of 65 dBA CNEL for a distance of up to approximately 1,600 feet. During grading and construction on the proposed parcels, temporary construction noise could significantly affect nearby residents. Application of the standard County measure to limit noise generating construction activity to weekdays between 8:00 a.m. and 5:00 p.m. would mitigate the project construction noise impact to **less than significant levels**.

Cumulative Impacts: The implementation of the project is not anticipated to result in any substantial noise effects. Therefore, the project would not contribute in a cumulatively considerable manner to noise impacts.

Mitigation and Residual Impact: With application of the following measure, the noise impact of the project would be mitigated to a less than significant level. With the incorporation of these measures, residual impacts would be less than significant.

8. **Noise-02 Construction Hours.** The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. **PLAN REQUIREMENTS:** The Owner/Applicant shall provide and post a sign stating these restrictions at construction site entries. **TIMING:** Signs shall be posted prior to commencement of construction and maintained throughout construction.

MONITORING: The Owner/Applicant shall demonstrate that the required sign is posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

4.13 PUBLIC FACILITIES

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. A need for new or altered police protection and/or health care services?			X		
b. Student generation exceeding school capacity?			X		
c. Significant amounts of solid waste or breach any national, state, or local standards or thresholds relating to solid waste disposal and generation (including recycling facilities and existing landfill capacity)?			X		
d. A need for new or altered sewer system facilities (sewer lines, lift-stations, etc.)?				X	
e. The construction of new storm water drainage or water quality control facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X	

Existing Setting: The project site is located within the Orcutt Union School District (grades K-8), and the Santa Maria Joint Union High School District. Police protection would be provided by the Santa Barbara County Sherriff's Department, and health care services would be provided by Marian Hospital. Sanitary services would be provided by the Laguna County Sanitation District, and water would be provided by the Golden State Water Company.

County Environmental Thresholds: *Schools:* A significant level of school impacts is generally considered to occur when a project would generate sufficient students to require an additional classroom.

Solid Waste: A project is considered to result in significant impacts to landfill capacity if it would generate 196 tons per year of solid waste. This volume represents 5% of the expected average annual increase in waste generation, and is therefore considered a significant portion of the remaining landfill capacity. In addition, construction and demolition waste from remodels and rebuilds is considered significant if it exceeds 350 tons. A project which generates 40 tons per year of solid waste is considered to have an adverse effect on solid waste generation, and mitigation via a Solid Waste Management Plan is recommended.

Impact Discussion:

(a) *Less than significant impact.* The proposed project would include 16 future single family residences, which is 1 home less than the approved Terrace Ranch subdivision. The addition of 16 single family residences would not cause the need for additional police or health care services. Impacts would be **less than significant**.

(b) *Less than significant impact.* Using student generation rate factors for the Orcutt District (0.546 K-8 students/housing unit), and Santa Maria District (0.137 high school student/housing unit), the proposed project would be expected to generate 8.7 Kindergarten through eight grade, and 2.2 High School students to area schools. Based on a significance criteria of 29 students, impacts to area schools would be **less than significant**.

(c) *Less than significant impacts with mitigation.* The proposed project is expected to generate solid waste from the proposed single family dwelling uses. Approximately 45.8 tons of solid waste per year is anticipated based on the following generation rates contained in the County Threshold Manual.

Terrace Villas Estimated Annual Solid Waste Generation:

Project Information	Annual generation Rate	Solid Waste
16 Single Family Residences (3.01 people per residence)	0.95 tons/person/year	45.8 tons/year
Total		45.8 tons/year

The estimated total amount of 45.8 tons of solid waste generated per year is less than the 196 tons per year threshold of significance as identified in the County's Thresholds Manual. However, the proposed project would exceed the 40 tons per year figure established to indicate an adverse cumulative impact on solid waste generation. Therefore, mitigation measures have been added requiring a Solid Waste Management Plan. With implementation of the following mitigation measure, impacts would be reduced to **less than significant** levels.

(d,e) *No Impact.* The project would accommodate wastewater on site as described in section 4.8 above. No new sewer facilities would be required. The project would be served by the Laguna County Sanitation District.

Cumulative Impacts: The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for public services with the implementation of a Solid Waste Management Plan. Therefore, the project's contribution to the regionally significant demand for public services is not considerable, and is less than significant.

Mitigation and Residual Impact: The following mitigation measures would reduce the project's public service impacts to a less than significant level. With the incorporation of these measures, residual impacts would be less than significant.

9. **SolidW-01 Solid Waste-SRSWMP.** The Owner/Applicant/Permittee shall develop and implement a Source Reduction and Solid Waste Management Plan (SRSWMP) describing proposals to reduce the amount of waste generated during construction and throughout the life of the project and enumerating the estimated reduction in solid waste disposed at each phase of project development and operation.

PLAN REQUIREMENTS: The plan shall include but not limited to:

1. Construction Source Reduction:
 - a. A description of how fill will be used on the construction site, instead of landfilling,
 - b. A program to purchase materials that have recycled content for project construction.
2. Construction Solid Waste Reduction:
 - a. Recycling and composting programs including separating excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). Provide separate onsite bins as needed for recycling.
3. ~~Operation Solid Waste Reduction Examples:~~
 - a. ~~Specify the amount of space (sq. ft.) and/or bins for storage of recyclable materials within the project site AND~~
 - b. ~~The amount of space (sq. ft.) within each unit.~~
 - c. ~~Establish a recyclable material pickup area.~~
 - d. ~~A green waste source reduction program, including the creation of lot and/or composting areas, and the use of mulching mowers in all common open space lawns.~~
 - e. ~~Implement a curbside recycling program (may require establishment of private pickup depending on availability of County sponsored programs). If P&D determines that a 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 HOA to contract with the Community Environmental Council or some other recycling service acceptable to P&D to implement a project wide recycling program.~~

TIMING: The Owner/Applicant shall (1) submit a SRSWMP to P&D permit processing staff for review and approval prior to issuance of zoning clearance. (2) ~~include the recycling areas on building plans. Program components shall be implemented prior to Final Building Clearance and maintained throughout the life of the project.~~

MONITORING: During operation, the Owner/Applicant/Permittee shall demonstrate to P&D compliance staff as required that solid waste management components are established and implemented. ~~The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved SRSWMP are in place as required prior to Final Building Clearance.~~

4.14 RECREATION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Conflict with established recreational uses of the area?				X	
b. Conflict with biking, equestrian and hiking trails?				X	
c. Substantial impact on the quality or quantity of existing recreational opportunities (e.g., overuse of an area with constraints on numbers of people, vehicles, animals, etc. which might safely use the area)?			X		

Existing Setting: No established recreational uses (including parks, biking, equestrian or hiking trails) are located on or adjacent to the proposed project site. The proposed project site is not located near any properties or features designated by the County for public recreational activity.

County Environmental Thresholds: The Thresholds and Guidelines Manual contains no thresholds for park and recreation impacts. However, the Board of Supervisors has established a minimum standard ratio of 4.7 acres of recreation/open space per 1,000 people to meet the needs of a community. The Santa Barbara County Parks Department maintains more than 900 acres of parks and open spaces, as well as 84 miles of trails and coastal access easements.

Impact Discussion:

(a, b) *No Impact.* The proposed project would result in the re-configuration of the recorded Terrace Ranch Tract Map. The project site has not been designated in the Orcutt Community Plan as a site which has been established for recreational opportunities. Project implementation would not result in any conflicts with established recreational uses of the area, including biking, equestrian or hiking trails. The proposed project includes 16 lots which would result in an increased demand for area recreational facilities. Proposed open space amenities such as a barbeque pit and “tot lot” playground area for children would provide recreational opportunities onsite. As a result, impacts would be **less than significant**.

(c) *Less than significant impact.* The population increase associated with project implementation would result in less than significant adverse impacts on the quality and quantity of existing recreational opportunities, both in the project vicinity and County-wide. Impacts would be **less than significant**.

Cumulative Impacts: Since the project would not affect recreational resources, it would not have a cumulatively considerable effect on recreational resources within the County.

Mitigation and Residual Impact: No mitigation measures are required. Residual impacts would be less than significant.

4.15 TRANSPORTATION/CIRCULATION

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Generation of substantial additional vehicular movement (daily, peak-hour, etc.) in relation to existing traffic load and capacity of the street system?			X		
b. A need for private or public road maintenance, or need for new road(s)?			X		
c. Effects on existing parking facilities, or demand for new parking?			X		
d. Substantial impact upon existing transit systems (e.g. bus service) or alteration of present patterns of circulation or movement of people and/or goods?—			X		
e. Alteration to waterborne, rail or air traffic?			X		
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians (including short-term construction and long-term operational)?			X		
g. Inadequate sight distance?			X		
ingress/egress?			X		
general road capacity?			X		
emergency access?			X		
h. Impacts to Congestion Management Plan system?				X	

Existing Setting: The proposed project site is located on the east side of Stillwell Road, approximately 1,250 feet south of the Clark Avenue/Stillwell Road intersection, and 1,800 feet west of U.S. Highway 101.

County Environmental Thresholds: According to the County's Environmental Thresholds and Guidelines Manual, a significant traffic impact would occur when:

- a. The addition of project traffic to an intersection increases the volume to capacity (V/C) ratio by the value provided below, or sends at least 15, 10 or 5 trips to an intersection operating at LOS D, E or F.

LEVEL OF SERVICE (including project)	INCREASE IN VOLUME/CAPACITY RATIO GREATER THAN
A	0.20
B	0.15
C	0.10
	Or the addition of:
D	15 trips
E	10 trips
F	5 trips

- b. Project access to a major road or arterial road would require a driveway that would create an unsafe situation, or would require a new traffic signal or major revisions to an existing traffic signal.

- c. Project adds traffic to a roadway that has design features (e.g., narrow width, road side ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use which would be incompatible with substantial increases in traffic (e.g. rural roads with use by farm equipment, livestock, horseback riding, or residential roads with heavy pedestrian or recreational use, etc.) that will become potential safety problems with the addition of project or cumulative traffic. Exceeding the roadway capacity designated in the Circulation Element may indicate the potential for the occurrence of the above impacts.
- d. Project traffic would utilize a substantial portion of an intersection(s) capacity where the intersection is currently operating at acceptable levels of service (A-C) but with cumulative traffic would degrade to or approach LOS D (V/C 0.81) or lower. Substantial is defined as a minimum change of 0.03 for intersections which would operate from 0.80 to 0.85 and a change of 0.02 for intersections which would operate from 0.86 to 0.90, and 0.01 for intersections operating at anything lower.

Impact Discussion:

(a,b) Less than significant impact. At buildout, the recorded Terrace Ranch Tract Map would generate an estimated 170 Average Daily Trips (ADT), and 17 Peak Hour Trips (PHT) from the project site to area roads and intersections (Institute of Traffic Engineers (ITE) Manual, 1991). The proposed project would reduce the amount of traffic generated to 160 ADT, and 16 PHT, a net decrease of 10 ADT, and 1 PHT. The addition of this traffic onto roadways in the project area would not result in significant traffic or other transportation related impacts. Traffic that would be generated by the project would not result in significant impacts to public streets that would require new roads or a significant amount of increased roadway maintenance. Therefore, impacts from projected vehicle trips generated by the proposed project would be **less than significant**.

(c) Less than significant impact. Access to the site would be from a proposed private cul-de-sac accessed via Stillwell Road. No new public roads would be required to serve the project. The proposed project would have no effect on existing neighborhood parking, as each single family residence would have a garage, and also the option for additional onstreet parking. Therefore, impacts would be **less than significant**.

(d, e) Less than significant impacts. The proposed project would not affect air, rail, or waterborne traffic, or interfere with bikeways. The intersection of Clark Avenue and Stillwell Road is signalized, and able to accommodate the levels off traffic that would be generated by the proposed project. Impacts would be **less than significant**.

(f) Less than significant impact. The transportation division of the Public Works Department has reviewed the proposed project and has determined that the uses proposed would not cause a hazard to motorists, bicyclists, or pedestrians, and would provide adequate access. The proposed cul-de-sac improvements would be constructed to Fire Department standards to ensure adequate safety as required by the Fire Department's condition letter. There are no known commercial operations in the immediate vicinity of the proposed project site. As a result, impacts to motor vehicles, bicyclists or pedestrians (including short-term construction and long-term operational) would be **less than significant**.

(g) Less than significant impact. Adequate site distance currently exists at the intersection of Clark Avenue and Stillwell Road, a signalized intersection. The proposed cul-de-sac would be constructed to meet sight distance requirements, width requirements and emergency access requirements. Adherence to these requirements would ensure safe access and safe vehicle movement. Impacts would be **less than significant**.

(h) *No impacts.* The project would not generate more than the 500 ADT and 50 PHT required to be considered an impact to the Congestion Management Plan.

Cumulative Impacts: The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for traffic. Therefore, the project's contribution to the regionally significant traffic congestion is not considerable, and is less than significant.

Mitigation and Residual Impact: No mitigation measures are required. Residual impacts would be less than significant.

4.16 WATER RESOURCES/FLOODING

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?			X		
b. Changes in percolation rates, drainage patterns or the rate and amount of surface water runoff?		X			
c. Change in the amount of surface water in any water body?		X			
d. Discharge, directly or through a storm drain system, into surface waters (including but not limited to wetlands, riparian areas, ponds, springs, creeks, streams, rivers, lakes, estuaries, tidal areas, bays, ocean, etc) or alteration of surface water quality, including but not limited to temperature, dissolved oxygen, turbidity, or thermal water pollution?		X			
e. Alterations to the course or flow of flood water or need for private or public flood control projects?			X		
f. Exposure of people or property to water related hazards such as flooding (placement of project in 100 year flood plain), accelerated runoff or tsunamis, sea level rise, or seawater intrusion?			X		
g. Alteration of the direction or rate of flow of groundwater?			X		
h. Change in the quantity of groundwater, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or recharge interference?			X		
i. Overdraft or over-commitment of any groundwater basin? Or, a significant increase in the existing overdraft or over-commitment of any groundwater basin?			X		
j. The substantial degradation of groundwater quality including saltwater intrusion?			X		
k. Substantial reduction in the amount of water otherwise available for public water supplies?			X		

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
1. Introduction of storm water pollutants (e.g., oil, grease, pesticides, nutrients, sediments, pathogens, etc.) into groundwater or surface water?		X			

Existing Setting: The project site is located within the Orcutt Community Planning area, and approximately 650 feet north of Orcutt Creek. Surface drainage generally flows from north to south. There are no water bodies located on the subject parcel.

