

SANTA BARBARA COUNTY PLANNING COMMISSION

Staff Report for Orcutt Key Site #3

Hearing Date: April 13, 2011
 Staff Report Date: March 25, 2011
 Case No.: 06GPA-00000-00016; 06TRM-00000-00004/
 TM14,714; 06DVP-00000-00015; 06RZN-00000-00007
 10CUP- 00000-00001
 Environmental Document: 10-EIR-04

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 Division: Development Review North
 Supervising Planner: Zoraida Abresch
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 Planner's Phone #: 934-6297

OWNER:

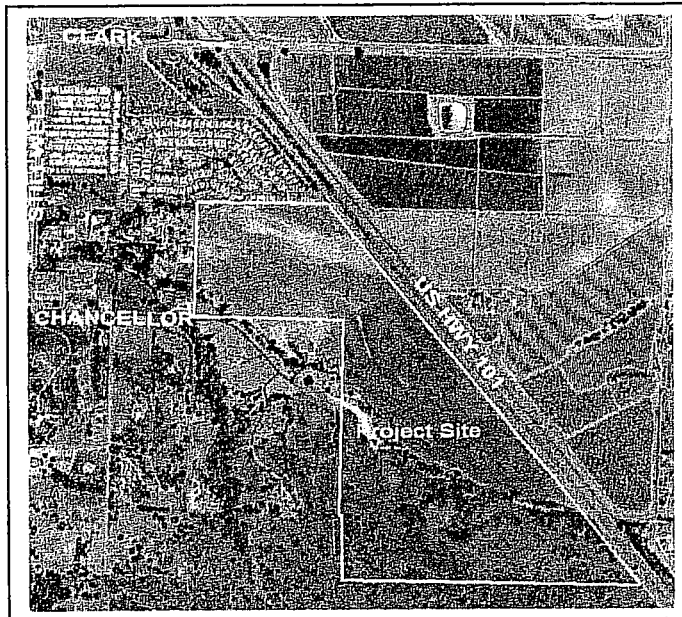
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This site is identified as Assessor Parcel Number 129-151-026, located approximately 0.5 miles south of the Clark Avenue /U.S. Highway 101 intersection, Orcutt area, 4th Supervisorial District.

Applications Filed: October 2, 2006
 Application Complete: July 19, 2007
 Processing Deadline: 180 days from certification of EIR

1.0 REQUEST

Hearing on the request of John Franklin, on behalf of the owner, SB Clark, LLC, to consider the following cases on property located in the RR-10/MR-O zones.

- 1.1 **Comprehensive Plan Amendment (06GPA-00000-00016)** proposing to amend the Santa Barbara County Orcutt Community Plan by changing the Land Use Designation from Residential Ranchette to Planned Development;
- 1.2 **Zoning Map Amendment with a Development Plan (06RZN-00000-00007 & 06DVP-00000-00015)** proposing to rezone 138.6 acres from RR-10 to PRD 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 156 residential units;

1.3 Vesting Tentative Tract Map (06TRM-00000-00004/TTM 14,714) for approval of a Tentative Map in compliance with County Code Chapter 21 to divide 138.6 acres into: 1) 156 residential lots that range in size from 3,422 s.f. to 1.9 acres; 2) seven private open space lots; 3) seven lots for private roadways; and, 4) two lots for condominium development, on property zoned RR-10/MR-O;

1.4 Minor Conditional Use Permit (10CUP-00000-00001) to allow for walls taller than eight feet in height in compliance with Section 35.24.030 of the LUDC; and,

to certify the Subsequent EIR (10-EIR-4) to the Environmental Impact Report (95-EIR-01) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant effects on the environment are anticipated in the following categories: aesthetics/visual resources, biological resources, land use and public services (solid waste and wastewater). The application involves AP No. 129-151-026, located approximately 0.5 miles south of the Clark Avenue /U.S. Highway 101 intersection, Orcutt area, 4th Supervisorial District.

The Subsequent EIR and all documents referenced therein may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The Subsequent to the EIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 E. Anapamu St., Santa Barbara.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below.

Your Commission's motion should include the following:

1. Direct staff to prepare findings to deny the proposed project.

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 Planning Commission, acting in an advisory capacity to the Board of Supervisors. Section 35.80.020.B.2 of the County Land Use & Development Code (LUDC) states that, "if the Board is the review authority for a project, due to a companion discretionary application (e.g., Zoning Map amendment), the Commission shall make an advisory recommendation to the Board on each project." Section 35-80.020, Table 8-1 of the LUDC requires that for Zoning Map Amendments, the Planning Commission make a recommendation and the Board of Supervisors is the decision-maker. Section 35.104.050 of the LUDC states that the Planning Commission shall hold at least one noticed public hearing on the proposed Amendment. The Commission's recommendation shall be transmitted to the Board. Following the Commission's

recommendation for approval or where a hearing has been requested, the Board shall hold at least one noticed public hearing on the proposed Amendment. The proposed project includes a general plan amendment as a companion application to the submitted tract map and development plan. Therefore, under the ordinance, the Planning Commission is charged with the responsibility of acting in an advisory capacity to the Board of Supervisors who have jurisdiction over the project.

4.0 ISSUE SUMMARY

4.1 ANALYSIS

The proposed project raises a number of significant policy, planning, and environmental issues, which are eliminated and/or reduced by staff recommended alternative (see below). The following discussion briefly summarizes those issues and the reasons for the staff recommendation of an alternative project. A more detailed discussion of these issues and the staff recommendation is contained in §6.1.2, Project Alternative discussion below.

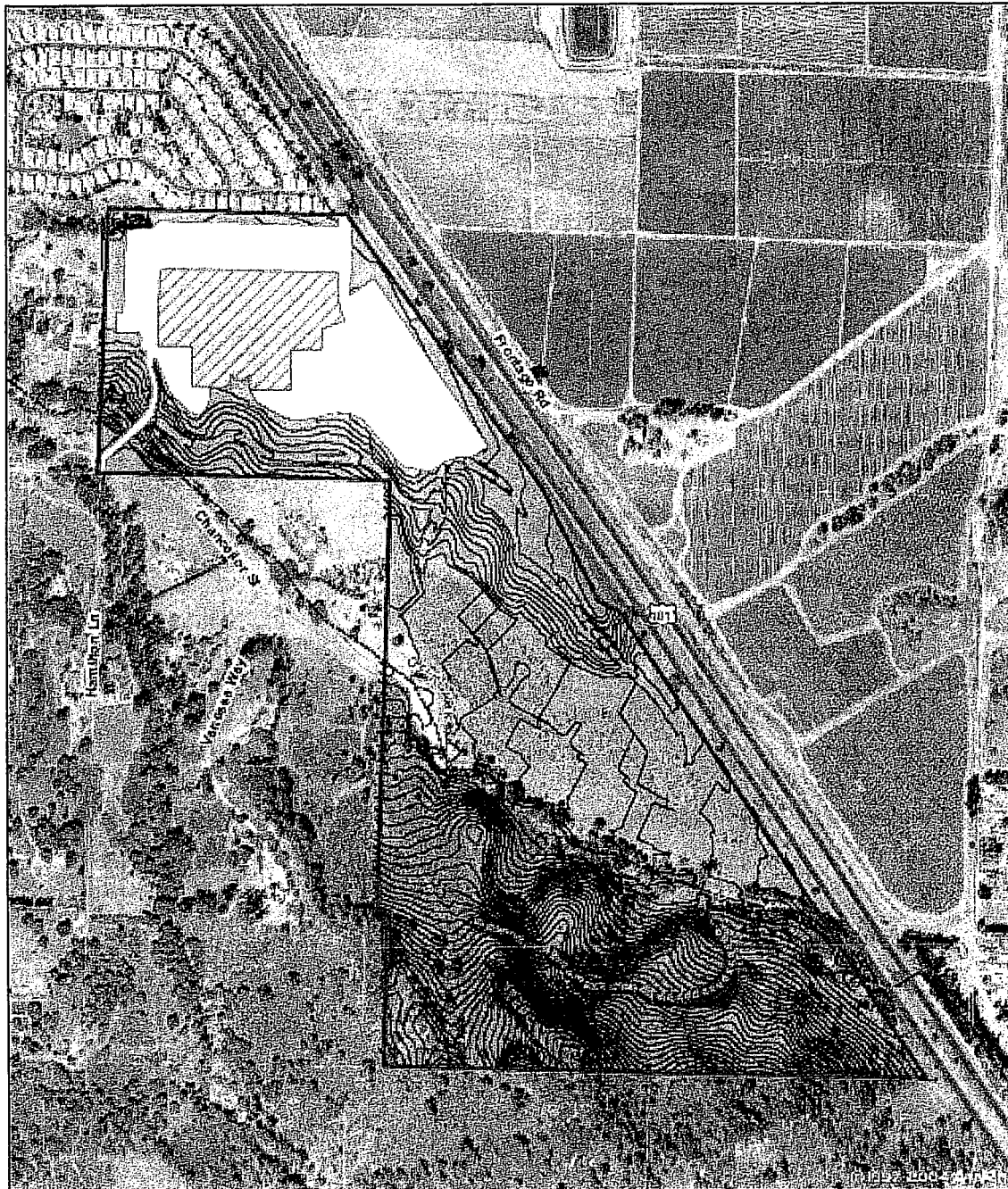
Staff Recommendation:

P&D staff recommends denial of the proposed project. There is an alternative that the Planning Commission could potentially consider which is a variation of two alternatives analyzed in the Final EIR and referred to as Alternative #6, the "OCP Preferred" and Alternative #7, "Reduced Project" alternative (see Figures #1 and #2, respectively). The alternative identified by staff (Figure 3) combines the environmental benefits of Alternative #7 identified in the Final EIR as the environmentally superior alternative, and Alternative #6 which applies the open space policies of the Orcutt Community Plan, thereby limiting development to the northern mesa area and preserving the visual, biological and cultural resources located in southern portion of the project site. While this alternative represents a significant change from how the property has been used in the past, it should be noted that this alternative does provide for a list of benefits to the public, including the following:




- 1) It limits residential development to the northern mesa, which is consistent with the OCP open space policies;
- 2) It protects important visual, biological, and archaeological/ cultural resources within the open space area;
- 3) It formally recognizes the public's right to use onsite trails.