County Environmental Thresholds: A project is determined to have a significant effect on water resources if it would exceed established threshold values which have been set for each over-drafted groundwater basin. These values were determined based on an estimation of a basin's remaining life of available water storage. If the project's net new consumptive water-use [total consumptive demand adjusted for recharge less discontinued historic use] exceeds the threshold adopted for the basin, the project's impacts on water resources are considered significant. A project is also deemed to have a significant effect on water resources if a net increase in pumpage from a well would substantially affect production or quality from a nearby well.

Water Quality Thresholds: A significant water quality impact is presumed to occur if the project:

- Is located within an urbanized area of the county and the project construction or redevelopment individually or as a part of a larger common plan of development or sale would disturb one (1) or more acres of land;
- Increases the amount of impervious surfaces on a site by 25% or more;
- Results in channelization or relocation of a natural drainage channel;
- Results in removal or reduction of riparian vegetation or other vegetation (excluding non-native vegetation removed for restoration projects) from the buffer zone of any streams, creeks or wetlands;
- Is an industrial facility that falls under one or more of categories of industrial activity regulated under the NPDES Phase I industrial storm water regulations (facilities with effluent limitation; manufacturing; mineral, metal, oil and gas, hazardous waste, treatment or disposal facilities; landfills; recycling facilities; steam electric plants; transportation facilities; treatment works; and light industrial activity);
- Discharges pollutants that exceed the water quality standards set forth in the applicable NPDES permit, the Regional Water Quality Control Board's (RWQCB) Basin Plan or otherwise impairs the beneficial uses³ of a receiving water body;
- Results in a discharge of pollutants into an "impaired" water body that has been designated as such by the State Water Resources Control Board or the RWQCB under Section 303 (d) of the Federal Water Pollution Prevention and Control Act (i.e., the Clean Water Act); or
- Results in a discharge of pollutants of concern to a receiving water body, as identified by the RWQCB.

Impact Discussion

³ Beneficial uses for Santa Barbara County are identified by the Regional Water Quality Control Board in the Water Quality Control Plan for the Central Coastal Basin, or Basin Plan, and include (among others) recreation, agricultural supply, groundwater recharge, fresh water habitat, estuarine habitat, support for rare, threatened or endangered species, preservation of biological habitats of special significance.

(a, e, g) *Less than significant impact.* Surface drainage would generally flow from north to south, terminating in a proposed detention basin which has been designed to accommodate a 25 year storm event. Storm waters in excess of the 25 year storm event would flow offsite approximately 650 feet to the south of the project site into the Orcutt Creek drainage. The proposed project would not alter the direction and rate of flow of groundwater. Impacts would be **less than significant**.

(b-d) *Less than significant impacts with mitigation.* The proposed project would create additional storm water runoff as a result of future residential development (i.e. structures, driveways, patios, etc.). Construction activities such as grading could also potentially create temporary runoff and erosion impacts. Therefore, to meet the County's obligations under the Environmental Protection Agency's Phase II Storm Water Regulations and the Board adopted Project Clean Water program, the Board of Supervisors has adopted new interpretive and implementation guidelines for the County's water quality policies. New projects must prepare a Storm Water Pollution Prevention Plan that incorporates appropriate best management practices (BMPs) into project design to minimize water quality impacts to the maximum extent feasible. In order of preference these BMPs must include:

- Site design to avoid, protect and restore sensitive riparian and wetland areas;
- Minimizing impervious surfaces and directly connected impervious areas;
- Use of vegetative treatment systems (e.g., bioswales);
- Use of mechanical or structural treatment systems (e.g., storm drain filters); or
- Combinations of the measures listed above.

A final grading and drainage plan would be required to be prepared for approval by the County Flood Control and Project Clean Water (Water Resources Division). The applicant would be required to submit grading and drainage studies and plans for District review and approval, in addition to procurement of all necessary permits and easements. Adherence to the Flood Control District's and Project Clean Water (Water Resources Division) requirements, and mitigation measures below would reduce impacts to less than significant levels. Therefore, impacts due to the volume and quality of surface water runoff would be **less than significant** with mitigation.

(e, f) *Less than significant impacts.* The proposed project is conditioned to require review and approval by Santa Barbara County Flood Control prior to map recordation. The project would be constructed outside of the 100 year flood plain. The additional structures on the site would increase storm water runoff due to the increase in impervious surfaces. However, due to the amount of existing development in the project site area, and the distance of the project site to the Orcutt Creek drainage (650 feet), the project would not be expected to have a significant impact to watercourses, or expose people or property to water related hazards, accelerated runoff, or tsunamis, sea level rise, or sea water intrusion. Impacts would be **less than significant**.

(g-k) *Less than significant impacts.* Water for the proposed project would be provided by the Golden State Water Company. The project site is located within the Santa Maria Groundwater Basin. According to the *County of Santa Barbara Environmental Thresholds and Guidelines Manual*, this basin has an established threshold of 25 AFY. The recorded Terrace Ranch Subdivision estimated a water demand of 8.8 AFY, based on a rate of 1.64 AFY per acre (for residential development of 4 dwelling units per acre, in the Orcutt Area). Using the same methodology, the estimated water demand for the proposed project would also be 8.8 AFY. The total water demand is less than the threshold of significance of 25 AFY per year for the Santa Maria Ground Water Basin identified by the County Threshold Manual. Therefore, impacts to groundwater would be **less than significant**.

(l) *Less than significant impact with mitigation.* The proposed project could adversely affect surface water quality by increasing the volume and decreasing the quality of stormwater runoff. The project would involve the use of fertilizers, pesticides, and household cleaners and chemicals. Runoff from driveways and/or

parking lots could introduce oil and other hydrocarbons into drainage facilities. Therefore, impacts would be **less than significant** with mitigation requiring the incorporation of Best Management Practices (BMP's), and the implementation of a Storm Water Pollution Prevention Plan.

Cumulative Impacts: The County's Environmental Thresholds were developed, in part, to define the point at which a project's contribution to a regionally significant impact constitutes a significant effect at the project level. In this instance, the project has been found not to exceed the threshold of significance for water resources. Therefore, the project's contribution to the regionally significant issues of water supplies and water quality is not considerable, and is less than significant.

Mitigation and Residual Impact: The following mitigation measures are required to reduce potentially significant impacts on water resources to **less than significant** levels. Residual impacts would be **less than significant**.

10. **WatConv-01 Sediment and Contamination Containment.** The Owner/Applicant shall prevent water contamination during construction by implementing the following construction site measures:

1. All entrances/exits to the construction site shall be stabilized using methods designed to reduce transport of sediment off site. Stabilizing measures may include but are not limited to use of gravel pads, steel rumble plates, temporary paving, etc. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. Entrances/exits shall be maintained until graded areas have been stabilized by structures, long-term erosion control measures or landscaping.
2. Apply concrete, asphalt, and seal coat only during dry weather.
3. Cover storm drains and manholes within the construction area when paving or applying seal coat, slurry, fog seal, etc.
4. Store, handle and dispose of construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. in a manner which minimizes the potential for storm water contamination.

PLAN REQUIREMENTS: The Owner/Applicant shall ensure all above construction site measures are printed as notes on plans.

TIMING: Stabilizing measures shall be in place prior to commencement of construction. Other measures shall be in place throughout construction.

MONITORING: The Owner/Applicant shall demonstrate compliance with these measures to P&D compliance monitoring staff as requested during construction.

11. **WatConv-03 Erosion and Sediment Control Revegetation.** The Owner/Applicant shall re-vegetate graded areas within 30 days upon completion of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Use hydroseed, straw blankets, other geotextile binding fabrics or other P&D approved methods as necessary to hold slope soils until vegetation is established. P&D may require the reseeded of surfaces graded for the placement of structures if construction does not commence within 30 days of grading. **PLAN REQUIREMENTS:** Include this measure as a note on all grading and building plans. **TIMING:** The Owner/Applicant shall re-vegetate graded areas within 30 days upon completion of grading activities.

MONITORING: The Owner/Applicant shall demonstrate compliance to grading and building inspectors in the field.

12. **WatConv-05 Equipment Washout-Construction.** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or

wetlands. Note that polluted water and materials shall be contained in this area and removed from the site daily. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all land use, grading, and building permits. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

13. **WatConv-07 SWPPP.** The Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board.

TIMING: Prior to issuance of Zoning Clearance permit the Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D. The Owner/Applicant shall keep a copy of the SWPPP on the project site during grading and construction activities.

MONITORING: P&D permit processing planner shall review the documentation prior to issuance of Zoning Clearance permit. P&D compliance monitoring staff shall site inspect during construction for compliance with the SWPPP.

14. **NPDES-10 Storm Drain Labels.** The Owner/Applicant shall label all on-site storm drain inlets, new or existing, to advise the public that the storm drain discharges to the ocean and that dumping waste is prohibited (e.g., "Don't Dump - Drains to Ocean"). Label shall be in both English and Spanish. **PLAN REQUIREMENTS:** Show location of storm drain inlets and proposed storm water labels on site, building and grading plans prior to issuance of Zoning Clearance and grading permits. Label design shall be equivalent or similar to that used by Public Works Department - Project Clean Water. Alternate label designs shall be shown on the plans and submitted to P&D for approval prior to issuance of Zoning Clearance and grading permits. **TIMING:** Labels shall be affixed to storm drain inlets prior to Final Building Inspection Clearance.

MONITORING: P&D building staff shall site inspect prior to Final Building Inspection Clearance.

15. **NPDES-12 Storm Water Retention-Biofiltration System.** To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces, the Owner/Applicant shall construct a permanent biofiltration system to treat storm water runoff from the site. Biofiltration includes vegetated swales, channels, buffer strips, retention, rain gardens, and shall be designed in accordance with the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association) or other approved method. The biofiltration system shall be designed by a registered civil engineer specializing in water quality or other qualified professional to ensure that the filtration properties and the plants selected are adequate to reduce concentrations of the target pollutants. Where feasible, local plants sources (i.e., collected from the watershed or propagated from cuttings or seed collected from the watershed) shall be used in the biofiltration system. Invasive plants shall not be used. Biofilters shall not replace existing riparian vegetation or native vegetation unless otherwise approved by P&D. **PLAN REQUIREMENTS:** The Owner/Applicant shall include the biofiltration system design, including any plant palettes and the sources of plant material, on the grading and drainage and landscape plans, and depict it graphically. **TIMING:** The Owner/Applicant shall submit a

maintenance plan for the biofiltration system to P&D permit processing planner for review and approval prior to issuance of Zoning Clearance. The Owner/Applicant shall submit a performance security to ensure installation and long term maintenance (inspections at least once/year) of the biofiltration system. Performance security must be submitted to P&D permit processing planner prior to issuance of Zoning Clearance.

MONITORING: P&D compliance monitoring staff shall site inspect for installation and periodically inspect for maintenance throughout a five-year performance period. Performance security release requires P&D compliance monitoring staff approval. The owner is responsible for annual maintenance inspections of the biofiltration system. The owner shall keep records of such inspections and provide them as requested to the County. The Owner shall make the site available to P&D for periodic inspections for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspections at least once/year, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance.

16. **NPDES-16 Storm Water Retention-Roof Runoff Collection.** To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces the Owner/Applicant shall install a roof runoff collection and disposal system to infiltrate storm water runoff. Runoff shall be directed to either a subsurface infiltration trench, french drains, planter boxes, landscaped areas or connected to the site's irrigation system. An overflow or high flow bypass system will be provided. **PLAN REQUIREMENTS:** The Owner/Applicant shall include the roof runoff collection and disposal system design, including any plant palettes and the sources of plant material, on the grading and drainage and landscape plans, and any special roof design elements on building and roofing detail plans, depicted graphically.

MONITORING: P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.

17. **NPDES-17 Storm Water Retention-Residential Project.** The Owner/Applicant shall specify the following in the CC&R's and shall separately record a buyer notification that reads as follows: "IMPORTANT: BUYER NOTIFICATION: Long-term maintenance and proof of inspections of the biofiltration system shall be the responsibility of the owner. Biofiltration system maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance." **TIMING:** The Owner/Applicant shall complete the required recordation prior to final map clearance.

5.0 INFORMATION SOURCES

5.1 County Departments Consulted:

Police, Fire, Public Works, Flood Control, Parks, Environmental Health, Special Districts, Regional Programs.