The alternative identified by staff would result in a number of adverse environmental effects, but would not pose any potentially significant and unavoidable impacts. Therefore, it is staff's opinion that the beneficial aspects of the recommended alternative significantly outweigh its adverse environmental effects. Please note that if the Commission recommends conceptual approval of this alternative, P&D staff will return at a continued hearing with an update "revision letter" to the FEIR and draft findings and conditions of approval specific to this alternative.

Figure 1
OCP Preferred Alternative



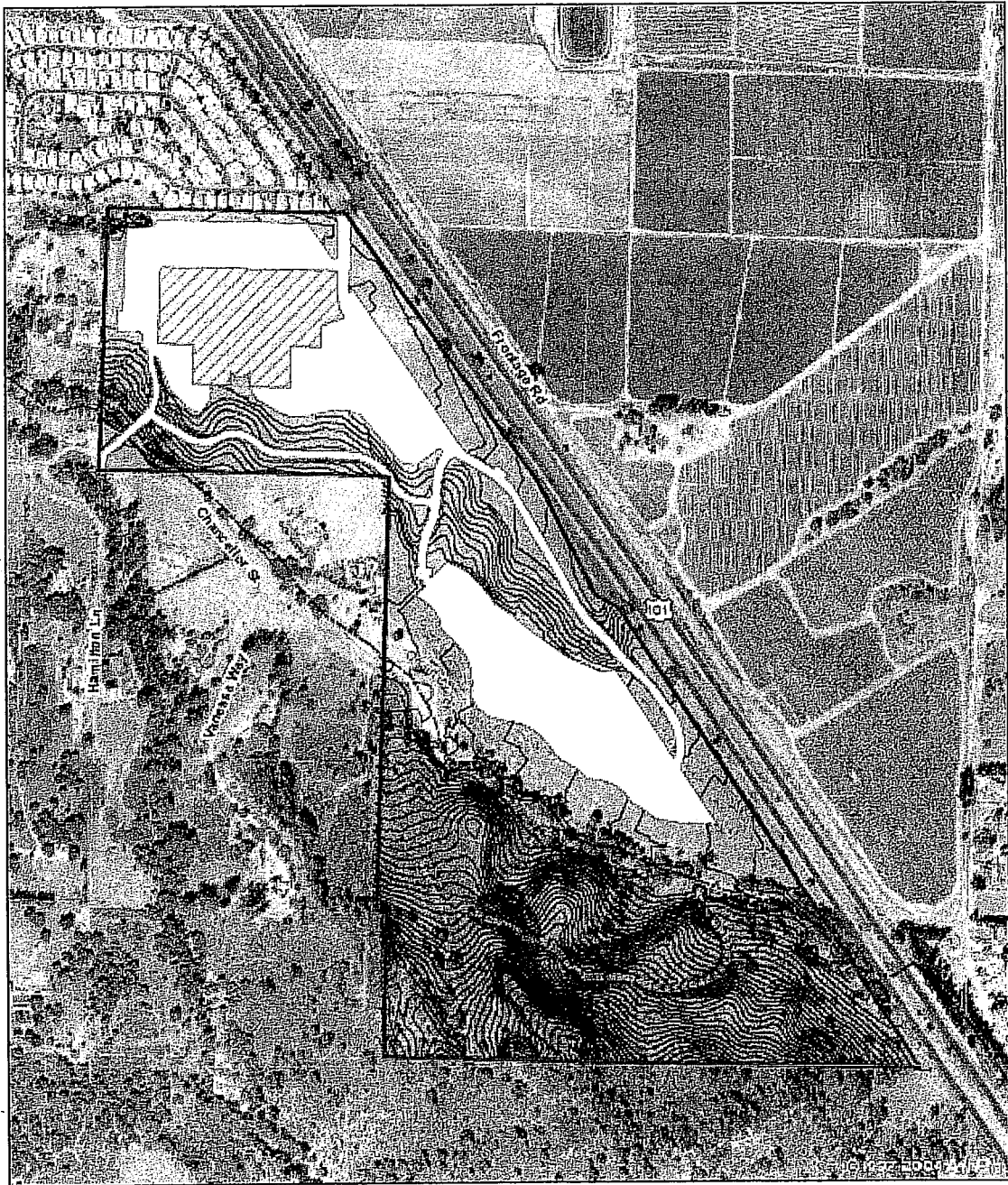
Aerial source: AirPhoto USA, 2004. Base map source: Panfield & Smith, 2010; Santa Barbara County, 2008.

-  Site Boundary
-  MR-O Zoned Area
-  Alternative E Approximate Development Area






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Figure 2
Reduced Project Alternative



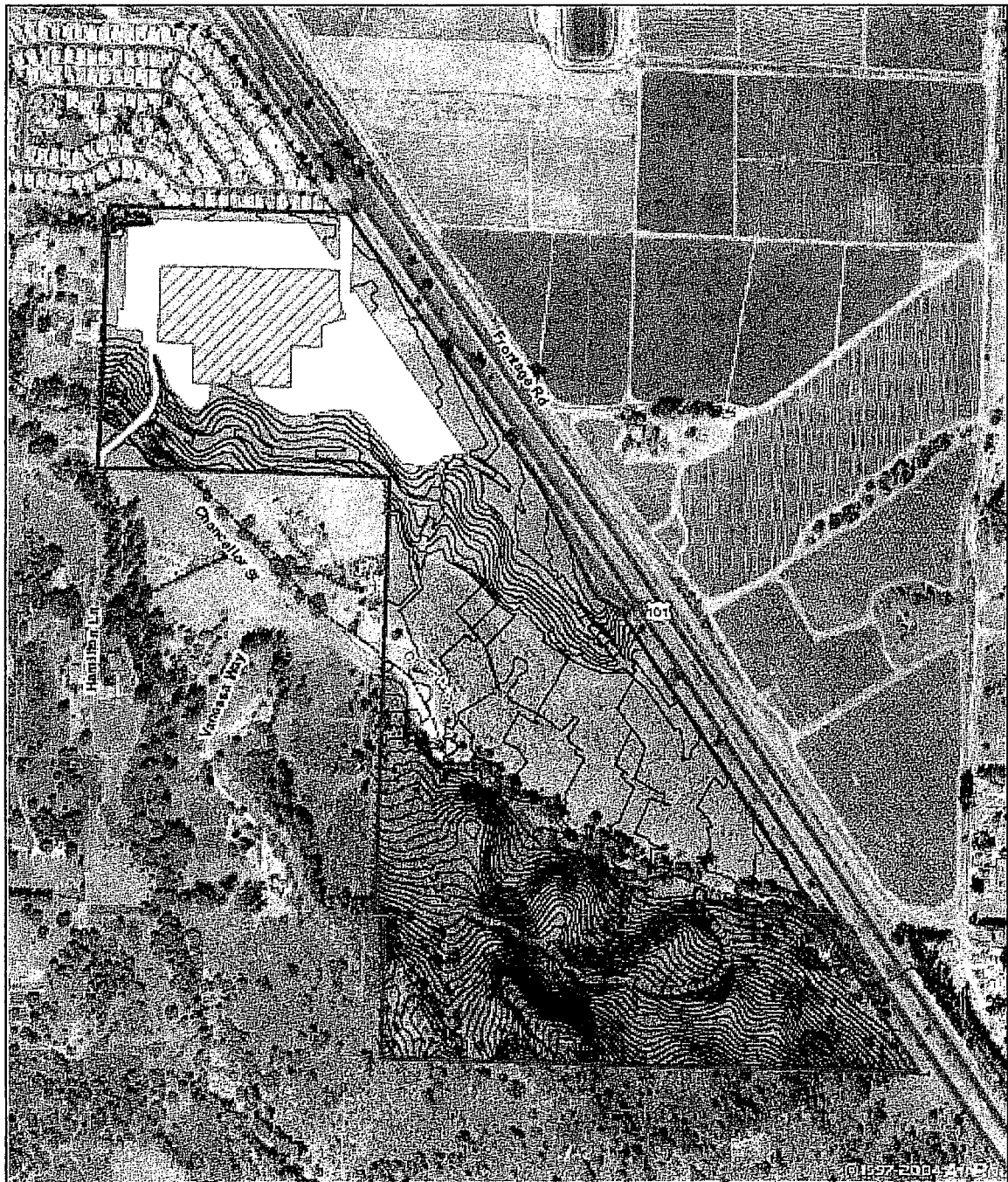
Aerial source: AirPhoto USA, 2004. Base map source: Penfield & Smith, 2010, Santa Barbara County, 2003.

-  Site Boundary
-  MR-O Zoned Area
-  Alternative 7 Development Area






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Figure 3
Staff Identified Alternative



Aerial image: AirPhoto LSA, 2024. Base map source: Pankof & Smith, 2019, Santa Barbara County, 2006.

-  Site Boundary
-  MR-O Zoned Area
-  Modified Approximate Development Area



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Project Policy Consistency:

As noted in §6.2, Policy Consistency, of this staff report, the proposed project is inconsistent with several policies of the Comprehensive Plan. Specifically, the proposed project cannot be considered consistent with Land Use & Development Policy #2, Hillside & Watershed Protection Policies #1 and #2, OCP Policies LU-O-8, OS-O-1, -4, -5, -6, BIO-O-1, VIS-O-1, -2, -3 and several implementing development standards associated with these OCP policies. Project inconsistency with all of these policies stems from the proposed Creekside neighborhood and estate lot developments located south of the northern mesa area. Under the alternative identified by staff, development would be confined to the northern mesa area where sensitive environmental resources such as important biological habitats and cultural resources would be avoided. As such, implementation of this alternative would result in a development proposal for the project site that avoids all of the aforementioned policy inconsistency issues noted above and described in greater detail under §6.2, Policy Consistency, of this staff report.

4.2 Open Space Maintenance

As described below in Section 5.4 of this staff report, the proposed project would include approximately 89 acres of open space. The open space includes the natural areas not disturbed by project activities as well as the proposed trails, basins and landscape amenities of the project. The natural open space associated with the estate lots on the slope south of Orcutt Creek will be private open space owned by the individual lot owners. The private open space located within the estate lot boundaries would be protected through deed restrictions and a conservation easement that would be held by the County of Santa Barbara. All of the open space areas north of the estate lots, including Orcutt Creek, the slopes below the mesa, and the tributary to Orcutt Creek would be owned by the HOA and protected through the project CC&Rs. The applicant has indicated that retaining the natural open spaces under private ownership would be a benefit to the County because it would relieve the County from the financial burden of maintaining additional open space area. Historically, the Parks Department has accepted the dedication of open space areas depicted in the OCP. Staff notes that during the recent General Plan Amendment initiation hearing for the Rice Ranch project, the Parks Department stated that due to the current inability of the Orcutt Community Facilities District to fully fund the maintenance of the new facilities, the Parks Department is unable to accept new active public park facilities at this time. However, as maintenance of natural open-space areas is not nearly as expensive to maintain as active park space, the Parks Department would be willing to accept the natural open-space areas. As a result, a Parks Department representative has indicated that they would condition the project recommended by staff to require the applicant to dedicate the natural open-space areas depicted in the OCP to the County.