5.2 Comprehensive Plan (check those sources used):

<input checked="" type="checkbox"/>	Seismic Safety/Safety Element	<input checked="" type="checkbox"/>	Conservation Element
<input checked="" type="checkbox"/>	Open Space Element	<input checked="" type="checkbox"/>	Noise Element
<input type="checkbox"/>	Coastal Plan and Maps	<input checked="" type="checkbox"/>	Circulation Element
<input type="checkbox"/>	ERME	<input type="checkbox"/>	Agricultural Element

5.3 Other Sources (check those sources used):

<input checked="" type="checkbox"/>	Field work	<input type="checkbox"/>	Ag Preserve maps
<input checked="" type="checkbox"/>	Calculations	<input checked="" type="checkbox"/>	Flood Control maps
<input checked="" type="checkbox"/>	Project plans	<input checked="" type="checkbox"/>	Other technical references (reports, survey, etc.)
<input checked="" type="checkbox"/>	Traffic studies	<input checked="" type="checkbox"/>	Planning files, maps, reports
<input checked="" type="checkbox"/>	Records	<input checked="" type="checkbox"/>	Zoning maps
<input checked="" type="checkbox"/>	Grading plans	<input checked="" type="checkbox"/>	Soils maps/reports
<input checked="" type="checkbox"/>	Elevation, architectural renderings	<input type="checkbox"/>	Plant maps
<input checked="" type="checkbox"/>	Published geological map/reports	<input checked="" type="checkbox"/>	Archaeological maps and reports
<input checked="" type="checkbox"/>	Topographical maps	<input type="checkbox"/>	Other:

6.0 PROJECT SPECIFIC (short and long term) AND CUMULATIVE IMPACT SUMMARY

- I. Project-Specific Impacts which are of unknown significance levels (Class I): None
- II. Project Specific Impacts which are potentially significant but can be mitigated to less than significant levels (Class II): Aesthetics / Visual Resources, Cultural Resources, Geologic Processes, Noise, and Water Resources / Flooding.
- III. Potentially significant adverse cumulative impacts: None

7.0 MANDATORY FINDINGS OF SIGNIFICANCE

Will the proposal result in:	Poten. Signif.	Less than Signif. with Mitigation	Less Than Signif.	No Impact	Reviewed Under Previous Document
1. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, contribute significantly to greenhouse gas emissions or significantly increase energy consumption, or eliminate important examples of the major periods of California history or prehistory?		X			
2. Does the project have the potential to achieve short-term to the disadvantage of long-term environmental goals?			X		
3. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects and the effects of probable future projects.)			X		
4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X			
5. Is there disagreement supported by facts, reasonable assumptions predicated upon facts and/or expert opinion supported by facts over the significance of an effect which would warrant investigation in an EIR ?			X		

8.0 PROJECT ALTERNATIVES: N/A

9.0 INITIAL REVIEW OF PROJECT CONSISTENCY WITH APPLICABLE SUBDIVISION, ZONING AND COMPREHENSIVE PLAN REQUIREMENTS

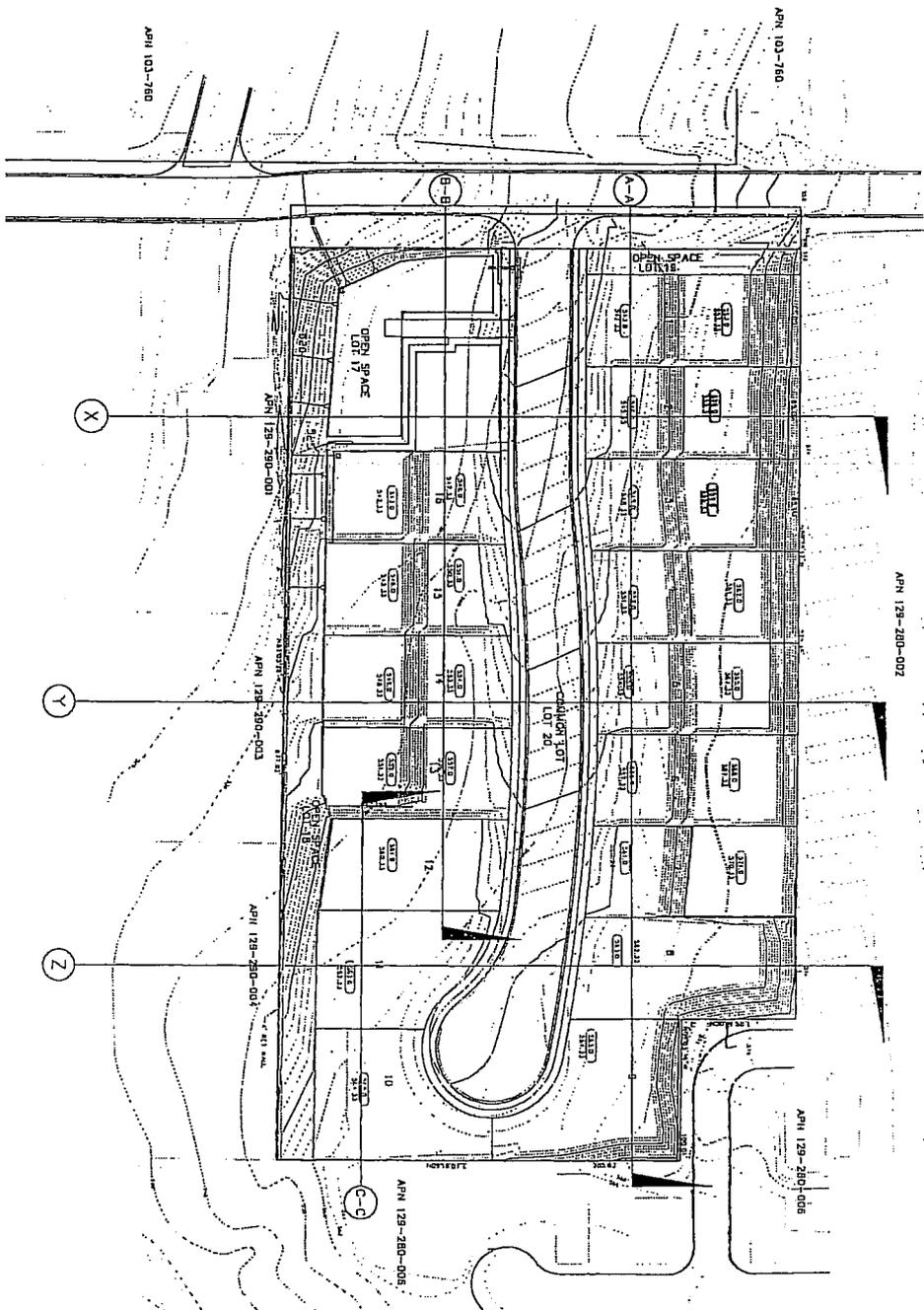
Zoning

The proposed project is consistent with the requirements of the Santa Barbara County Land Use and Development Code (Inland Zoning Ordinance). The proposed SLP zoning of the site allows for the uses and densities proposed.

12.0 ATTACHMENTS

1. Tentative Tract Map #14,770
2. Preliminary Grading & Drainage Plans
3. Proposed Drainage Basin Design
4. Schematic Landscape Plan
5. Typical Elevations
6. Urbemis 2007 Version 9.2.4 Air Emissions Results
7. Greenhouse Gas Emissions Worksheet
8. CTS Initial Field Assessment, Dated January 13, 2011
9. Comments Received:
 - a) LAFCO Memorandum dated March 15, 2011
 - b) Santa Barbara County APCD letter dated March 29, 2011
 - c) Environmental Health Services letter dated March 17, 2011

TERRACE VILLAS
CROSS SECTION EXHIBIT
TRACT 14,770



SEE SHEET C2.1 FOR
 CROSS SECTIONS

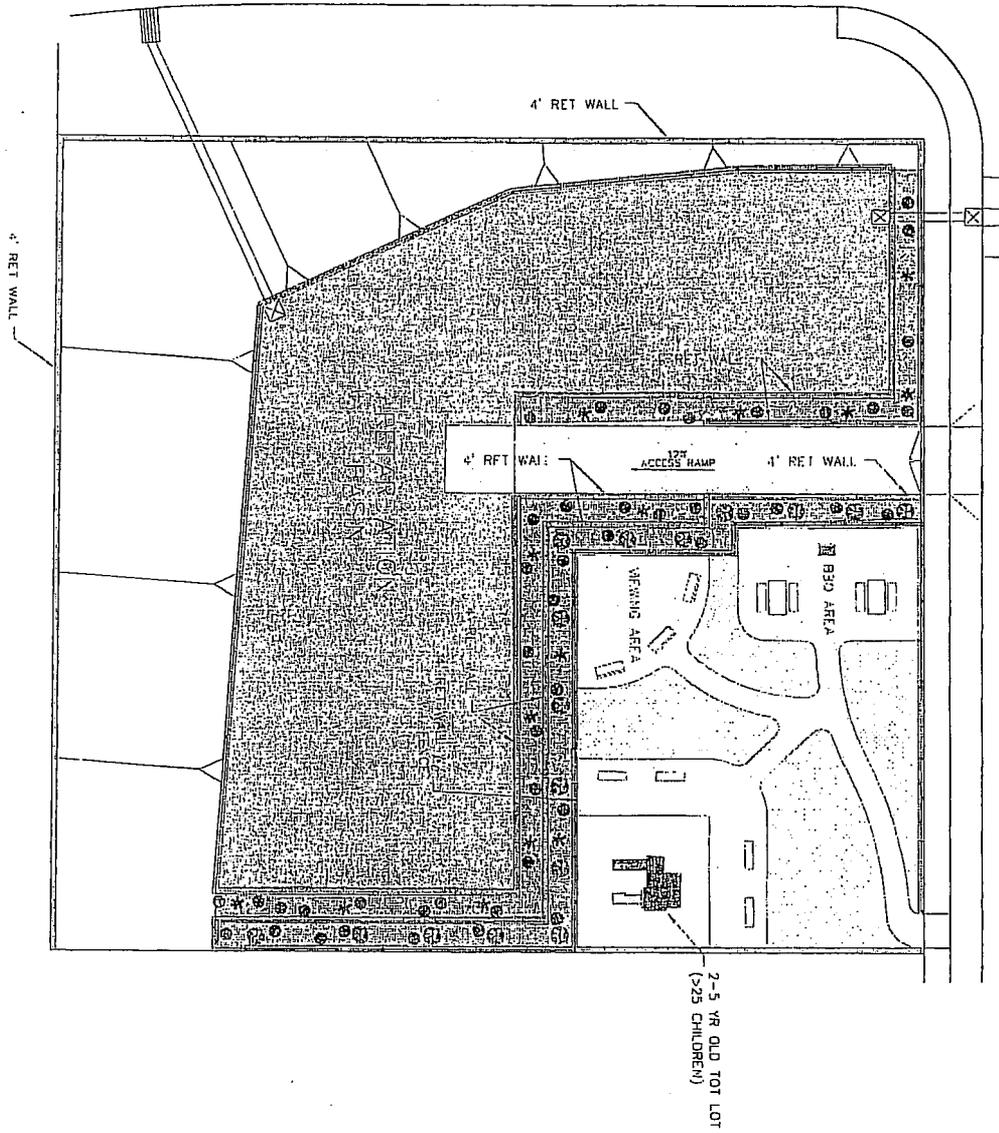
TERRACE VILLAS
 CROSS SECTION EXHIBIT
 C2.0

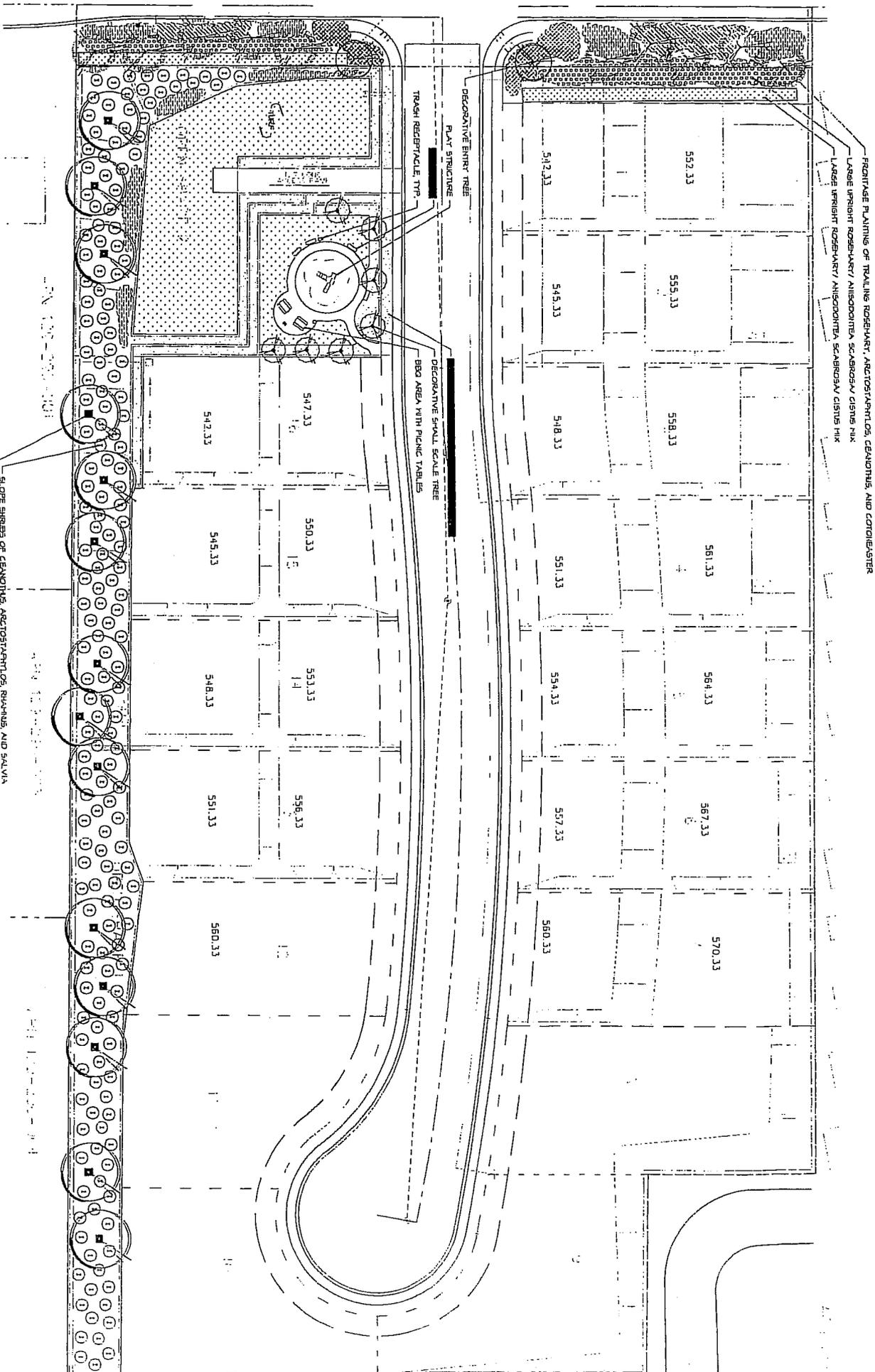
RECEIVED
 K. BETHEL

JUL 27 2010

S. P. COUNTY (NORTH)

ATTACHMENT 3





Terrace Villas

Stillwell Road, Orcutt

SCHLIMMTC LANDSCAPE PLAN

June 23, 2010

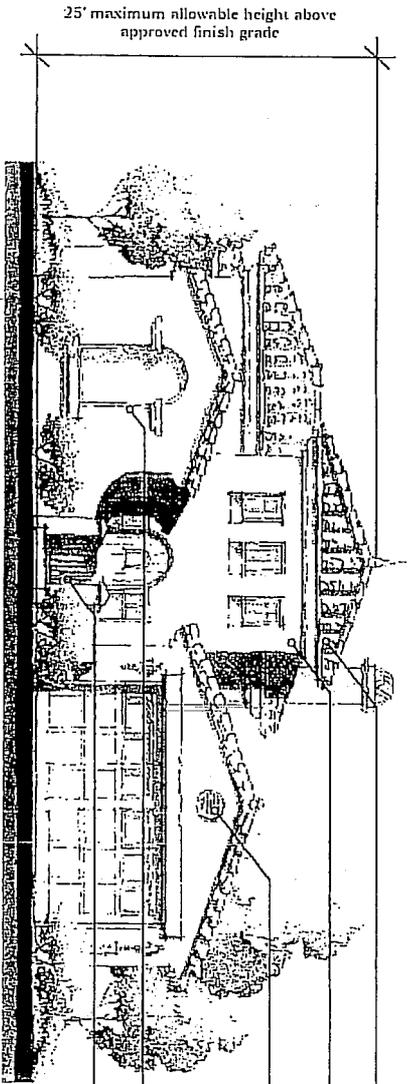
1-1



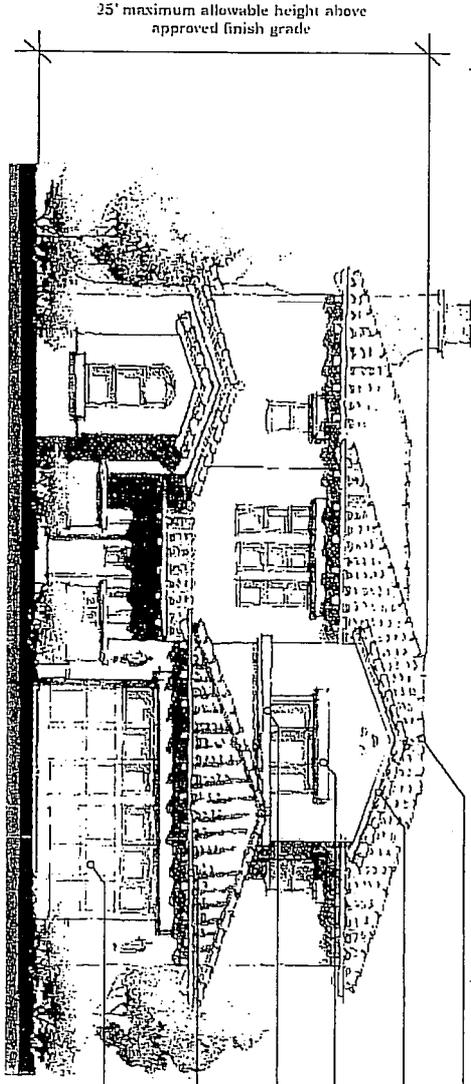
PLEINNAIRE
 DESIGN GROUP

Terrace Villas

Orcutt, California



One-Story Spanish Colonial Revival Style



Two-Story Spanish Colonial Revival Style

These are typical elevations for this development. Approved homes shall be consistent with these styles.

- Flat or barrel clay tile roofing.
- Stucco exterior finish.
- Decorative elements such as vents, wrought-iron fixtures and balcony railings, arched entry ways, and low or square towers.
- Arched doorways and windows.
- Decorative carving common on heavy wooden doors and windows.
- Smooth tile or barrel clay tile roofing.
- Roofing style could be gable or shed pitch to be 3 to 4:12.
- Some doors and windows have trim and top accents.
- Accent features include wrought-iron fixtures and balcony railings, arched entry ways, and low or square towers.
- 2 1/2"-30" overhangs in eaved roofs with exposed 4x6 or 6x6 wood rafters.
- Painted exterior door with windows and color-accents in much residence architectural style.

LEONARD GRANT, ARCHITECT
 LICENSE NUMBER C51972

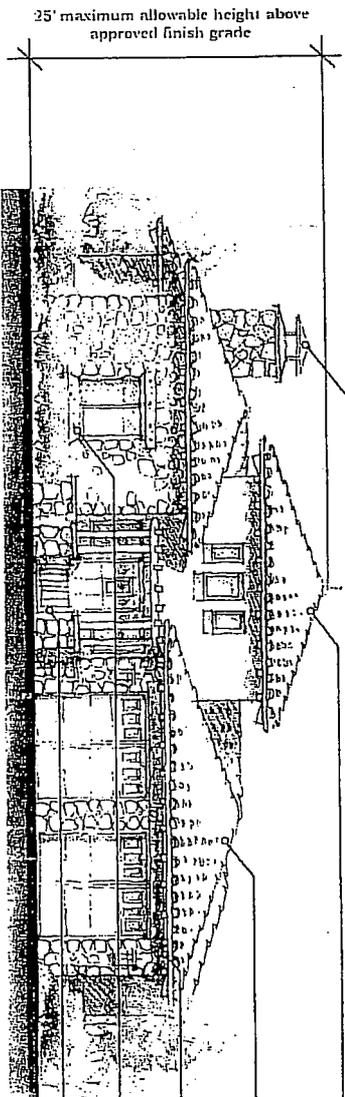
RECEIVED

JUL 27 2010

S.B. COUNTY (NORTH)

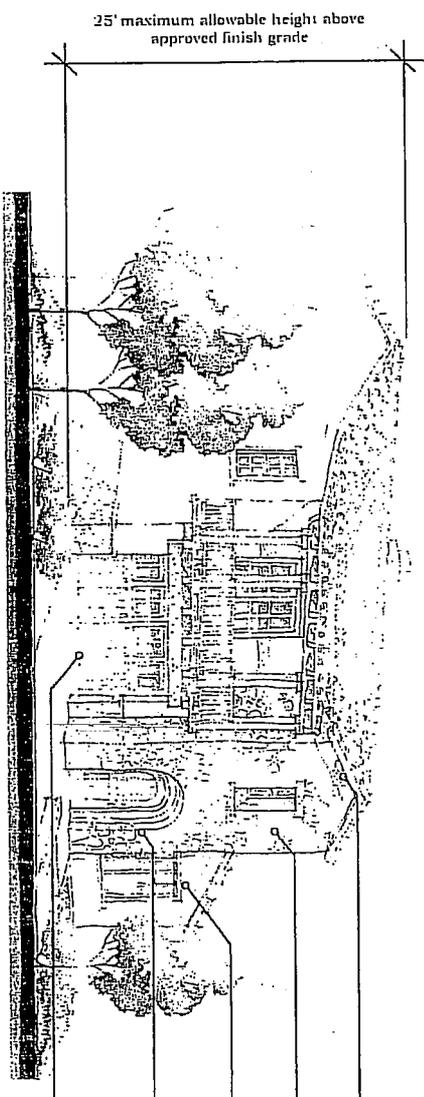
Terrace Villas

Orcutt, California



One-Story Tuscan Style

- Prominent chimney with rectangular form, usually stone clad.
- The entry, lower provides hierarchy in massing and simple detailing is used as a primary building form while the porches are de-emphasized.
- Roofing style to be gable or shed (pitch to be 2 to 4:12).
- 2 1/2" - 3" overhangs.
- Stone doors and windows have trim and top accent.
- Entry courtyard is a focal point with garden walls and landscaping and allows a connection between public and private spaces.



Two-Story Tuscan Style

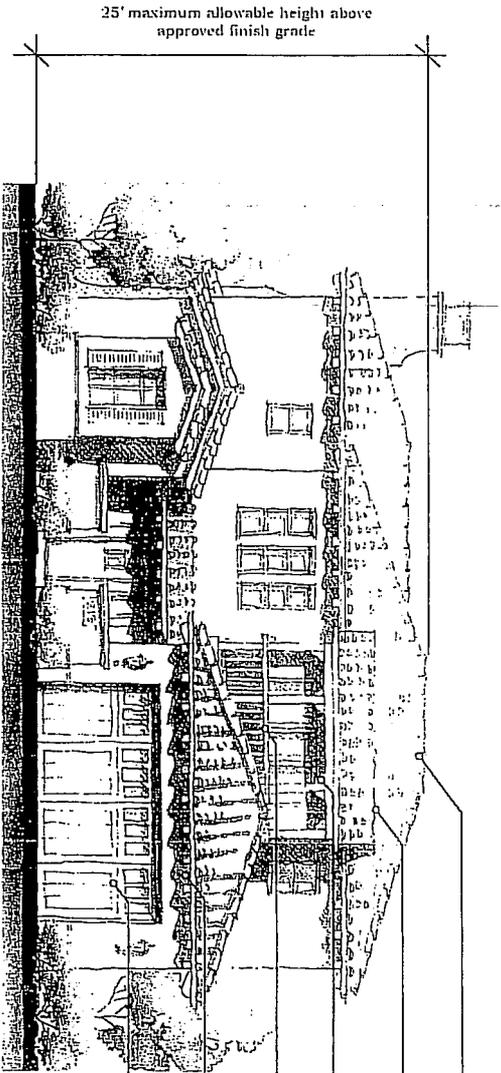
- Flat or barrel clay tile roofing.
- Smooth exterior finish in stucco or wood.
- Some doors and windows have trim and a top accent.
- Some veneer or miter architectural building forms.
- Formal, carriage style garage door with windows and ornate details to match architectural style.

LEONARD GRANT, ARCHITECT
 LICENSE NUMBER C2007

These are typical elevations for this development. Approved homes shall be consistent with these styles.

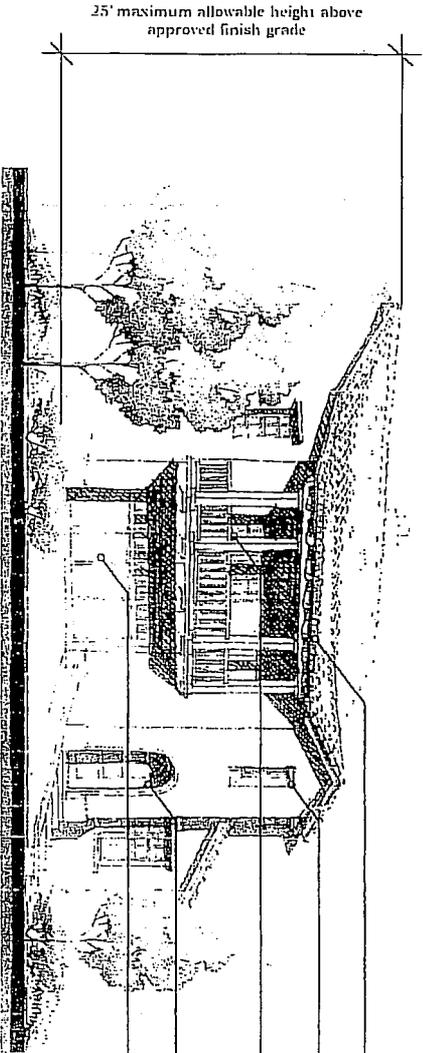
Terrace Villas

Orcutt, California



Two-Story Monterey Style

- Flat or barrel clay tile roofing.
- Roofing style could be gable or shed pitch to be 3 to 12/12.
- Some dormer and windows have trim and log sweep
- Primary features consist of open timber framed columns, porches, and balconies.
- 24"-30" overhangs at mixed roofs with exposed 4x or 6x wood rafters.
- Garage style garage door with windows, and ornaments to match architectural style.



Two-Story Monterey Style

- Shed roof break over balcony
- Exterior stucco finish
- Prominent balcony with columns and railing made of wood
- Arched dormers and windows
- Decorative carving on wood doors and windows

These are typical elevations for this development. Approved homes shall be consistent with these styles.

LEONARD GRANT, ARCHITECT
LICENSE NUMBER 528973

RECEIVED

JUL 27 2010

SAC COUNTY (NORTH)

Summary Report for Summer Emissions (Pounds/Day)

File Name:

Project Name: Terrace Villas TRM

Project Location: Santa Barbara County APCD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
2007 TOTALS (lbs/day unmitigated)	7.27	49.79	28.88	0.00	26.62	3.14	29.76	5.56	2.89	8.45	3,887.86
2008 TOTALS (lbs/day unmitigated)	43.94	65.88	43.43	0.01	26.63	4.34	30.97	5.57	3.99	9.56	5,750.48

AREA SOURCE EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	1.16	0.21	0.80	0.00	0.00	0.00	257.09

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	1.16	1.51	13.39	0.01	1.91	0.37	1,012.12

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	2.32	1.72	14.19	0.01	1.91	0.37	1,269.21

GHG Emissions Worksheet (Projects)

Input fields shown in blue:

Project:

Terrace Villas TRM

Plan Information	Units	Source
Residences (new)	16 residences	Project Plans
Household size	2.41 persons/household	Census
Average SFR floor area	2,500 square feet	Accela
New commercial floor area	- square feet	Project Plans
Employees per square foot	- employees/sq ft.	Calculated
Total new employees	- employees/sq ft.	Calculated
Additional project population	39 persons	Calculated

Conversion Factors

Carbon dioxide			
CO ₂ emissions/kWh	0.291 kg/kWh		Climate Action Registry Gei
CO ₂ emissions/therm of natural gas	5.299 kg/therm		CAR GRP
CO ₂ emissions/gallon gasoline	8.81 kg/gallon		CAR GRP
CO ₂ emissions/gallon diesel	10.15 kg/gallon		CAR GRP
Methane			
MH ₄ emissions/kWh	0.003 kg/MWh		CAR GRP
MH ₄ emissions/therm of natural gas	0.0001 kg/therm		CAR GRP
MH ₄ emissions/gallon gasoline	0.0178 g/mi		CAR GRP
MH ₄ emissions/gallon diesel	0.0051 g/mi		CAR GRP
Nitrous oxide			
N ₂ O emissions/kWh	0.0017 kg/MWh		CAR GRP