4.3 Secondary Access Road

The County has designated the project site as high fire hazard area. The Fire and Police Protection map created for the OCP EIR identifies areas with specific types of vegetation that are highly susceptible to wildfire hazards. The map identifies the southern portion of the project site (extending from 100 feet north of Orcutt Creek) as an area which would be most subject to wildfires. These areas are characterized by dense vegetation and steep slopes and were identified in the OCP and

OCP EIR for inclusion in an Open Space overlay. OCP Development Standard FIRE-2.2 requires a minimum of two routes of ingress and egress to be open and unobstructed for the site. To adhere to this requirement, the applicant proposes to provide a secondary access road off of Chancellor Road, which extends to the west from Stillwell Road. This secondary access is proposed by the applicant to remain gated and for emergency use only. A County Fire Department representative has stated that the secondary access should be unrestricted given the proposed level of residential development. Fire Department staff have also indicated that the corner of Stillwell Road/Chancellor Road would need to be improved to meet vehicle turning movements and the gate located on Chancellor Street would need to be considered as part of the access plan. This would require all occupants as well as their guests to have unrestricted access through the gate and a proper turnaround installed in front of the gate for people without access. Alternatively, another potential option identified by Fire Department staff would be to have the gate removed. A representative from the Fire Department will be in attendance at the hearing to address any questions or concerns regarding this issue in more detail.

5.0 PROJECT INFORMATION

5.1 Site Information

Table 1	
Site Information	
Comprehensive Plan Designation	Residential Ranchette /Residential 20
Ordinance, Zone	Land Use Development Code, RR-10/MR-O
Site Size	138.6
Present Use & Development	Grazing/Vacant
Surrounding Uses/Zone(s)	North: Mobile Home Park/ MHP South: Agriculture/ AG-II-100 East: Highway 101; Agricultural Production, A-II-100 West: Single Family Residential/ 1-E-1; RR-5
Access	Clark Ave. through Key Site 2; Chancellor St. from the west.
Public Services	Water Supply: Golden State Water Company/ City of Santa Maria Sewage: Laguna County Sanitation District Fire: SB Co., Station 21

5.2 Setting

Slope/Topography/Soils: Key Site 3 consists of 138.6 acres of vacant land that is currently used for livestock grazing. It contains two relatively level areas north of Orcutt Creek, a northern mesa of approximately 32 acres separated by a bluff with an average slope of 20-25% from a central low-lying area of approximately 33 acres. Orcutt Creek and its associated floodplain extend from east to west across the southern edge of the central low-lying area along the base of the Solomon Hills. South of the Creek, approximately 50 acres of the site ascends into the foothills to elevations between 620 and 780 feet. This area is characterized by steep slopes, some in excess of 30%.

Soils which underlie the site include: Gary sandy loam 2-9% slopes and Marina sand 2-9% slopes in the northern portion, Betteravia loamy sand, Botella loam 2-15% eroded slopes and Mariana sand 9-30% in the central portion; and Arnold sand 15-45% slopes throughout the Orcutt Creek.

Flora/Fauna: Nine habitat types were identified within Key Site 3: Central Maritime Chaparral, Central (Lucian) Coastal Scrub, Central Dune Scrub, Central Coast Live Oak Riparian Forest, Coast Live Oak Woodland, Non-native Grassland, Seasonal Wetland, Dry Wash, and Planted Trees. The northern mesa contains non-native grasslands currently used for livestock grazing. The central low lying area was cultivated until the early 1980s, but has since been re-colonized by coyote bush and non-native grasses. The Central Maritime Chaparral, Central Dune Scrub, Coast Live Oak Woodland habitats were found south of Orcutt Creek. Central Coast Live Oak Riparian Forest habitat was found along the majority of Orcutt Creek. The areas along Orcutt Creek and extending to the site's southern boundary have not been exposed to significant disturbances, and continue to support a wide variety of plant and wildlife species.

5.3 Statistics

Table 2		
Statistics		
Item	Proposed	Ordinance Standard
Structures (floor area)	<p>Mesa SFD Cluster Homes – 99 market rate units (maximum floor area of 2,635 SF with a maximum garage of 440 SF)</p> <p>Creekside SFD Homes – 46 market rate units (maximum floor area 3,303 SF with a maximum garage of 800 SF)</p> <p>South Hills Ranchettes – 11 market custom home units (maximum floor area TBD upon individual permit application)</p> <p>Private Parks with picnic areas, gazebos, trails, open play areas, and children play structures.</p>	No standard
Max. Height of Structure(s)	<p>Mesa SFD Cluster Homes – 35'</p> <p>Creekside SFD Homes – 35'</p> <p>South Hills Ranchettes – 35'</p>	35 feet
Building Coverage (footprint)	<p>Mesa SFD Cluster Homes – 175,000 SF total; range of 1,525 SF to 3,050 SF per home. Maximum coverage per lot – 45%.</p> <p>Creekside Homes – 172,600 SF total; range of 3,370 SF to 4,075 SF per home. Maximum coverage per lot – 35%.</p> <p>South Hills Ranchettes – TBD upon individual permit application. Maximum coverage per lot – 25%.</p>	No Limit
Roads	Total of 15,761 lineal feet of new private	Not Applicable

Table 2		
Statistics		
Item	Proposed	Ordinance Standard
	roadways: 3,021 lineal feet of new private roadway extended southerly from Clark Avenue; 12,740 lineal feet proposed to serve the Mesa, Creekside, and South Hills neighborhoods Estimated Neighborhood Driveways 1.13 acres of hardscape	
Parking (covered/uncovered, ratio)	<u>Mesa Single Family Clustered Homes</u> (2 car garages per unit) 129 Designated Visitor Parking Spaces <u>Creekside Single Family Homes</u> (2-3 car garages per unit) 45 Designated Visitor Parking Spaces <u>South Hills Ranchettes</u> (2 car garages per unit) 22 Designated Visitor Parking Spaces	Minimum Standard 2 car garages per unit
Walkways	Public Multi-purpose Recreational Trails: 11,729.56 linear feet (l.f.). Private Trail (currently designated along top of bluff of Mesa): 1599.10 l.f. Mesa Neighborhood street sidewalks: 4,657.26 l.f.	No walkway standard
Open Space Public Private landscaping Undeveloped/Other	Total of 89 acres of Open Space provided: 42.74 acres of public open space are provided for Recreation, Trails, and Basins along the Mesa and Creekside neighborhood areas; 39 acres provided in the South Hills Ranchettes area including trails. Approximately 15 acres are proposed to be maintained landscaping and 68 acres are proposed to be natural vegetation areas. Private open space within the home lot areas accounts for approximately 2.42 ac	Public/Common open space at least 40% (62.4 acres)
Number of Dwelling Units	156	General Plan Amendment and Rezoning Request is for PRD -156
Project Density	1.2 DU/ac	1.2 DU/ac (Project Area / PRD-156)

Table 2		
Statistics		
Item	Proposed	Ordinance Standard
Grading	(337,824 yd ³ total) 208,295 yd ³ cut; 129,529 yd ³ fill Area of Disturbance: 66.67 ac Area of No Disturbance: 75.35 ac	No Limit

5.4 Project Description

The proposed project is a request by John Franklin, as agent for the owners, for approval of a Vesting Tentative Tract Map (VTM), General Plan Amendment, Rezone, and Development Plan entitlements for the 138.6-acre Key Site 3 (the VTM request includes the 8-acre portion that was rezoned to MR-O as part of the Focused Rezone Program). The project proposes to develop 80 small and medium single-family homes on the northern portion of the site and 45 large single-family homes on the central low-lying portion of the site. Hence the total residential buildout of this project would be 125 residential units. Figure 4 illustrates the preliminary site plan. Landscaping, including street trees and an entry monument at the primary entrance to the development, is proposed, as are decorative street lights and lighted bollards along pedestrian paths. In addition, approximately 89 acres (64%) of the site is proposed as open space. The open space area includes the upper mesa bluff area, Orcutt Creek, private parks and trails, public multi-use and hiking trails, landscaped basins, and natural and restored habitat on hillsides and along the creek.

The VTM proposes a total of 172 lots to be created on the site, as shown in Table 4. Three of these lots (including one of the private road lots) are for the MR-O zoned portion of the Key Site 3 property, and are not part of the proposed project evaluated in the project EIR. However, the subdivision of the MR-O area is part of the proposed project. The proposed Development Plan provides the necessary details of site development in the area proposed to be zoned Planned Residential Development (PRD) and developed with 145 detached single-family residential units. In addition, 11 estate lots included in the PRD are proposed for the future development of 11 single-family homes. Each of the project components is described in greater detail below.

Table 3
Vesting Tentative Tract Map Proposed Lots

Use	Number of Lots
Private Roadway	7
Private Open Space	7
Condominium (MR-O) ¹	2
Single-family Ranchettes (South Hills PRD)	11
Single-family Homes (Creekside PRD)	46
Single-family Cluster Homes (Mesa PRD)	99
Total	172

1. MR-O portion of the Key Site 3 property, with impacts evaluated in the Focused Rezone Program EIR (Santa Barbara County, 2008).

The General Plan Amendment for the proposed project would change the Land Use Designation of Residential Ranchette with corresponding Zoning of RR-10 to Planned Development with corresponding Zoning of Planned Residential Development (PRD-156). The Rezone application proposes to establish a PRD zone on 131 acres. The proposed Key Site 3 Planned Residential Development Zone Standards are summarized in Table 4 below.

**Table 4
Proposed PRD Development Standards for Each Neighborhood**

Development Feature	Mesa Clustered Homes	Creekside Homes	South Hills Ranchettes
Number of Units Planned ¹	99 units	46 units	11 units
Minimum Lot Size	3,400 S.F.	11,000 S.F.	1.4 acres
Setbacks: <i>Front</i>	Average 13' Minimum 2'	Minimum 20'	Minimum 20'
<i>Side</i>	Minimum One Side 7' Minimum Opposite Side 0'	Minimum 5'	Minimum 15'
<i>Rear</i>	Minimum 15'	Minimum 25'	Minimum 25'
<i>Accessory Structures</i>	CC&Rs to be consistent w/ Co LUDC Sect 35.42.020	CC&Rs to be consistent w/ Co LUDC Sect 35.42.020	CC&Rs to be consistent w/ Co LUDC Sect 35.42.020
<i>Building Separation</i>	Minimum 10'	Minimum 10'	Minimum 30'
Site Coverage	45% maximum	35% maximum	25% maximum
Height Limit ²	35' ³	35'	35'
Parking	Covered Parking 2 spaces/unit Visitor Parking on Street	Covered Parking 2 spaces min/unit Visitor Parking provided for in special designated areas on Street	Covered Parking 2 spaces min/unit Visitor Parking to be accommodated on private lots
Road Network	Primary access to Clark Ave.; secondary emergency access to Stillwell/Chancellor Rd. (see Development Plan Maps for precise connection points)	Primary access to Clark Ave.; secondary emergency access to Stillwell/Chancellor Rd. (see Development Plan Maps for precise connection points)	Primary access to Clark Ave.; secondary emergency access to Stillwell/Chancellor Rd. (see Development Plan Maps for precise connection points)
Utility Service ⁴	Water - Golden State Sewer - LCSD Cable TV-Comcast Phone-Verizon Power-PG&E	Water - Golden State Sewer - LCSD Cable TV-Comcast Phone-Verizon Power-PG&E	Water - Golden State Sewer - LCSD Cable TV-Comcast Phone-Verizon Power-PG&E

1. Overall site area excluding MR-O zone is 131 acres and 156 units are proposed

2. All neighborhood types are allowed to have a mix of 1 and 2 story structures

3. Units limited to Single Story immediately adjacent to Northerly and Westerly Border of Mesa, and along Highway 101 frontage

Table 4
Proposed PRD Development Standards for Each Neighborhood

Development Feature	Mesa Clustered Homes	Creekside Homes	South Hills Ranchettes
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4. All utility services to be undergrounded

The applicant also requests to amend several Orcutt Community Plan policies and development standards to facilitate the goals of the project including, but not limited to, density and open space standards, as contained in the Orcutt Community Plan. The requested OCP amendments are presented in Table 5, below. The applicant’s overall goals for these proposed changes are to allow for more efficient land use, as well as a variety of housing types for more choice and affordability. A Conditional Use Permit (Case no. 10CUP-00000-00001) is also required for areas of the project that will have perimeter and sound walls exceeding eight feet in height.

Table 5
Proposed Orcutt Community Plan Amendments

OCP Policy	Proposed Text Amendment
Policy KS3-1	Key Site 3 (APN 129-151-26) is designated Res Ranch and PD, Res. 20.0, and Open Space and zoned RR-10 and PRD-156, MR-O, and Rec. 12-R-1 . Any proposed development on Key Site 3 shall comply with the following development standards.
Policy KS3-2	The County shall consider redesignating / rezoning portions of Key Site 3 to PD/PRD 125156 units only if: A. The areas identified as “Open Space” on Figure KS 3-1 have been dedicated to the County or other County approved group or agency, are left significantly undeveloped (i.e., at least 50% open space or recreation uses) with public trails, bike paths, and flood control emergency access roads accessible to the County and public provided for by the Developer and maintained by the Homeowners Association of the MR-O and PD development areas; and, B. The property owner has demonstrated compliance with Action SCH-O-1.3.
DevStd KS3-1	Development of the site shall be limited to concentrated within the northern mesa (at least 80% of dwelling units) as designated on Figure KS3-1 (north of the “neck” created by the NE corner of lots on Chancellor Street). Limited development (no more than 20%) near the creek and southern foothills may be allowed provided riparian, and oak woodland areas are adequately protected and mitigations are provided for any habitat impact, and OCP required public trails, bike paths and flood control emergency access roads can be implemented.
DevStd KS3-2	In order to provide compatibility with existing adjacent development, density shall transition from “lower” at the southern and western perimeters of the mesa to “higher” for the internal development. The area extending from the top of the bluff to the southern site boundary, and a 75 foot strip along the entire eastern site boundary shall remain in natural, undeveloped open space. No development except bikepaths, hiking trails, rural landscaping, the proposed rest area and other passive recreational areas (e.g. seating areas) shall be permitted within this area. of future development with the County established MR-O zone within the site, a planned development proposal on the mesa, in conjunction with limited development of the creekside and southern foothill areas may be considered. The area south of the bluff edge must transition from a density lower than the planned development on the mesa and reach its lowest density at the southerly boundary within recreation and open space areas that allow the Orcutt Trail System to be developed and connected as planned.
DevStd KS3-6	No development, other than a secondary access road from Oakbrook Lane to Chancellor Street, shall occur within 100 feet of the dripline of the vegetation in the southwest corner of the northern mesa bluff area , or within a 25 foot-buffer from the top of bluff of the canyon in the northeast corner of the site.

**Table 5
Proposed Orcutt Community Plan Amendments**

OCP Policy	Proposed Text Amendment
DevStd KS3-7	Primary access to the site shall be from the frontage road along US Hwy 101. The existing easement over Site 2 shall be renegotiated to accommodate development of Site 2 and to align with the "preferred access point" intersection. The developer shall coordinate with P&D, Public Works Transportation Division, and the Fire Department to ensure appropriate secondary <u>emergency gated access from Oakbrook Lane. Chancellor Street using developer's existing Chancellor Street easement.</u>
DevStd KS3-9:	Development <u>proposed on Key Sites that have been surveyed by a County-qualified archaeologist within setbacks shall be applied to identified archeological resources (see EIR, Vol. III) The areas within the identified setbacks shall be incorporated into the project design and designated on construction drawings as "Undevelopable Open Space." These areas shall be seeded with shallow rooted vegetation can be approved provided (1) the developer contribute a durable monument indicating the interpretative value of the resource along a nearby public trail and (2) that the County finds the resource is of secondary importance and not in conflict with protective State Historical and Archaeology laws.</u>

A. Project Components. This section describes the proposed Key Site 3 project components, including residential zones and parks and trails.

Residential Zones. The project would establish three distinct residential neighborhood areas on 131 acres: The three neighborhoods are named: Mesa, Creekside, and South Hills. A description of each follows:

Mesa Neighborhood. The northern portion of site, adjacent to Sunny Hills Mobile Home Park, would consist of a Planned Residential Development (PRD), designed for the development of 99 single-family detached cluster dwelling units, along with parks, trails, and other supporting improvements. Of the 99 units, 51 would be single story units located on the project perimeter adjacent to the existing mobile home park to the north, single-family homes to the west, bluff edge and adjacent to U.S. 101 on the east. The remaining 48 units would be one- and two-story homes. The 99 residences in the Mesa Neighborhood would range in size from about 1,460 square feet to 2,635 square feet. All of the single-family detached cluster units would have enclosed garage parking for two vehicles.

Creekside Neighborhood. The central portion of site, north of Orcutt Creek, would consist of a Planned Residential Development (PRD), which would be developed with 46 single-family homes along with trails, emergency access roads, parking areas and other supporting improvements. All the homes would be one-story units ranging in size from about 2,700 square feet to about 3,300 square feet. All of the single-family detached cluster units would have enclosed garage parking for three vehicles.

Parks and Trails. The proposed project includes recreational amenities, such as an entrance park, bluff top parks and trails, dual use park/detention basins, and the portion of the OCP trail system within the project boundary (Figure 4). The project as designed would meet the public multi-purpose trail requirements of the OCP. Additional features for the public would include a bicycle

and vehicle parking and trail head staging area. The project includes the provision of all easements and development of trails and bike paths for public use as required by the OCP. However, these public trails, bike paths, and the parking staging area would be owned and maintained by the project Home Owners Association (HOA). A perpetual easement over these areas for public access and use and environmental preservation is proposed to be dedicated to the County.

B. Infrastructure/Access Components. This section describes infrastructure (including roadways and grading) proposed within the project area.

Roadway Access. Primary access to the project site would be provided via a new private road off of Clark Avenue and through Key Site 2 to the north (Figure 5). In addition, a second access road into the site would be provided from the Mesa neighborhood and the Creekside neighborhood to Chancellor Street, which connects to Stillwell Road. The secondary access to the site off of Chancellor Street is proposed to be gated and would require a bridge over Orcutt Creek. Both the Mesa neighborhood and the Creekside area would be served by looped roads, and the South Hills neighborhood would be served by a road extending across Orcutt Creek via a bridge and then south and west to its terminus in a cul-de-sac. All roads would be two-lane roads with ROWs varying from 28 feet to 52 feet in width. Roads would have a 24-foot pavement width, with sidewalks or a trail on either or both sides of the road, in most cases. Wider roads would provide for on-street parking. The majority of the Creekside neighborhood would not have sidewalks, however public trails would be provided in the adjacent open space area to the southwest and northeast of these homes. Shared driveways serving the Mesa area cluster homes would be between 20 and 26 feet in width, and sidewalks would be provided in the courtyard areas for 74 of the 99 cluster homes.

Water Infrastructure. There is no existing water infrastructure on Key Site 3. Drinking water for grazing livestock is currently provided by an offsite property. Existing nearby facilities include an 8-inch diameter polyvinyl chloride (PVC) pipe along Oak Brook Lane, an 8-inch PVC pipe along Chancellor Street, an 8-inch PVC pipe along Black Oak Drive, an 8-inch PVC pipe along Stillwell Road between Chancellor Street and Oak Brook Lane, and a 12-inch PVC pipe along Stillwell Road between Oak Brook Lane and Caraway Court, west of the project site. Water utility connections to existing off-site infrastructure would be planned in two places along the project's western boundary (at Oakbrook Lane and Chancellor Street) with the existing Golden State water system.

The proposed water system for the project would consist of a 12-inch diameter supply main through the northern portion of the project site, effectively completing an 8-inch diameter piping system for residential service. All water lines would be located under the public right-of-way, residential streets, or contained within public utility easements traversing the property.

The proposed water system was designed to meet applicable standards, including system criteria set forth in California Code of Regulations Title 22 and Santa Barbara County Standards. Domestic water lines would be PVC throughout, with selected pipe sizes adequate to meet applicable standards.

Wastewater Infrastructure. There is no existing wastewater infrastructure on Key Site 3. Existing nearby infrastructure includes the 10-inch diameter Solomon Creek Trunk Sewer. Sewer service for

the project would be supplied to the proposed project through a connection to existing Laguna County Sanitation District (LCSD) facilities.