N ₂ O emissions/therm of natural gas	0.00001 kg/therm	CAR GRP
N ₂ O emissions/gallon gasoline	0.0273 g/mi	CAR GRP
N ₂ O emissions/gallon diesel	10.15 g/mi	CAR GRP

CO₂ e Conversion Factors (Global Warming Potential Factor)

Methane (MH ₄)	21 factor	CAR GRP
Nitrous oxide (N ₂ O)	310 factor	CAR GRP

Emissions Calculations

Direct Emissions	Units	Source
Subtotal direct emissions	1,269 lbs/day	URBEMIS
Subtotal direct emissions	576 kg/day	Calculated
Subtotal direct emissions	0.58 metric tons/day	Calculated
Subtotal direct CO ₂ e emissions/year	210 metric tons/year	Calculated
Subtotal direct CO ₂ e emissions/residence/year	13.13 metric tons	Calculated

Indirect Emissions

Electrical	Units	Source
Avg. electrical usage/household/year	5,838.56 kWh/year	CEC
Avg. electrical usage/SFR floor area/year	1.79 kWh/SF/year	CEC, Accela, Calculated
Avg. electrical GHG emissions/residential floor area/yr	0.52 kg/SF/year	CEC, Accela, Calculated
Avg. electrical GHG emissions/household/yr	1.31 metric tons/household/yr	CEC
Subtotal residential electrical CO ₂ e emissions/yr	21 metric tons/yr	Calculated
Avg. electrical GHG usage/commercial space/yr	13.63 kWh/SF/year	CEC
Avg. electrical GHG emissions/commercial space/yr	3.97 kg/SF/year	Calculated
Subtotal commercial electrical CO ₂ e emissions/yr	- metric tons/yr	Calculated
Subtotal electrical CO ₂ e emissions/yr	21 metric tons/yr	Calculated

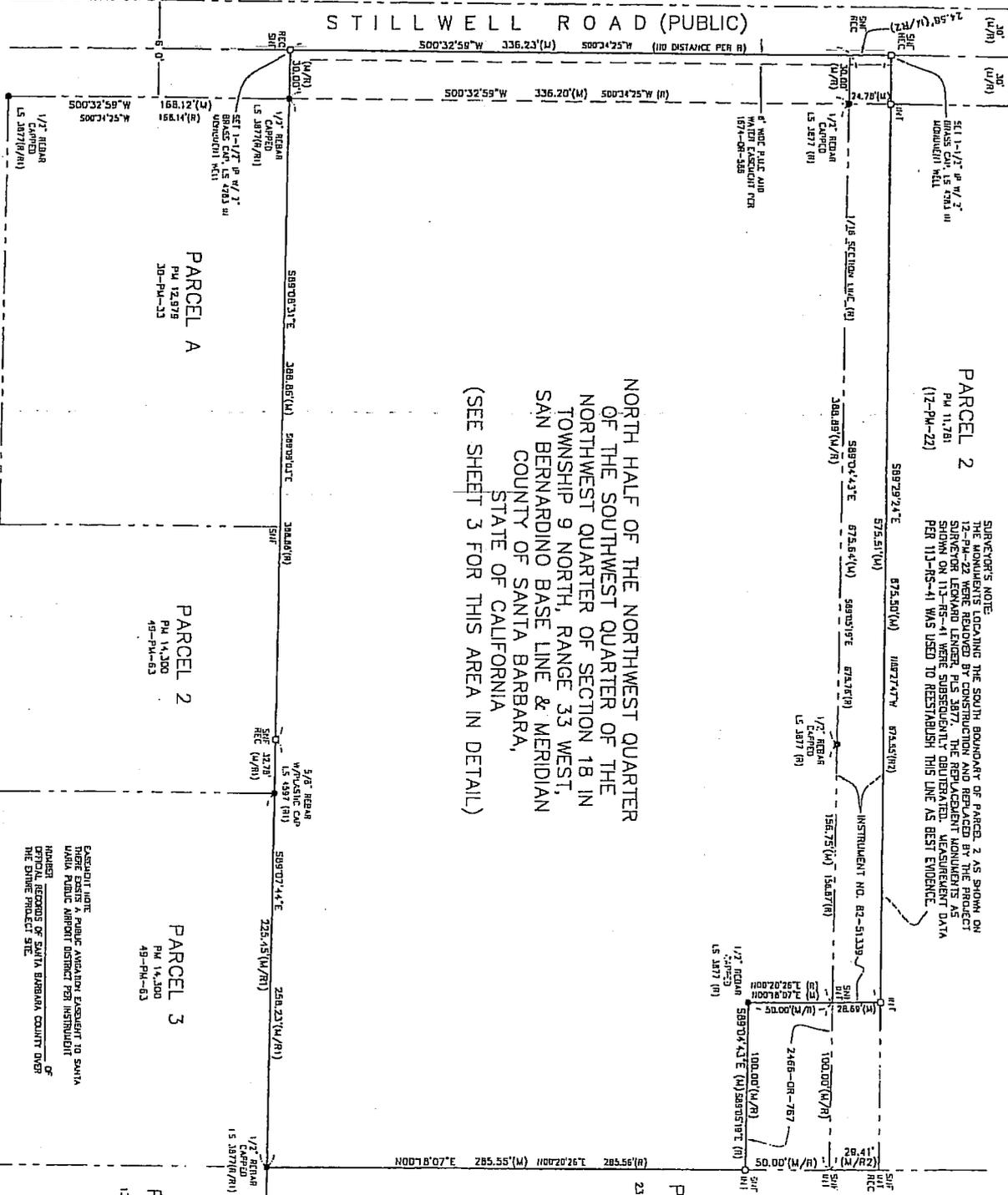
Total Emissions Direct and Indirect

STILLWELL ROAD (PUBLIC)

PARCEL 2
 PL 11,781
 (17-PM-22)

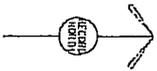
SURVEYOR'S NOTE:
 THE MONUMENTS LOCATING THE SOUTH BOUNDARY OF PARCEL 2 AS SHOWN ON 12-PM-22 WERE REMOVED BY CONSTRUCTION AND REPLACED BY THE PROJECT SURVEYOR LEONARD LEMER, PLS 3917. THE REPLACEMENT MONUMENTS AS SHOWN ON 17-PM-22 WERE SUBSEQUENTLY OBTAINED. MEASUREMENT DATA FOR 17-PM-22 WAS USED TO REESTABLISH THIS LINE AS BEST EVIDENCE.

NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18 IN TOWNSHIP 9 NORTH, RANGE 33 WEST, SAN BERNARDINO BASE LINE & MERIDIAN COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA
 (SEE SHEET 3 FOR THIS AREA IN DETAIL)



TRACT NO. 14,330
 A SUBDIVISION OF A PORTION OF PARCEL 2 OF 12-PM-22 AND A PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18 IN TOWNSHIP 9 NORTH, RANGE 33 WEST, SAN BERNARDINO BASE LINE & MERIDIAN COUNTY OF SANTA BARBARA STATE OF CALIFORNIA

PARCEL B
 PL 12,945
 23-PM-53 TO 95



- LEGEND**
- (R) INDICATES RECORD PER 20-PM-13 TO 15
 - (R1) INDICATES RECORD PER 49-PM-83 & 84
 - (R2) INDICATES RECORD PER 11-PM-41
 - SIF INDICATES SCAVED NOT FOUND
 - INT INDICATES ESTABLISHED BY INTERSECTION
 - REC INDICATES ESTABLISHED BY RECORD AID/C DISTANCE
 - INDICATES FOUND AS SHOWN
 - INDICATES SET 1/2" IP, LS 4283 AT ALL LOT CORNERS AND 1-1/2" IP W/ 7" WIRE CAP MARKED LS 4283 ON TRACT EXCEPT WHERE OTHERWISE NOTED.
 - BEARINGS SET 1/2" IP, LS 4283 AT ALL 120° AT CORNERS AND 1-1/2" IP W/ 7" WIRE CAP MARKED TO FOUR HALL AND TAGS STAMPED "S. 4283" SET IN CONCRETE CORNERS. REFERENCE POINTS WILL BE FILED IN THE OFFICE OF THE SANTA BARBARA COUNTY SURVEYOR.

THE BASE OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF PARCEL 3 OF PARCEL 14,300 BEING ADDED AS 180°07'44"E PER (R1).



PARCEL 1
 PL 11,912
 13-PM-59 & 70

CONSENT NOTE:
 PUBLIC AVIATION EXHIBIT TO SANTA BARBARA COUNTY AIRPORT DISTRICT PER INSTRUMENT NO. 49-PM-53 OF THE DRIVE PROJECT SITE.



SHEET TWO OF FOUR

TRACT NO. 14, 330

A SUBDIVISION OF A PORTION OF
 PARCEL 2 OF 12-PM-22
 AND A PORTION OF THE

NORTH HALF OF THE NORTHWEST QUARTER
 OF THE SOUTHWEST QUARTER OF THE
 NORTHWEST QUARTER OF SECTION 18 IN
 TOWNSHIP 9 NORTH, RANGE 23 WEST,
 SAN BERNARDINO BASE LINE & MERIDIAN
 COUNTY OF SANTA BARBARA
 STATE OF CALIFORNIA

LEGEND

- (R) INDICATES RECORD PER 30-PM-23 TO 10-15
- (R1) INDICATES RECORD PER 40-PM-63 & 64
- (R2) INDICATES RECORD PER 11-18-65-67
- (S) INDICATES RECORD NOT FOUND
- (I) INDICATES ESTABLISHED BY INTERSECTION
- (E) INDICATES ESTABLISHED BY RECORD ADJ./DISTANCE
- (P) INDICATES PUBLIC UTILITY LINES/PIPE
- (U) INDICATES UTILITY LINES/PIPE
- (M) INDICATES MINE TUNNEL TO CORNER
- (S) INDICATES FOUND AS SHOWN
- (C) INDICATES SET 1/2" IN 1.5" DIA. AT ALL LOT CORNERS AND 1-1/2" IN 2" BRASS CAP MARKED 1.5" DIA. AT TRACT CORNERS EXCEPT WHERE OTHERWISE NOTED.
- (D) BOUNDARY SET, H.W. AND H.C. STAMPED "S. 4314" AT BOUNDARY SURFACE. ALL CONTIGUOUS INTERSECTIONS AND CENTER OF CURVE-TO-CURVE WILL BE REFLECTED TO FOUR H.W. AND TAGS STAMPED "S. 4242" SET IN CONCRETE CURBS. REFLECTED POINTS WILL BE FILED IN THE OFFICE OF THE SANTA BARBARA COUNTY SURVEYOR.

SEE SHEET 2 FOR EXTERIOR BOUNDARY DATA AND DESS'S SURVEYING.

LINE NO.	LENGTH	BEARING
1	7.19	S89°07'01"E
2	7.79	S59°07'01"E

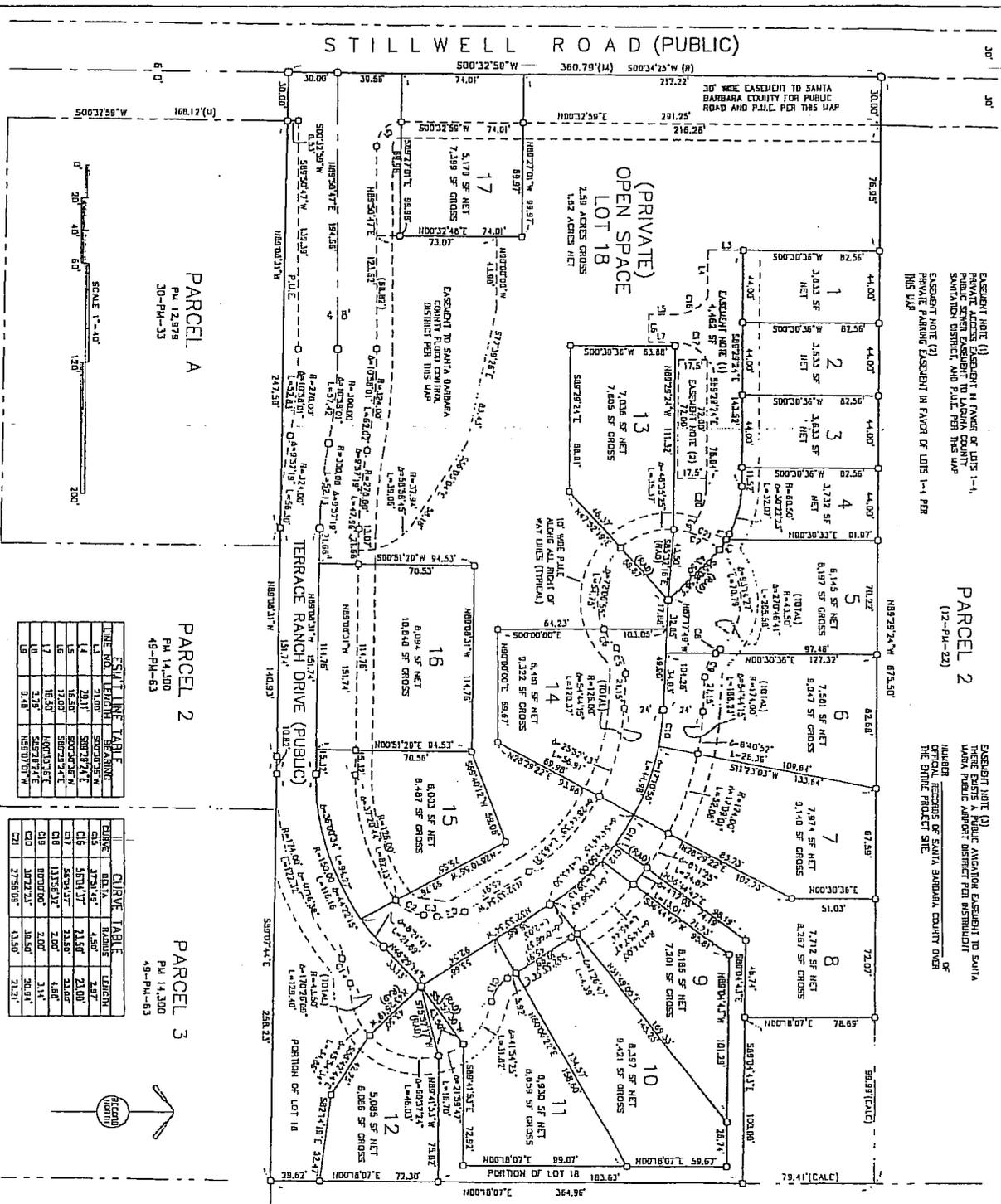
CURVE	DELTA	TANGENT	LENGTH
C1	90°17'12"	15.00	73.75
C2	102°44'48"	13.50	81.12
C3	102°44'48"	13.50	81.12
C4	45°21'12"	22.00	114.45
C5	45°21'12"	22.00	114.45
C6	187°6'33"	43.50	144.00
C7	40°21'30"	43.50	144.00
C8	174°00'00"	22.00	107.65
C9	47°31'17"	72.00	16.46
C10	84°05'57"	150.00	22.15
C11	87°07'47"	158.00	31.41
C12	33°19'19"	258.00	33.07
C13	43°22'39"	258.00	17.52
C14	41°51'47"	37.00	18.00



1718 West Grand Street, Suite 202, Santa Barbara, CA 93101
 Tel: (805) 963-1111 Fax: (805) 963-1120

SHEET THREE OF FOUR

BK 204 PG 24



PARCEL 1
 PM 12.879
 30-PM-13

LINE NO.	LENGTH	BEARING
1	21.00	S89°27'14"E
2	16.50	S89°27'14"E
3	16.50	S89°27'14"E
4	17.00	S89°27'14"E
5	16.50	S89°27'14"E
6	17.00	S89°27'14"E
7	16.50	S89°27'14"E
8	17.00	S89°27'14"E
9	16.50	S89°27'14"E
10	17.00	S89°27'14"E

PARCEL 2
 PM 14.300
 49-PM-63

CURVE	DELTA	TANGENT	LENGTH
C15	37°51'49"	4.50	2.87
C16	58°10'37"	21.50	21.00
C17	58°10'37"	21.50	21.00
C18	115°58'12"	2.00	4.58
C19	00°00'00"	2.00	3.11
C20	30°22'21"	18.50	20.84
C21	37°58'09"	13.50	21.21

PARCEL 3
 PM 14.300
 49-PM-63

CURVE	DELTA	TANGENT	LENGTH
C22	37°58'09"	13.50	21.21

EXISTENT NOTE (1)
 PRIVATE ACCESS EASEMENT IN FAVOR OF LOTS 1-4
 PUBLIC ACCESS EASEMENT TO COMMON COUNTY
 SANITATION SYSTEM AND TRAIL 750 PER MAP
 EXISTENT NOTE (2)
 PRIVATE PARKING EASEMENT IN FAVOR OF LOTS 1-4 PER
 THIS MAP

EXISTENT NOTE (3)
 THERE EXISTS A PUBLIC AVIATION EASEMENT TO SANTA
 BARBARA PUBLIC AIRPORT DISTRICT FOR BOUNDARY
 OF THE ENTIRE PROJECT SITE

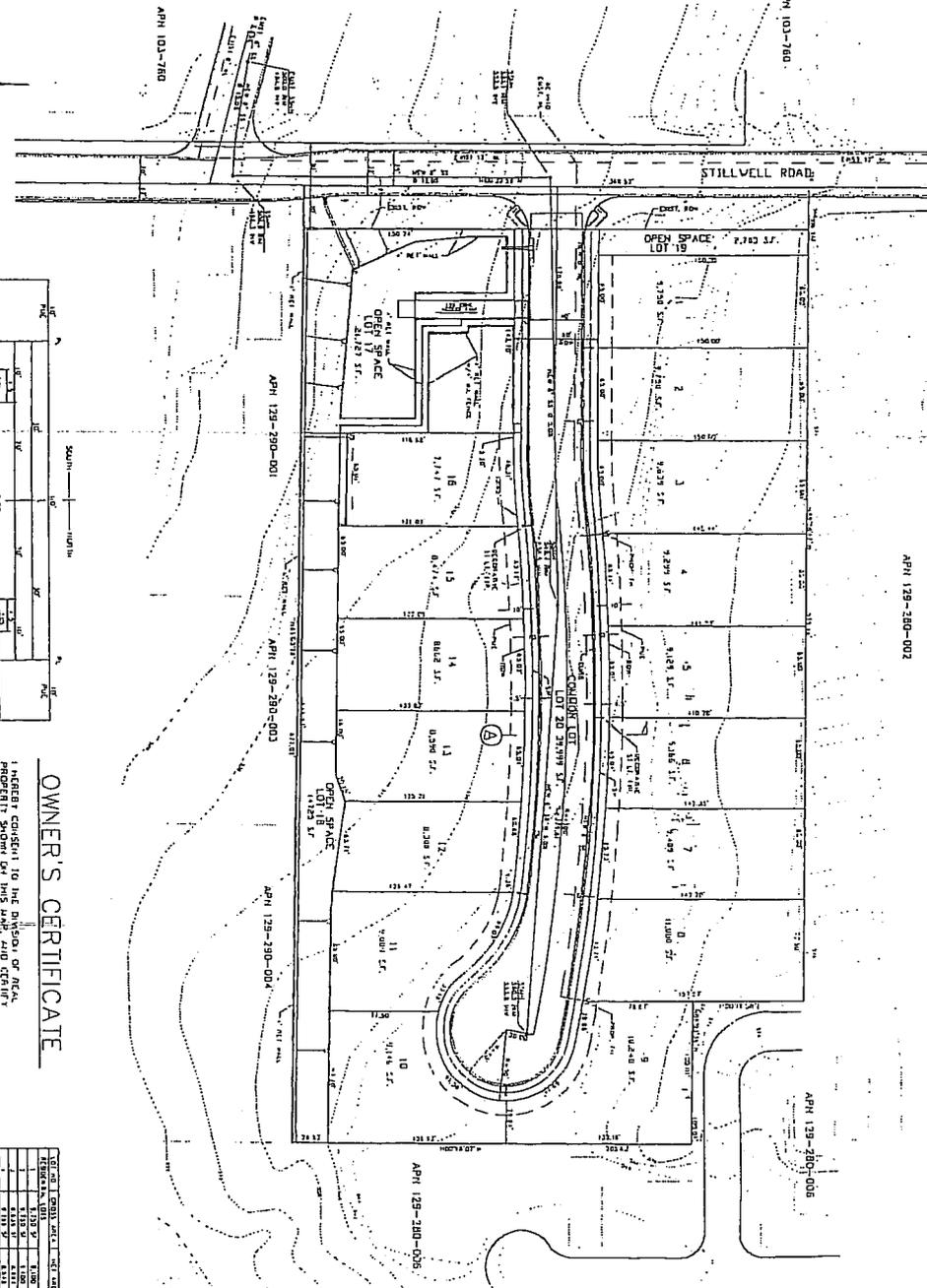


SCALE 1"=40'

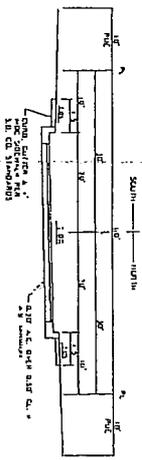
APH 129-280-001

APH 103-760

APH 103-760



① TYP. 60' RESIDENTIAL STREET



OWNER'S CERTIFICATE

I HEREBY CERTIFY TO THE DIVISION OF REAL PROPERTY SHOWING ON THIS MAP AND CERTIFY THAT THE INFORMATION HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: _____

EMC OAS: _____

DATE: _____

DCM: TEXOMA

LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)	AREA (SQ. AC.)
1	13,712	312	7.08
2	1,116	25	0.26
3	1,116	25	0.26
4	1,116	25	0.26
5	1,116	25	0.26
6	1,116	25	0.26
7	1,116	25	0.26
8	1,116	25	0.26
9	1,116	25	0.26
10	1,116	25	0.26
11	1,116	25	0.26
12	1,116	25	0.26
13	1,116	25	0.26
14	1,116	25	0.26
15	2,740	63	0.62
TOTAL	27,400	625	7.25

TERRACE VILLAS TENTATIVE TRACT MAP TRACT 14,770

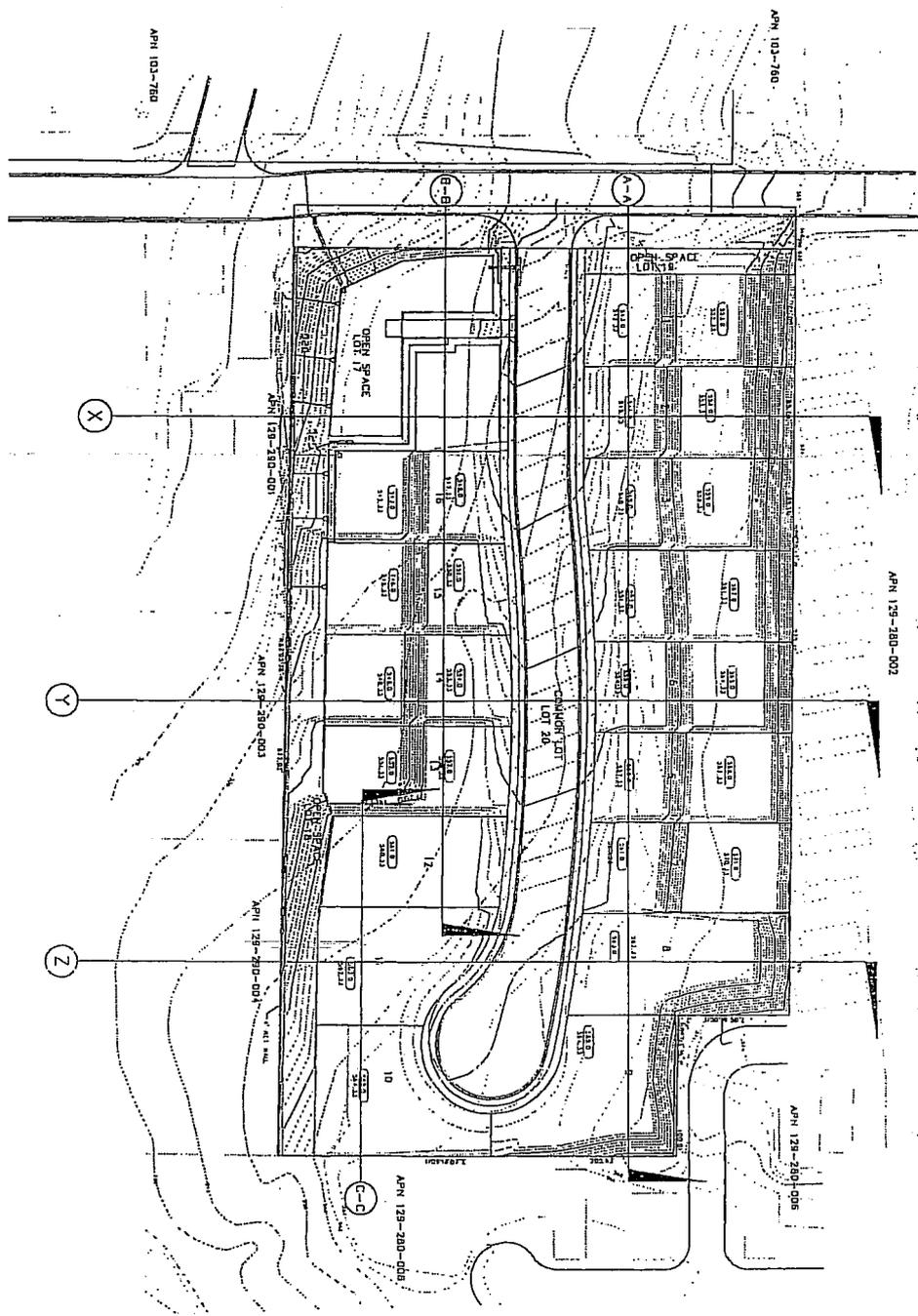
PROJECT INFORMATION

Map No. 147-280-001 and 147-280-002
 Date of Filing: 10/11/11
 Date of Sale: 10/11/11
 Planning & Development
 147-280-001 and 147-280-002
 147-280-001 and 147-280-002