The proposed sewer collection system would consist of 6-inch and 8-inch PVC pipes and a 3-inch force main and lift station which would convey flows into the Solomon Creek Trunk Sewer. Wastewater would flow from the Creekside homes and be collected by the 6-inch and 8-inch PVC pipes and routed to a lift station. The lift station would feed flows through a 3-inch PVC force main to the beginning of the collection system for the Mesa area. The lift station would be publicly owned and designed to run 20 minutes per hour during peak flow conditions. Flow from the Mesa system would be collected by 6-inch and 8-inch PVC pipes and routed to a 10-inch PVC pipe which would carry all site flow across Orcutt Creek to Chancellor Street. Offsite flow would continue along Chancellor Street via a new 10-inch PVC pipe. This 10-inch collector pipe would then connect to the 10-inch Solomon Creek Trunk Sewer at Stillwell Road and Orcutt Creek.

The proposed collection system would conform to LCSD Standard Specifications for the Construction of Sanitary Sewers. Proposed improvements would be dedicated to LCSD for management and future maintenance. The custom lot development in the southern portion of the project would also require a publicly-maintained lift station and be connected to the sanitary sewer system.

Drainage Infrastructure. Existing storm drain infrastructure on Key Site 3 is limited to a drainage inlet and outfall at the head of an erosional feature near the northwest corner of the property and directs runoff to Orcutt Creek south of the bluff. All drainage from the site would ultimately be directed to Orcutt Creek, similar to the current largely undeveloped drainage pattern. In accordance with Santa Barbara County Flood Control Standards, drainage generated from development on the site would be attenuated through a series of detention basins and/or catch basins prior to discharging to Orcutt Creek.

The Mesa neighborhood area is proposed to contain a series of staged, shallow basins. A shallow basin is defined as having a water depth of two feet or less. A total of five shallow basins on the Mesa are proposed, with one outlet to the Orcutt Creek. One of these basins (basin 2) is located within the MR-O zone. Since the basins would be staged, all overland escape of surface water would be from the lowest basin in the series. This overland escape would be routed through a spillway at the lowest basin. Before the runoff would be directed down the slope to the creek, it would be dispersed through natural energy-dissipation devices to ensure that the flow is not concentrated. All energy dissipation and spillway structures would remain above the bluff edge. Overland escape from the lowest shallow basin located in the southwesterly corner of the Mesa would be integrated into the open space landscape of the slope with rocks, stones, and other natural energy-dissipating design elements prior to discharge into Orcutt Creek.

A single deep basin is proposed for the Creekside neighborhood area. This basin would be located immediately adjacent to the creek, and would outlet to the creek for its primary outlet and for overland escape.

Grading. The proposed project would require extensive grading operations. Nearly all areas within the project site that would be developed with either access roads or residences would require some level of grading. Grading would also be required for the new primary access road through Key Site 2, and where Stillwell Road turns into Chancellor Street in order to accommodate emergency vehicles. On a development-wide basis, grading operations would result in approximately 337,824 cubic yards (208,295 cubic yards of cut and 129,529 cubic yards of fill).

C. Project Phasing. The proposed project is designed to be developed in two independent phases. Phase 1 would include implementation of the Mesa and Creekside neighborhoods, as well as the “offsite” work associated with the access roads (Clark Road through Key Site 2 and emergency connections to Chancellor Street from the Mesa and Creekside neighborhoods), and the sewer, water and other utilities off the property. Phase 2 would include the work associated with developing the South Hills custom lot neighborhood. The phases may be developed independently with Phase 1 occurring first or in combination, depending on market conditions.

5.5 Background Information

5.5.1 Orcutt Community Plan EIR

The Subsequent EIR prepared for the project (10-EIR-04) has been tiered off the Orcutt Community Plan Program EIR (95-EIR-01) pursuant to CEQA Section 15385. The Orcutt Community Plan Program EIR identified Class I unavoidable significant impacts with full buildout under the Community Plan in the areas of: Land Use, Biology, Agriculture, Geology, Flooding & Drainage, Water Supply/Groundwater Resources, Archaeology, Historical Resources, Traffic & Circulation, Noise, Air Quality, Risk of Upset/Polluting Sources, Wastewater, Fire Protection, Police Protection, Solid Waste, Library Services, Visual/Aesthetics, Parks Recreation & Trails, and Schools. Mitigation measures identified to minimize impacts were incorporated as Policies and Development Standards in the Board of Supervisors-adopted Orcutt Community Plan.

The project site was evaluated in the Program Environmental Impact Report 95-EIR-01, the EIR prepared for the Orcutt Community Plan (OCP). The project site was among those for which a “mini-EIR” was conducted in the OCP EIR, and received an expanded level of environmental review along with the other designated Key Sites in the OCP planning area.

The OCP EIR considered a project of 212 residential units for Key Site 3 with alternatives ranging from No Project (existing zoning) with 17 units, Low Buildout with 184 units, up to High Buildout with up to 444 units. The expanded level of review in the OCP EIR identified and evaluated fourteen (14) site-specific impacts that could occur should the site be developed, and identified. The OCP EIR also discussed both general and site specific mitigation measures for each environmental issue identified.

5.5.2 Housing Element Focused Rezone Program EIR

The OCP EIR analyzed the development of 212 units and designated the southern half of the site as subject to the Open Space Overlay. However, the development in the current proposal, when included with the 160-unit multi-family residential development on a portion of the Key Site 3

property in the recently-approved 2008 Santa Barbara County Housing Element Focused Rezone Program (State Clearinghouse #2008061139, hereinafter, Focused Rezone Program), is greater in scale and geographic extent than the development evaluated in the OCP EIR.

The Focused Rezone Program was carried forth to comply with the California Department of Housing and Community Development requirements to demonstrate adequate housing capacity to meet the targets established for the County. In February 2009, the County Board of Supervisors approved the Housing Element Focused Rezone Program and amended the OCP, the Land Use Development Code, and Santa Barbara County Zoning Map to change an approximately 8-acre portion of Key Site 3 to Residential-20 land use designation with MR-O zoning for the future development of 160 high-density multi-family townhome units as part of the Focused Rezone Program. The MR-O zoned portion of the Key Site 3 property is located in the north-central portion of the property and is surrounded by the balance of the Key Site 3 development (Figure 3). Most notable is that the 160 units in the MR-O portion of the property are not part of the proposed project evaluated in this project SEIR; however, the subdivision of the MR-O area into three lots (one lot for a road, and two lots for the multi-family residential development) is part of the proposed project. The environmental impacts associated with the development for the 8-acre portion of Key Site 3 under the MR-O zoning was evaluated in the Focused Rezone Program EIR (State Clearinghouse #2008061139, Santa Barbara County, 2008) and is part of the cumulative development analyzed in this project EIR.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

As noted above in section 5.5 of this staff report, the Subsequent EIR prepared for the project (10-EIR-04) has been tiered off the Orcutt Community Plan Program EIR (95-EIR-01) pursuant to CEQA Section 15385. Insofar as the site specific applications now being reviewed could result in new or substantially greater significant environmental impacts than those identified and adequately analyzed in the OCP EIR, a Subsequent Project EIR has been prepared to analyze such new or substantially greater impacts in accordance with Section 15168 of the California Environmental Quality Act (CEQA) Guidelines, as well as Article V, Section E, 4 of the County of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act of 1970, as Amended. To the extent that the OCP EIR adequately analyzed environmental impacts from the development of Key Site 3, the Subsequent Project EIR relies on that analysis and/or incorporates it by reference, thus focusing on effects not analyzed adequately in the OCP EIR for Key Site 3.

It is important to note that environmental impacts resulting from the development of 160 affordable multifamily housing units on the 8-acre portion of Key Site 3 were evaluated in the Focused Rezone Program EIR. Since the future development of the 160 multi-family townhomes proposed for this site has been authorized with the approval of the Focused Rezone Program, the Subsequent EIR provides an analysis of the impacts of the remainder of the proposed development on Key Site 3, which is summarized below. The potential future development of the multi-family portion of the site was however included in the analysis of cumulative impacts.

A 45-day public review period for the draft EIR (DEIR) was conducted beginning June 30, 2010 and August 13, 2010. One environmental public hearing on the DEIR was held on August 2, 2010. Written comments were received from: California Department of Fish and Game (August 13, 2010); Ms. Lillian Smith (July 3, July 30, and August 6, 2010); ARCADIS (July 21, 2010); Patrick and Katherine Sheehy (August 12, 2010); Penfield & Smith (August 13, 2010) Santa Barbara County Environmental Health Services (July 12, 2010); Santa Barbara County Association of Governments (July 19, 2010) and SB Clark, LLC (August 13, 2010).

6.1.1 Impacts/Mitigation

The proposed FEIR has identified significant and unavoidable (Class I) environmental impacts resulting from project implementation in the areas of Aesthetics/Visual Resources, Biological Resources (project and cumulative), and Land Use and Public Services (solid waste and wastewater) including: AES-1, alteration of the predominantly rural aesthetic character of the project site; AES-2, loss of unobstructed views of the Solomon Hills experienced by traveler on U.S. Highway 101; BIO-4, loss of non-native grassland, coastal scrub, oak woodland, oak riparian, and central dune scrub habitats; BIO-6, loss of habitat and disruption of wildlife corridors; BIO-8, impacts to special status plant species associated with proposed development occurring south of Orcutt Creek; LU-2, substantial loss of public open space relative to current OCP policies; U-3, generation of approximately 406 tons of solid waste. Potentially significant but mitigable (Class II) impacts were identified in the issue areas of air quality, biological resources, cultural resources, geology, hazardous materials, greenhouse gas emissions, fire protection services, drainage and water quality, noise, land use, and transportation. Adverse but less than significant (Class III) project impacts have been identified in the areas of Aesthetics/Visual Resources, Agriculture, Air Quality, Biological Resources, Cultural Resources, Public Services and Facilities (fire protection, emergency health care services, police protection, schools), Recreation, Geological Processes, Hazardous Materials/Risk of Upset, and Hydrology and Water Quality. No beneficial impacts (Class IV) resulting from project implementation were identified. The Executive Summary Tables of the Final EIR provides a more complete summary of the impacts of the project and suggested mitigation measures (Attachment B). Please refer to 10-EIR-04 for a complete evaluation of environmental impacts that would result from the proposed project.