LEGAL DESCRIPTION

APPH 129-280-001, 129-280-002, 129-280-003, 129-280-004, 129-280-005, 129-280-006, 129-280-007, 129-280-008, 129-280-009, 129-280-010, 129-280-011, 129-280-012, 129-280-013, 129-280-014, 129-280-015, 129-280-016, 129-280-017, 129-280-018, 129-280-019, 129-280-020, 129-280-021, 129-280-022, 129-280-023, 129-280-024, 129-280-025, 129-280-026, 129-280-027, 129-280-028, 129-280-029, 129-280-030, 129-280-031, 129-280-032, 129-280-033, 129-280-034, 129-280-035, 129-280-036, 129-280-037, 129-280-038, 129-280-039, 129-280-040, 129-280-041, 129-280-042, 129-280-043, 129-280-044, 129-280-045, 129-280-046, 129-280-047, 129-280-048, 129-280-049, 129-280-050, 129-280-051, 129-280-052, 129-280-053, 129-280-054, 129-280-055, 129-280-056, 129-280-057, 129-280-058, 129-280-059, 129-280-060, 129-280-061, 129-280-062, 129-280-063, 129-280-064, 129-280-065, 129-280-066, 129-280-067, 129-280-068, 129-280-069, 129-280-070, 129-280-071, 129-280-072, 129-280-073, 129-280-074, 129-280-075, 129-280-076, 129-280-077, 129-280-078, 129-280-079, 129-280-080, 129-280-081, 129-280-082, 129-280-083, 129-280-084, 129-280-085, 129-280-086, 129-280-087, 129-280-088, 129-280-089, 129-280-090, 129-280-091, 129-280-092, 129-280-093, 129-280-094, 129-280-095, 129-280-096, 129-280-097, 129-280-098, 129-280-099, 129-280-100, 129-280-101, 129-280-102, 129-280-103, 129-280-104, 129-280-105, 129-280-106, 129-280-107, 129-280-108, 129-280-109, 129-280-110, 129-280-111, 129-280-112, 129-280-113, 129-280-114, 129-280-115, 129-280-116, 129-280-117, 129-280-118, 129-280-119, 129-280-120, 129-280-121, 129-280-122, 129-280-123, 129-280-124, 129-280-125, 129-280-126, 129-280-127, 129-280-128, 129-280-129, 129-280-130, 129-280-131, 129-280-132, 129-280-133, 129-280-134, 129-280-135, 129-280-136, 129-280-137, 129-280-138, 129-280-139, 129-280-140, 129-280-141, 129-280-142, 129-280-143, 129-280-144, 129-280-145, 129-280-146, 129-280-147, 129-280-148, 129-280-149, 129-280-150, 129-280-151, 129-280-152, 129-280-153, 129-280-154, 129-280-155, 129-280-156, 129-280-157, 129-280-158, 129-280-159, 129-280-160, 129-280-161, 129-280-162, 129-280-163, 129-280-164, 129-280-165, 129-280-166, 129-280-167, 129-280-168, 129-280-169, 129-280-170, 129-280-171, 129-280-172, 129-280-173, 129-280-174, 129-280-175, 129-280-176, 129-280-177, 129-280-178, 129-280-179, 129-280-180, 129-280-181, 129-280-182, 129-280-183, 129-280-184, 129-280-185, 129-280-186, 129-280-187, 129-280-188, 129-280-189, 129-280-190, 129-280-191, 129-280-192, 129-280-193, 129-280-194, 129-280-195, 129-280-196, 129-280-197, 129-280-198, 129-280-199, 129-280-200, 129-280-201, 129-280-202, 129-280-203, 129-280-204, 129-280-205, 129-280-206, 129-280-207, 129-280-208, 129-280-209, 129-280-210, 129-280-211, 129-280-212, 129-280-213, 129-280-214, 129-280-215, 129-280-216, 129-280-217, 129-280-218, 129-280-219, 129-280-220, 129-280-221, 129-280-222, 129-280-223, 129-280-224, 129-280-225, 129-280-226, 129-280-227, 129-280-228, 129-280-229, 129-280-230, 129-280-231, 129-280-232, 129-280-233, 129-280-234, 129-280-235, 129-280-236, 129-280-237, 129-280-238, 129-280-239, 129-280-240, 129-280-241, 129-280-242, 129-280-243, 129-280-244, 129-280-245, 129-280-246, 129-280-247, 129-280-248, 129-280-249, 129-280-250, 129-280-251, 129-280-252, 129-280-253, 129-280-254, 129-280-255, 129-280-256, 129-280-257, 129-280-258, 129-280-259, 129-280-260, 129-280-261, 129-280-262, 129-280-263, 129-280-264, 129-280-265, 129-280-266, 129-280-267, 129-280-268, 129-280-269, 129-280-270, 129-280-271, 129-280-272, 129-280-273, 129-280-274, 129-280-275, 129-280-276, 129-280-277, 129-280-278, 129-280-279, 129-280-280, 129-280-281, 129-280-282, 129-280-283, 129-280-284, 129-280-285, 129-280-286, 129-280-287, 129-280-288, 129-280-289, 129-280-290, 129-280-291, 129-280-292, 129-280-293, 129-280-294, 129-280-295, 129-280-296, 129-280-297, 129-280-298, 129-280-299, 129-280-300, 129-280-301, 129-280-302, 129-280-303, 129-280-304, 129-280-305, 129-280-306, 129-280-307, 129-280-308, 129-280-309, 129-280-310, 129-280-311, 129-280-312, 129-280-313, 129-280-314, 129-280-315, 129-280-316, 129-280-317, 129-280-318, 129-280-319, 129-280-320, 129-280-321, 129-280-322, 129-280-323, 129-280-324, 129-280-325, 129-280-326, 129-280-327, 129-280-328, 129-280-329, 129-280-330, 129-280-331, 129-280-332, 129-280-333, 129-280-334, 129-280-335, 129-280-336, 129-280-337, 129-280-338, 129-280-339, 129-280-340, 129-280-341, 129-280-342, 129-280-343, 129-280-344, 129-280-345, 129-280-346, 129-280-347, 129-280-348, 129-280-349, 129-280-350, 129-280-351, 129-280-352, 129-280-353, 129-280-354, 129-280-355, 129-280-356, 129-280-357, 129-280-358, 129-280-359, 129-280-360, 129-280-361, 129-280-362, 129-280-363, 129-280-364, 129-280-365, 129-280-366, 129-280-367, 129-280-368, 129-280-369, 129-280-370, 129-280-371, 129-280-372, 129-280-373, 129-280-374, 129-280-375, 129-280-376, 129-280-377, 129-280-378, 129-280-379, 129-280-380, 129-280-381, 129-280-382, 129-280-383, 129-280-384, 129-280-385, 129-280-386, 129-280-387, 129-280-388, 129-280-389, 129-280-390, 129-280-391, 129-280-392, 129-280-393, 129-280-394, 129-280-395, 129-280-396, 129-280-397, 129-280-398, 129-280-399, 129-280-400, 129-280-401, 129-280-402, 129-280-403, 129-280-404, 129-280-405, 129-280-406, 129-280-407, 129-280-408, 129-280-409, 129-280-410, 129-280-411, 129-280-412, 129-280-413, 129-280-414, 129-280-415, 129-280-416, 129-280-417, 129-280-418, 129-280-419, 129-280-420, 129-280-421, 129-280-422, 129-280-423, 129-280-424, 129-280-425, 129-280-426, 129-280-427, 129-280-428, 129-280-429, 129-280-430, 129-280-431, 129-280-432, 129-280-433, 129-280-434, 129-280-435, 129-280-436, 129-280-437, 129-280-438, 129-280-439, 129-280-440, 129-280-441, 129-280-442, 129-280-443, 129-280-444, 129-280-445, 129-280-446, 129-280-447, 129-280-448, 129-280-449, 129-280-450, 129-280-451, 129-280-452, 129-280-453, 129-280-454, 129-280-455, 129-280-456, 129-280-457, 129-280-458, 129-280-459, 129-280-460, 129-280-461, 129-280-462, 129-280-463, 129-280-464, 129-280-465, 129-280-466, 129-280-467, 129-280-468, 129-280-469, 129-280-470, 129-280-471, 129-280-472, 129-280-473, 129-280-474, 129-280-475, 129-280-476, 129-280-477, 129-280-478, 129-280-479, 129-280-480, 129-280-481, 129-280-482, 129-280-483, 129-280-484, 129-280-485, 129-280-486, 129-280-487, 129-280-488, 129-280-489, 129-280-490, 129-280-491, 129-280-492, 129-280-493, 129-280-494, 129-280-495, 129-280-496, 129-280-497, 129-280-498, 129-280-499, 129-280-500, 129-280-501, 129-280-502, 129-280-503, 129-280-504, 129-280-505, 129-280-506, 129-280-507, 129-280-508, 129-280-509, 129-280-510, 129-280-511, 129-280-512, 129-280-513, 129-280-514, 129-280-515, 129-280-516, 129-280-517, 129-280-518, 129-280-519, 129-280-520, 129-280-521, 129-280-522, 129-280-523, 129-280-524, 129-280-525, 129-280-526, 129-280-527, 129-280-528, 129-280-529, 129-280-530, 129-280-531, 129-280-532, 129-280-533, 129-280-534, 129-280-535, 129-280-536, 129-280-537, 129-280-538, 129-280-539, 129-280-540, 129-280-541, 129-280-542, 129-280-543, 129-280-544, 129-280-545, 129-280-546, 129-280-547, 129-280-548, 129-280-549, 129-280-550, 129-280-551, 129-280-552, 129-280-553, 129-280-554, 129-280-555, 129-280-556, 129-280-557, 129-280-558, 129-280-559, 129-280-560, 129-280-561, 129-280-562, 129-280-563, 129-280-564, 129-280-565, 129-280-566, 129-280-567, 129-280-568, 129-280-569, 129-280-570, 129-280-571, 129-280-572, 129-280-573, 129-280-574, 129-280-575, 129-280-576, 129-280-577, 129-280-578, 129-280-579, 129-280-580, 129-280-581, 129-280-582, 129-280-583, 129-280-584, 129-280-585, 129-280-586, 129-280-587, 129-280-588, 129-280-589, 129-280-590, 129-280-591, 129-280-592, 129-280-593, 129-280-594, 129-280-595, 129-280-596, 129-280-597, 129-280-598, 129-280-599, 129-280-600, 129-280-601, 129-280-602, 129-280-603, 129-280-604, 129-280-605, 129-280-606, 129-280-607, 129-280-608, 129-280-609, 129-280-610, 129-280-611, 129-280-612, 129-280-613, 129-280-614, 129-280-615, 129-280-616, 129-280-617, 129-280-618, 129-280-619, 129-280-620, 129-280-621, 129-280-622, 129-280-623, 129-280-624, 129-280-625, 129-280-626, 129-280-627, 129-280-628, 129-280-629, 129-280-630, 129-280-631, 129-280-632, 129-280-633, 129-280-634, 129-280-635, 129-280-636, 129-280-637, 129-280-638, 129-280-639, 129-280-640, 129-280-641, 129-280-642, 129-280-643, 129-280-644, 129-280-645, 129-280-646, 129-280-647, 129-280-648, 129-280-649, 129-280-650, 129-280-651, 129-280-652, 129-280-653, 129-280-654, 129-280-655, 129-280-656, 129-280-657, 129-280-658, 129-280-659, 129-280-660, 129-280-661, 129-280-662, 129-280-663, 129-280-664, 129-280-665, 129-280-666, 129-280-667, 129-280-668, 129-280-669, 129-280-670, 129-280-671, 129-280-672, 129-280-673, 129-280-674, 129-280-675, 129-280-676, 129-280-677, 129-280-678, 129-280-679, 129-280-680, 129-280-681, 129-280-682, 129-280-683, 129-280-684, 129-280-685, 129-280-686, 129-280-687, 129-280-688, 129-280-689, 129-280-690, 129-280-691, 129-280-692, 129-280-693, 129-280-694, 129-280-695, 129-280-696, 129-280-697, 129-280-698, 129-280-699, 129-280-700, 129-280-701, 129-280-702, 129-280-703, 129-280-704, 129-280-705, 129-280-706, 129-280-707, 129-280-708, 129-280-709, 129-280-710, 129-280-711, 129-280-712, 129-280-713, 129-280-714, 129-280-715, 129-280-716, 129-280-717, 129-280-718, 129-280-719, 129-280-720, 129-280-721, 129-280-722, 129-280-723, 129-280-724, 129-280-725, 129-280-726, 129-280-727, 129-280-728, 129-280-729, 129-280-730, 129-280-731, 129-280-732, 129-280-733, 129-280-734, 129-280-735, 129-280-736, 129-280-737, 129-280-738, 129-280-739, 129-280-740, 129-280-741, 129-280-742, 129-280-743, 129-280-744, 129-280-745, 129-280-746, 129-280-747, 129-280-748, 129-280-749, 129-280-750, 129-280-751, 129-280-752, 129-280-753, 129-280-754, 129-280-755, 129-280-756, 129-280-757, 129-280-758, 129-280-759, 129-280-760, 129-280-761, 129-280-762, 129-280-763, 129-280-764, 129-280-765, 129-280-766, 129-280-767, 129-280-768, 129-280-769, 129-280-770, 129-280-771, 129-280-772, 129-280-773, 129-280-774, 129-280-775, 129-280-776, 129-280-777, 129-280-778, 129-280-779, 129-280-780, 129-280-781, 129-280-782, 129-280-783, 129-280-784, 129-280-785, 129-280-786, 129-280-787, 129-280-788, 129-280-789, 129-280-790, 129-280-791, 129-280-792, 129-280-793, 129-280-794, 129-280-795, 129-280-796, 129-280-797, 129-280-798, 129-280-799, 129-280-800, 129-280-801, 129-280-802, 129-280-803, 129-280-804, 129-280-805, 129-280-806, 129-280-807, 129-280-808, 129-280-809, 129-280-810, 129-280-811, 129-280-812, 129-280-813, 129-280-814, 129-280-815

TERRACE VILLAS
CROSS SECTION EXHIBIT
TRACT 14,770



SEE SHEET C21 FOR
 CROSS SECTIONS

TERRACE VILLAS
 CROSS SECTION EXHIBIT

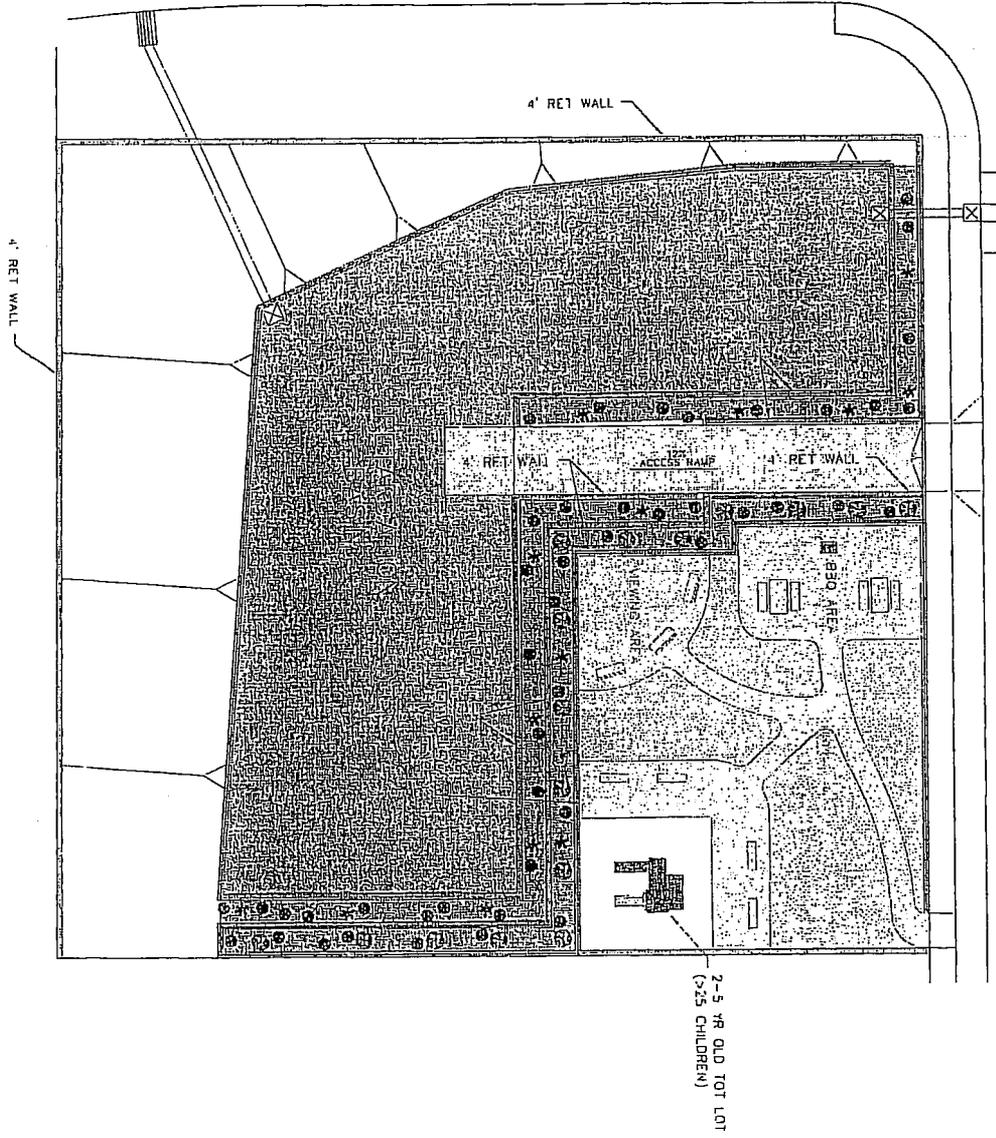
C2.0

RECEIVED
 THE BETHEL
 ENGINEERING

JUL 27 2010

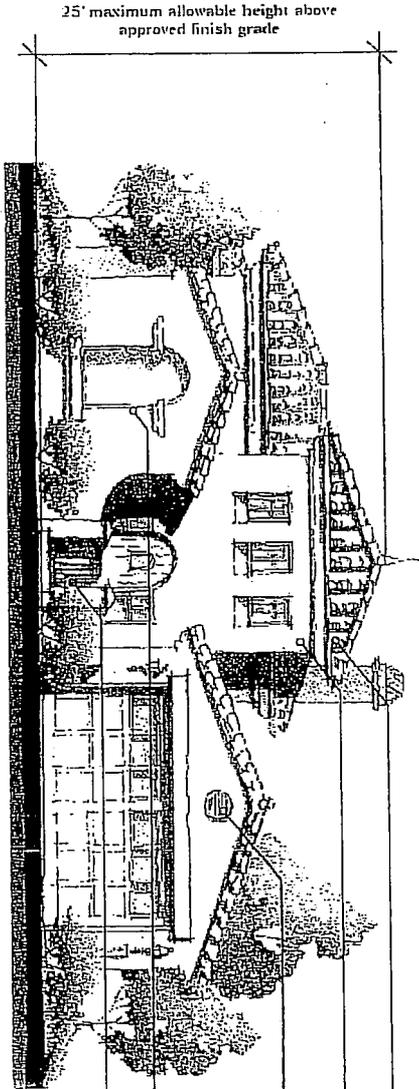
S & COUNTY (NORTH)

ATTACHMENT K

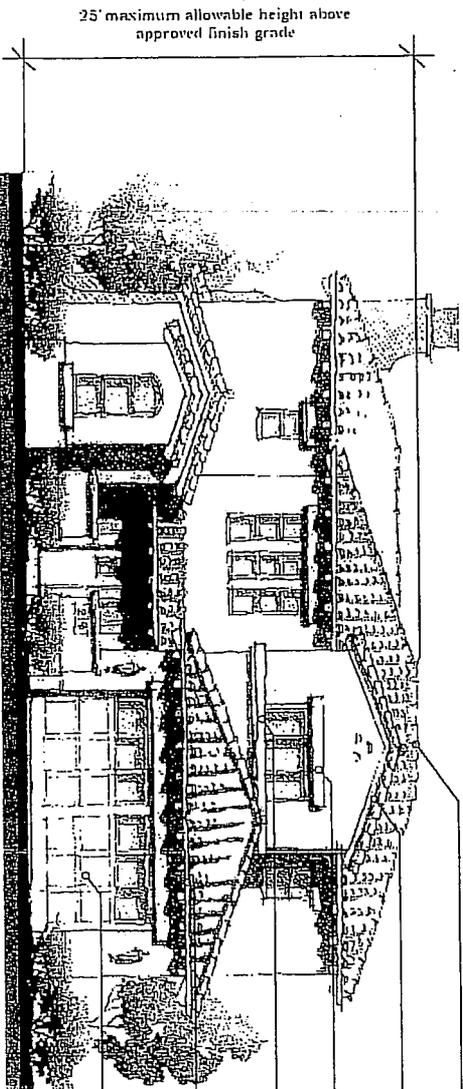


Terrace Villas

Orcutt, California



One-Story Spanish Colonial Revival Style



Two-Story Spanish Colonial Revival Style

These are typical elevations for this development. Approved homes shall be consistent with these styles.

Flat or barrel clay tile roofing.

Smooth exterior stucco finish

Decorative elements such as vents, wrought-iron fixtures and balcony railings, arched entry ways, and low or square towers.

Arched doorways and windows

Decorative entry common with heavy wooden doors and windows

Smooth tile or barrel clay tile roofing.

Roofing style could be gable or shed (pitch to be 3 to 4:12)

Stone doors and windows have iron and top recess.

Accent features include wrought-iron fixtures and balcony railings, arched entry ways, and low or square towers.

2 1/2" x 11" eaveboards at eaved roofs with exposed 4x8 or 6x wood rafter.

Paneled garage door with windows and exterior finishes in match residence architectural style

LEONARD GRANT, ARCHITECT
GENERAL BUILDING CORP.

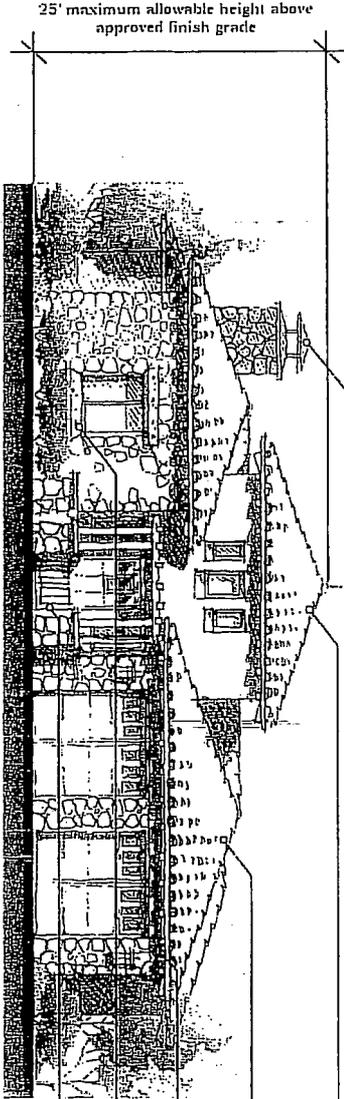
RECEIVED

JUL 27 2010

S.B. COUNTY (NORTH)

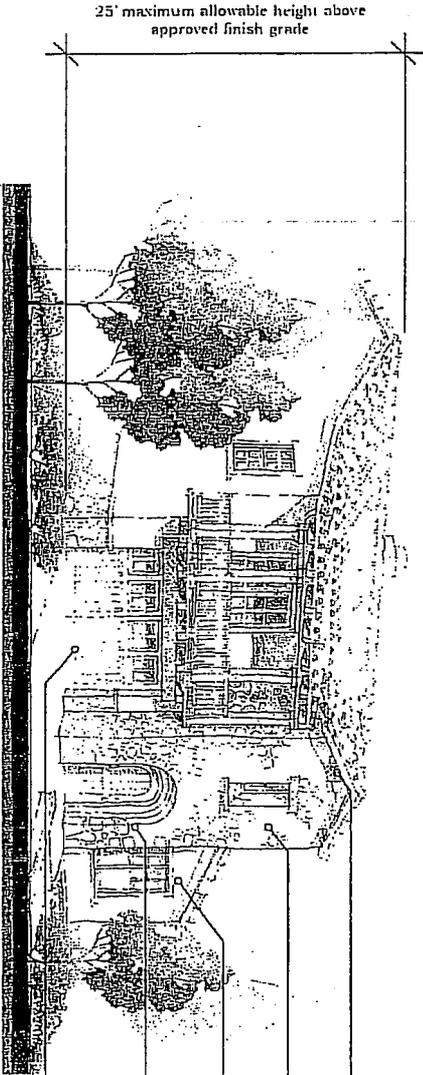
Terrace Villas

Orcutt, California



One-Story Tuscan Style

- Preeminent chimney, with rectangular form, usually same color.
- The entry tower provides hierarchy in massing and slope detailing is used as a primary building form while the garages are de-emphasized.
- Roofing style to be gable or shed. Pitch to be 3 to 12.
- 2 1/2" - 3 1/2" overhangs.
- Some dormer and windows have thin and top recess.
- Entry courtyard is a focal point with garden walls and landscaping and allows a connection between public and private spaces.



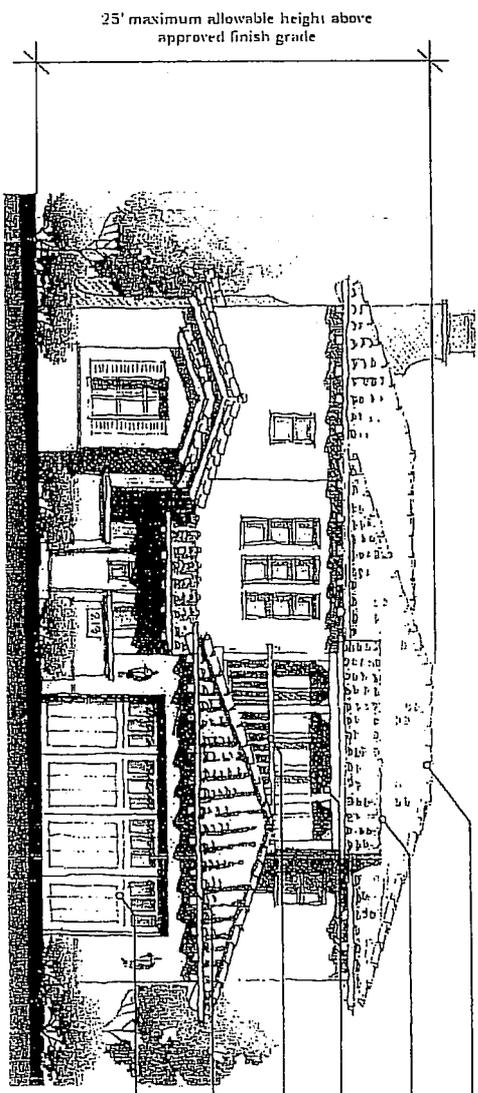
Two-Story Tuscan Style

- Flat or barrel clay tile roofing.
- Smooth exterior finish in stucco or stone.
- Some doors and windows have trim and a top accent.
- Stone veneer in minor architectural building forms.
- Finished, carriage style garage door with windows and ornaments in masonry architectural style.

LEONARD GRANT, ARCHITECT
LICENSE NUMBER 228972

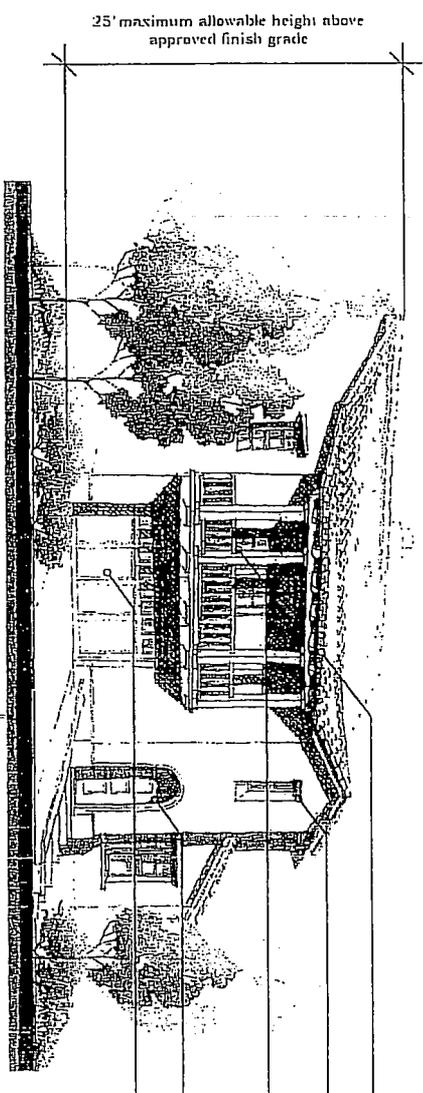
Terrace Villas

Orcutt, California



Two-Story Monterey Style

- Flat or barrel clay tile roofing.
- Roofing style would be gable or shed pitch to be 7 to 12.
- Stone chimneys and windows have rim and top accent.
- Primary features consist of open timber framed columns, porches, and balconies.
- 24" - 36" overhangs on raked roofs with exposed rafters or wood millers.
- Carriage style garage door with windows and colonnades in hand architectural style.



Two-Story Monterey Style

- Shed roof break over balcony.
- Exterior stucco finish.
- Prominent balcony with columns and railing made of wood.
- Arched doorways and windows.
- Decorative carving on wood doors and windows.

July 2010 Scale: 1/8" = 1'-0"

These are typical elevations for this development. Approved homes shall be consistent with these styles.

LEONARD GRANT, ARCHITECT
LICENSE NUMBER 22897

RECEIVED

JUL 27 2010

COUNTY (MORTG)