6.1.2 EIR Alternatives

Under CEQA, "An EIR shall describe a range of reasonable alternatives to the project, or the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project..." (§15126.6 of the CEQA Guidelines). On a property as large as the project site there can be an almost unlimited number of possible alternative development scenarios. However, CEQA specifically states that "An EIR need not consider every conceivable alternative to a project" (§15126.6(a), CEQA Guidelines), just a reasonable range of feasible alternatives.

The Draft SEIR evaluated seven different project alternatives, four of which were carried forward from the OCP EIR (95-EIR-01) and three new alternatives to the currently proposed Key Site 3 development project. In addition to the seven alternatives analyzed under the proposed Draft EIR, the applicant suggested two other alternatives to the proposed project as part of their comments to the Draft SEIR. These two additional alternatives are referred to in the Final EIR as the "125-unit

Development of Northern Mesa” and the “Elimination of South Hills Ranchettes” alternatives. Table 1 below provides a summary of the potential buildout allowed under the proposed project and each alternative and identifies where the proposed development would occur on the project site. A more thorough description of each alternative is also provided in the text below.

Table 1 Buildout Potential of Each Alternative

	Northern Mesa Area	Central Plain Area	South of Orcutt Creek	Total
Proposed Project	259*	46	11	316
Alt. #1	164	48	0	212
Alt. #2	17	0	0	17
Alt. #3	164	19	0	183
Alt. #4	444	---	0	444
Alt. #5	160 (MR-O)	0	0	160
Alt. #6	255*	0	0	255
Alt. #7	205*	7	0	212
Alt. #8	285*	0	0	285
Alt. #9	259*	46	0	259

*Note: Includes the 160 units in the MR-O zone.

Alternative #1: Key Site 3 Project Evaluated in the OCP EIR included the following land use designations: Planned Development 3.3 units/acre (PD 3.3) on approximately 50 acres in the northern portion of the site; and Planned Development 0.5 units/acre (PD 0.5) on the remaining area (noted as approximately 96 acres). The proposed zoning in this alternative is Planned Residential Development (PRD-212). Development on the site was assumed to be clustered within approximately 38 acres on the northern mesa, and approximately 17 acres on the central low-lying area. The proposed PD 3.3 development on the northern portion of the site would allow 164 units within a developable area of approximately 38 acres. The remainder of the site would be designated PD 0.5, allowing 48 units to be constructed in the central plain portion of the site north of Orcutt Creek. Buildout under this alternative would have allowed the construction of 212 residential units on the site.

Alternative #2: OCP EIR No Project Alternative (OCP EIR Alternative #1) retained the existing land use designation and zoning in place at the time of the OCP EIR’s preparation in 1995, allowing for the construction of up to 17 single family residential units with 8 units on 5-acre lots and 9 units on 10-acre lots. Buildout on this site was assumed to be similar to the existing ranchette development to the west. Access was assumed to be provided from the “frontage road” access, or potentially from extensions of the private roads (Oakbrook Lane and Chancellor Drive) to the west.

This alternative did not include provisions for the Open Space Overlay, Class I bike path, hiking trails, and rest area proposed in the project description.

Alternative #3: Low Buildout Alternative (OCP EIR Alternative #2) is similar to that of the project evaluated in the OCP EIR with the exception of a lower density (Planned Development 0.2 units/acre-- one unit per 5 acres) being applied to the southernmost 96.49 acres, instead of the 0.5 units/acre density evaluated at the OCP EIR project.

Alternative #4: High Buildout Alternative (OCP EIR Alternative #3) applied a Small Lot Planned Development (SLP) 7.0 units/acre zoning over an area of approximately 63.5 acres north of Orcutt Creek, and would allow the construction of up to 444 residential units. This zoning would allow for the clustering of units outside of constrained and sensitive areas, but precludes the construction of multiple family units. Access was to be provided in the same manner as that for the proposed project. The Open Space Overlay, Class I bike path, hiking trails, and rest area would be identical to those proposed in the OCP EIR evaluated Key Site 3 project.

Alternative #5: New No Project Alternative¹ does not propose any changes to the existing land use/zoning designations or development standards for Key Site 3. The existing zoning designations for the site are Residential Ranchette (RR-10), which applies to the majority of the site and which allows one single-family residence per legal lot at a maximum density of 1 unit per 10 acres, and MR-O, which applies to an 8-acre portion of the site and which allows 20 units per acre. In addition, the OCP adopted Open Space Overlay would apply and would prevent any development from occurring within a 75-foot strip along the site's eastern boundary, or within the southern two-thirds of the site. In absence of the proposed project, some development could still occur under these existing designations within the 39.5-acre developable portion of the northern mesa area. Buildout under these existing designations would include 160 multi-family units within the 8-acre MR-O zone, and an additional 3 single-family residences throughout the remaining 31.5 acres.

Alternative #6: OCP-Preferred Alternative. The OCP allows for more intense development of the northern mesa area, under the condition that the remainder of the site be formally dedicated to the County for preservation as open space. The Open Space Overlay adopted for the site in the OCP was for a larger area than that evaluated in the OCP EIR, as it restricted development only to the northern third of the site. Under this alternative, no development other than open space uses is allowed within the southern two-thirds of the site, and a 75-foot open space strip is provided along the site's eastern boundary (Figure 1). In addition, with the application of OCP EIR Mitigation Measure VIS-5, no structures would be allowed within 50 feet of neighboring property lines. Under this alternative, a total of 255 residential units on the site are assumed. These would be limited to the northern mesa area and would include the 160 multi-family units within the 8-acre MR-O zone and an additional 95 single-family or single-family cluster homes within the remaining developable areas of the mesa.

Alternative #7: Reduced Project Alternative This alternative would restrict the project footprint to portions of the northern mesa and central plain/creekside areas (Figure 2). The developable area

¹ Alternative #5 contemplates development under the existing RR-10 and MR-O zone designation. The analysis under this alternative is different than the No Project Alternative analysis included in the OCP EIR which evaluated development under the RR-10 zoning.

would be further restricted to avoid or substantially reduce significant impacts noted for the proposed project, and the overall project development footprint would be reduced by approximately 65 percent. Under this alternative, a total of 212 residential units on the site are assumed: 52 units as part of the proposed project and 160 units on the MR-O Zoned portion of the site. The 52 unit count on the project site is approximately 67% less than the residential development in the proposed project (52 units vs. 156 units). The Northern Mesa area would accommodate a total of 45 residences (primarily as clustered single-family homes), in addition to the 160 multi-family units in the MR-O zoned portion of the site. There would also be 7 residences in the Creekside Neighborhood area. The density of housing along the eastern portion of the northern mesa would be reduced to 1 acre minimum lots, and a 250-ft setback from the Highway 101 right-of-way would be applied to reduce exposure to freeway noise and toxic emissions.

Alternative #8: 125-unit Development of Northern Mesa Alternative This alternative would limit development to the northern mesa area, with the development of 125 small lot, single-family residences in this area. As discussed under Alternative 7 above, the OCP allows for more intense development of the northern mesa area, if the remainder of the site is formally dedicated to the County for preservation as open space. This alternative would dedicate all areas to the south of the northern mesa as open space. No residential development would occur in the Creekside Neighborhood area in the central plain portion of the site, nor would the estate lots in the South Hills be developed. The density of development within the northern mesa area would be intensified from that of the proposed project. This alternative would develop 26 additional small lot single-family residential units in addition to the 99 under the proposed project. Including the 160 multi-family units within the 8-acre MR-O zoned area, a total of 285 residential units on the Key Site 3 property are assumed

Alternative #9: Elimination of South Hills Ranchettes Alternative Development under this alternative would be limited to the northern mesa and central plain areas. The 11 estate lots proposed to the south of Orcutt Creek would not be developed. With the exception of the elimination of these lots, the locations and densities of the residential units under this alternative would be the same as those proposed by the project and would include 145 new dwelling units: 99 single-family cluster homes on the northern mesa and 46 single family homes in the central plain area (please refer to Figure 7-4). Including the 160 units approved for the MR-O zoned portion of the site, there would be a total of 305 dwelling units on the Key Site 3 property.

Environmentally Superior Alternative

The New No Project Alternative (Alternative #5)² does not propose any changes to the existing land use/zoning designations or development standards for Key Site 3. The existing zoning designations for the site are Residential Ranchette (RR-10), which applies to the majority of the site and which allows one single-family residence per legal lot at a maximum density of 1 unit per 10 acres, and MR-O, which applies to an 8-acre portion of the site and which allows 20 units per acre. Buildout under these existing designations would include 160 multi-family units within the 8-acre MR-O zone, and an additional 3 single-family residences throughout the remaining 31.5 acres. The New No Project Alternative is considered environmentally superior overall, since any future development proposed

² Alternative #5 contemplates development under the existing RR-5 and MR-O zone designation. The analysis under this alternative is different than the OCP EIR No Project Alternative analysis which evaluated impacts associated with development only under the RR-5 zoning.

for this site would be expected to adhere to the land use designation and zoning within the Orcutt Community Plan, as well as any pertinent development standards. This alternative avoids all impacts that were noted as significant and unavoidable (Class I) for the proposed project including: visual character, scenic resources, cumulative visual resources, cumulative wastewater, and both project-specific and cumulative solid waste impacts. This alternative would also avoid development near the sensitive Orcutt creek and southern hillside areas, as these areas would be preserved as protected Open Space. In avoiding these sensitive habitat areas, this alternative would avoid the proposed project's significant and unavoidable impacts to biological resources: sensitive habitat loss, disruption of wildlife corridors, impacts to rare plants, and cumulative habitat loss, as well as cumulative and project-specific impacts related to loss of open space.

Reduced Project Alternative

Among the other alternatives evaluated in the Final EIR, the "Reduced Project" alternative (Alternative #7) would result in the fewest significant and unavoidable (Class I) impacts as compared to both the proposed project and to the original alternatives analyzed in the OCP EIR, and hence would be considered environmentally superior among the remaining alternatives. Development considered under this alternative would be restricted to portions of the northern mesa and central plain/creekside areas (Figure 2). The developable area would be further restricted to avoid or substantially reduce significant impacts noted for the proposed project, and the overall project development footprint would be reduced by approximately 65 percent. Under this alternative, a total of 212 residential units on the site are assumed: 52 units as part of the proposed project and 160 units on the MR-O Zoned portion of the site. The 52 unit count on the project site is approximately 67% less than the residential development in the proposed project (52 units vs. 156 units). The Northern Mesa area would accommodate a total of 45 residences (primarily as clustered single-family homes), in addition to the 160 multi-family units in the MR-O zoned portion of the site. There would also be 7 residences in the Creekside Neighborhood area. The density of housing along the eastern portion of the northern mesa would be reduced to 1 acre minimum lots, and a 250-ft setback from the Highway 101 right-of-way would be applied to reduce exposure to freeway noise and toxic emissions.

Development of the "Reduced Project" alternative would avoid the following project-specific significant and unavoidable impacts identified for the project:

- Visual/Aesthetic Resources: visual character; scenic resources
- Biological Resources: sensitive habitat loss; impacts to rare plants
- Utilities and Service Systems: solid waste generation

The "Reduced Project" alternative also avoids the following cumulative impacts that were identified for the project:

- Biological Resources: cumulative impacts to sensitive habitats and habitat loss
- Public Facilities: cumulative wastewater impacts

The “Reduced Project” alternative would avoid potentially significant Highway 101-related noise exposure and air toxics risk impacts through the application of a 250-foot building setback from the Highway 101 right of way. This alternative also would result in GHG emissions that are less than the significance criterion of 1,100 Mt CO₂e/yr that the county uses as interim guidance. Under the this Alternative, the Highway 101-related noise and air toxic risk impacts would be less than significant without mitigation; however, the use of sound walls for the residences along the eastern project frontage would still be recommended to further reduce noise impacts.

The “Reduced Project” alternative would allow development of seven 1-acre minimum creekside lots south of the northern mesa. Impacts to wildlife were noted as remaining significant and unavoidable, but the severity of the impact would decrease slightly due to the lower number of units which would be constructed near the riparian corridor of Orcutt Creek. However, development in this portion of the project site would be inconsistent with the OCP open space policies. Therefore, P&D staff is not recommending that the Planning Commission recommend that the Board of Supervisors approve this alternative.

Alternative Identified by Staff

As discussed above, a combination of the “Reduced Project” and the “OCP Preferred” alternatives would blend the environmental advantages of the “Reduce Project” alternative with the OCP open space requirements thereby providing a large contiguous open-space area for the community and preserving the visual, biological and cultural resources located in southern portion of the project site (Figure 3). Although this alternative was not identified in the Final EIR as the Environmentally Superior Alternative, it is environmentally superior to the both the proposed project and the “Reduce Project” alternative, and is consistent with county policies.

Benefits

As evidenced in the proposed Final SEIR, the 138-acre property that includes the project site is of significant importance to the community as a whole providing limited passive recreational opportunities to the public, contributing to the scenic quality of the Orcutt Planning Area, providing valuable habitat and supporting sensitive biological resources, and encompassing important archaeological and cultural resources. While the alternative identified by staff represents a significant change from how the property has been used in the past, this alternative does provide for a list of benefits to the public, including limiting residential development to the northern mesa, (which is consistent with the OCP open space policies) and protects important visual, biological, and archaeological/ cultural resources within the open space area. It would also result in a number of adverse environmental effects, but would not pose any potentially significant and unavoidable impacts.

Applicant Proposed Alternatives

As noted above, the applicant proposed two other alternatives to the proposed project as part of their comments to the DEIR. Referred to as the “125-unit Development of Northern Mesa” and the “Elimination of South Hills Ranchettes” alternatives, these two alternatives propose less development than the proposed project. The “125-unit Development of Northern Mesa” alternative would limit

development to the northern mesa. The main advantage of this alternative is that it provides for a significantly larger contiguous open-space area than the proposed project and the “Reduced Project” alternative. Adherence to a larger open-space area, avoids significant impacts to wildlife corridors, in contrast to the Reduced Project Alternative. Furthermore, by precluding development south of the mesa, this alternative substantially reduces wildfire hazards. The disadvantage of the “125-unit Development of the Northern Mesa” Alternative is that it does not apply a 250-foot buffer from Highway 101. Given the higher number of units in the northern mesa portion of the site, this alternative does not avoid the project-specific significant and unavoidable impacts to visual character and scenic views. In addition, unlike the Reduced Project Alternative, the 125-Unit Northern Mesa Development Alternative does not avoid the Highway 101-related noise exposure and air toxics risk impacts.

The “Elimination of South Hills Ranchettes” alternative would limit development to the northern mesa and central plain areas. Under this alternative, impacts related to habitat loss, vegetation removal, and direct and indirect impact to sensitive species would be much less than with the proposed project due to the biological resources known to occur in the southern hills. The site’s sensitive habitat areas are primarily located within the Orcutt Creek riparian corridor as well as the areas south of the creek, and the areas south of Orcutt Creek would be largely avoided by this alternative. However, the main disadvantage of this alternative is that it does not avoid the project-specific significant and unavoidable impacts to visual character and scenic views. Although the “Elimination of the South Hills Ranchettes” alternative, avoids many of the significant impacts identified for the project, it does not avoid as many as either the “OCP Preferred”, “Reduce Project” or the “125-unit Development of Northern Mesa” alternatives. As a result, it is not recommended by P&D staff that the Board of Supervisors approve the “Elimination of the South Hills Ranchettes” alternative in place of the recommended project.

6.2 Comprehensive Plan Consistency

Rather than provide an extensive policy consistency discussion, staff has only prepared policy consistency analysis of those policies and development standards which the project is considered to be inconsistent with. It is noted that the proposed project is consistent or potentially consistent with other county policies and development standards which are not discussed below³. Staff is not recommending approval of the proposed project and OCP amendments because the finding that the proposed project provides a public benefit, and is in the interest of the general community welfare, cannot be made. Please note that if the Commission supports conceptual approval of the staff identified alternative, P&D staff will return at future hearing with a complete policy consistency analysis specific to that alternative.

Requirement	Consistency Discussion
<i>Land Use Element – Land Use Development Policies</i>	
Policy 2. <i>The densities specified in the Land Use Plan are maximums and may be reduced if it is</i>	Inconsistent. As discussed in <i>Section 4.9</i> of the Final SEIR, buildout of the proposed project

³ For a detailed policy consistency analysis which includes policies and development standards that the project is considered to be consistent with see section 5.0 of the Final EIR.

Requirement	Consistency Discussion
<p><i>determined that such reduction is warranted by conditions specifically applicable to a site, such as topography, geologic or flood hazards, habitat areas, or steep slopes. However, density may be increased under programs of the Housing Element.</i></p>	<p>would result in 316 dwelling units, including the 156 units proposed in this project and the 160 units approved as part of the Focused Housing Program. The Orcutt Community Plan (OCP), the land use plan for the area, would allow up to 285 units on Key Site 3. The proposed project would exceed the permitted density by 31 units. However, the project seeks to amend specific Key Site 3-specific OCP policy, and rezone the project site in order to eliminate any conflicts with the current density land use policies and/or zoning ordinances. The proposed revision to the policy is:</p> <p><i>Policy KS3-1: Key Site 3 (APN 129-151-26) is designated Res-Ranch and PD, <u>Res. 20.0</u>, and <u>Open Space</u> and zoned RR-10 and PRD-156, <u>MR-O</u>, and <u>Rec</u>. Any proposed development on Key Site 3 shall comply with the following development standards.</i></p> <p>As described in Section 4.1 of this staff report, staff is not recommending approval of the proposed project and OCP amendments; therefore, the proposed project would be inconsistent with this policy.</p>
<p>Land Use Element – Hillside and Watershed Protection Policies</p>	
<p>Policy 1. <i>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>Inconsistent. Nearly all areas within the project site that would be developed with either access roads or residences would require some level of grading. However, there are areas where the proposed project would require extensive grading operations. For example, the applicant is proposing five to seven feet of fill for several of the proposed Creekside home lots (lots nos. 111, 112, 119-123), which is an areas identified as open space in the OCP. On a development-wide basis, grading operations would result in approximately 209,000 cubic yards of cut and 130,000 cubic yards of fill, for a net export of 79,000 cubic yards. Therefore, the project is inconsistent with this policy.</p>
<p>Policy 2. <i>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</i></p>	<p>Inconsistent. The proposed project would exceed permitted residential density by 31 units, which would increase the total area of disturbance beyond that anticipated by the OCP or evaluated in the OCP EIR. As such, grading would not be kept to an absolute minimum.</p>

Requirement	Consistency Discussion
<p><i>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>According to Section 4.8 of the Final SEIR, portions of the central plain area are located within the 100-year flood zone; however, finished floor elevations are proposed to be two-feet above the flood plain and set back a minimum of 50 feet from the floodway, in accordance with OCP development standards and mitigation measures as well as County Flood Control District requirements. The applicant prepared a preliminary drainage report and proposes the construction of on-site retention facilities and drainage facilities designed to convey drainage outlet flows in the direction of stream flow, and include energy dissipaters to minimize erosion. In addition, analysis in Section 4.4 of the Final SEIR, states that proposed project would result in Class I impacts to native vegetation, including Coastal Dune Scrub, Maritime Chaparral and Oak Woodland. Because the proposed project would not minimize grading and result in the loss of native vegetation, it would be inconsistent with this policy.</p>
ORCUTT COMMUNITY PLAN	
Orcutt Community Plan – Land Use	Orcutt Community Plan – Land Use
<p>Policy LU-O-8: <i>In order to preserve the semi-rural character of Orcutt, protect natural resources, and avoid development in hazardous areas, the County shall provide for large useable areas of (public or private) open space within the community. Appropriate planning tools should be explored and adopted which provide for the clustering or relocation of development from hazardous, environmentally sensitive or visually prominent areas, or other sites which are deemed unsuitable for development, to areas appropriate for development.</i></p>	<p>Inconsistent. As discussed in Section 4.9 <i>Land Use</i>, the OCP identifies the southern 98 acres of Key Site 3 as open space, thereby limiting development to the northernmost 39.1 acres of the site. However, the proposed project would develop residential units within this area identified for open space. The project applicant seeks to amend the OCP to accommodate development within this area. Should these requested amendments be adopted, the project would not conflict with applicable Key Site 3-specific OCP policies. However, the proposed project would still result in a net loss of approximately 9 acres of public open space, in comparison with what was approved in the Orcutt Community Plan. Therefore, the proposed project would be inconsistent with this policy.</p>
<p>Policy KS3-1: <i>Key Site 3 (APN 129-151-26) is designated Res Ranch and Res. 20.0, and zoned RR 10 and MR-O. Any proposed development on Key Site 3 shall comply with the following development standards.</i></p>	<p>Inconsistent. The proposed development would provide for a larger unit count and larger development footprint than that in the OCP. The project seeks to amend this Key Site 3-specific OCP policy, and rezone the project site</p>

Requirement	Consistency Discussion
	<p>in order to eliminate any conflicts with the current density land use policies and/or zoning ordinances. The proposed revision to this policy is: <i>Policy KS3-1: Key Site 3 (APN 129-151-26) is designated Res Ranch and PD, Res. 20.0, and Open Space and zoned RR-10 and PRD-156, MR-O, and Rec. Any proposed development on Key Site 3 shall comply with the following development standards.</i></p> <p>Should the requested revision be adopted, the project would not conflict with this policy. However, such an amendment would result in a net loss of open space, which would be inconsistent with policies that pertain to the protection of open space for recreational purposes and for the protection of biological resources.</p>
Orcutt Community Plan – Parks/Recreation/Trails/Open Space Policies	
<p>Policy OS-O-1: <i>When considering approval of development projects within or adjacent to areas identified for potential public open space (see Table 21), the County shall review the appropriate mix of public and/or private open space, and to the maximum extent feasible require dedication of contiguous areas identified as a priority for public acquisition as public open space based on the following criteria:</i> <i>Location within designated open space corridors and proximity of adjacent open space;</i> <i>The criteria and intent of the PRD zone district;</i> <i>and</i> <i>Demonstration of rough proportionality between the level of permitted development, its associated impact, and the open space dedication, consistent with applicable laws.</i></p> <p>Action OS-O-6.1: <i>On sites being considered for a rezone from rural or more open space uses (e.g., agriculture, ranchette) or sites receiving substantial increases in density and/or developable area, the County should delay approval of the rezone to a higher density until the preferred public open space lands on these sites have either been dedicated to the County or secured by other mechanism (e.g., development agreement).</i></p>	<p>Inconsistent. Table 21 of the Orcutt Community Plan identifies Key Site 3 as a high priority site for public open space. The OCP designates the southern 98 acres of Key Site 3 as part of an open space overlay, thereby limiting development to the northernmost 39.1 acres of the site. Furthermore, in accordance with the OCP, "...as a condition of development...part or all of the identified open space will be dedicated to the County or an appropriate land trust to mitigate the impacts of development." As noted above under the Policy LU-O-8 analysis, the proposed project would develop residential units within the area identified in the OCP for open space. If approved, the project would result in a net loss of approximately 9 acres of open space (compared to what was approved in the OCP). In addition, the proposed open space area would not be the large contiguous open-space area depicted in the OCP, but smaller areas bordered by residential development.</p> <p>As discussed below in the analysis of Policy KS3-2, the applicant has requested a revision to this policy to allow for development of portions of the OCP identified Open Space Overlay. If the request is approved, then the project would</p>

Requirement	Consistency Discussion
	<p>be consistent with the amended policy. However, because of the net loss of open space described above, staff is not recommending approval of the proposed project and amendments to the OCP. Thus the project is inconsistent with this policy and action item.</p>
<p>Policy OS-O-4: <i>Development adjacent to, or within designated open space areas, shall be sited and designed to protect and enhance the natural resources of these areas, and accommodate appropriate recreation opportunities as identified in the Parks, Recreation and Trails section of this Plan.</i></p>	<p>Inconsistent. The OCP designates the southern 98 acres of Key Site 3 as part of an open space overlay, thereby limiting development to the northernmost 39.1 acres of the site. As discussed below in the analysis of Policy KS3-2, the applicant has requested revisions to OCP policies to allow for development of portions of the OCP identified Open Space Overlay. Should these amendments be approved, the proposed project would result in a net loss of approximately 9 acres of open space, in comparison with what was approved in the Orcutt Community Plan. Therefore, the proposed project is inconsistent with this policy.</p>
<p>DevStd OS-O-4.1: <i>Prior to approval for any development within or adjacent to an open space area, a determination must be made that the proposed development is consistent with all applicable open space policies of the OCP, the OCP Open Space Map, as well as the regulations of the base zone district.</i></p>	<p>Inconsistent. The applicant has requested revisions to OCP policies to allow for development of portions of the OCP identified Open Space Overlay. While an amend would make the project consistent with these policies, the proposed project would result in a net loss of approximately 9 acres of open space, in comparison with what was approved in the Orcutt Community Plan. Therefore, the proposed project is potentially inconsistent with this development standard due to loss of open space.</p>
<p>DevStd OS-O-4.2: <i>Designated open space boundaries may be subject to minor adjustments inward or outward from the designated open space area on a case-by-case basis in order to allow for substantial improvements in project design, enhance fire safety buffers and fuel management zones, to protect visual qualities from and of adjacent open space areas, or to include biological historic or archaeological sites. The OCP, EIR and other available data shall be used in determining the location, width, and extent of the open space boundary adjustment. Decision makers shall make a determination that such a minor boundary adjustment would be consistent with the overall goals of the Open Space Plan and</i></p>	<p>Inconsistent. The applicant has requested revisions to OCP policies to allow for development of portions of the OCP identified Open Space Overlay. The augmented boundary would be inconsistent with overall goals and policies that pertain to the protection of open space for recreational purposes and for the protection of biological resources. Therefore, the proposed project is inconsistent with this development standard.</p>

Requirement	Consistency Discussion
<p><i>Biological/History/Archaeology policies, and would avoid disruption of significant natural resources and recreation opportunities located within designated open space areas.</i></p>	
<p>DevStd OS-O-4.3: <i>No structures shall be located within a designated open space area with the exception of: related structures necessary for the provision of active and passive recreation opportunities that would not adversely affect open space areas, and flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety (including retention basins). Culverts, crossings, roads, pipelines, fences, and bridges may be permitted when no alternative route or location is feasible, or where other constraints or site design considerations (e.g. public safety)c would require such structure.</i></p>	<p>Inconsistent. The project proposes 60 single-family homes, approximately 1.3 miles of roadway, in the identified open space area. Therefore, the project is inconsistent with this policy.</p>
<p>Policy OS-O-5: <i>The County shall encourage public use of trails and recreation facilities within designated open space areas consistent with protection of natural resources. Such public trails and recreation facilities shall be sited and designed to reduce conflicts with adjacent private property through use of unobtrusive fencing, landscape screening, appropriate setbacks, signage, etc.</i></p>	<p>Inconsistent. The applicant has requested revisions to OCP policies to allow for development of portions of the OCP identified Open Space Overlay. The augmented boundary would be inconsistent with overall goals and policies that pertain to the protection of open space for recreational purposes and for the protection of biological resources. Therefore, the proposed project is inconsistent with this development standard.</p>
<p>Policy OS-O-6: <i>The County should acquire the open space lands prioritized for public acquisition through dedication by working with property owners and interested groups, or through purchase. Where dedication is required, the County shall offset fees as required. If dedication is not required, the County may consider purchase, use of the TDC program or permitting the property to remain as private open space, consistent with the standards of this plan for natural resource protection and provision of passive and active recreation opportunities.</i></p>	<p>Inconsistent. Table 21 of the Orcutt Community Plan identifies Key Site 3 as a high priority site for public open space. As discussed below in the analysis of Policy KS3-2, the applicant has requested revisions to OCP policies to allow for development of portions of the OCP identified Open Space Overlay. Should these amendments be approved, the proposed project would result in a net loss of approximately 9 acres of open space, in comparison with what was approved in the Orcutt Community Plan. Therefore, the proposed project is inconsistent with this policy.</p>
<p>Policy KS3-2: <i>The County shall consider redesignating/rezoning portions of Key Site 3 to PD/PRD 125 units only if: The areas identified as "Open Space" on Figure KS 3-1 have been dedicated to the County or other County-approved group or agency, and,</i></p>	<p>Inconsistent. As noted above under the Policy LU-O-8 analysis, the proposed project would develop residential units within the area identified in the OCP for open space. If approved, the project would result in a net loss of approximately 9 acres of open space</p>

Requirement	Consistency Discussion
<p><i>The property owner has demonstrated compliance with Action SCH-O-1.3.</i></p> <p>DevStd KS3-1: <i>Development of the site shall be limited to the northern mesa as designated on Figure KS3-1 (north of the “neck” created by the NE corner of lots on Chancellor Street).</i></p> <p>DevStd KS3-2: <i>In order to provide compatibility with existing adjacent development, density shall transition from “lower” at the southern and western perimeters of the mesa to “higher” for the internal development. The area extending from the top of the bluff to the southern site boundary, and a 75 foot strip along the entire eastern site boundary shall remain in natural, undeveloped open space. No development except bikepaths, hiking trails, rural landscaping, the proposed rest area and other passive recreational areas (e.g. seating areas) shall be permitted within this area.</i></p>	<p>(compared to what was approved in the OCP). In addition, the proposed open-space area would not be the large contiguous open-space area depicted in the OCP, but smaller areas bordered by residential development. However, the project seeks to amend the following Key Site 3-specific OCP policies pertaining to open space, and rezone the project site in order to eliminate any conflicts with the current open space and density land use policies and/or zoning ordinances that would limit development to 39 acres on the upper mesa. The requested revisions to the OCP are:</p> <p><i>Policy KS3-2: The County shall consider redesignating / rezoning portions of Key Site 3 to PD/PRD <u>125156</u> units only if: <u>The areas identified as “Open Space” on Figure KS 3-1 have been dedicated to the County or other County approved group or agency, are left significantly undeveloped (i.e., at least 50% open space or recreation uses) with public trails, bike paths, and flood control emergency access roads accessible to the County and public provided for by the Developer and maintained by the Homeowners Association of the MR-O and PD development areas;</u> and,</i></p> <p><i>B. The property owner has demonstrated compliance with Action SCH-O-1.3.</i></p> <p><i>DevStd KS3-1: Development of the site shall be <u>limited to concentrated within</u> the northern mesa (at least 80% of dwelling units) as designated on Figure KS3-1 (north of the “neck” created by the NE corner of lots on Chancellor Street). <u>Limited development (no more than 20%) near the creek and southern foothills may be allowed provided riparian, and oak woodland areas are adequately protected and mitigations are provided for any habitat impact, and OCP required public trails, bike paths and flood control emergency access roads can be implemented.</u></i></p> <p><i>DevStd KS3-2: In order to provide compatibility with existing adjacent development, density shall transition from</i></p>

Requirement	Consistency Discussion
	<p><i>“lower” at the southern and western perimeters of the mesa to “higher” for the internal development. The area extending from the top of the bluff to the southern site boundary, and a 75 foot strip along the entire eastern site boundary shall remain in natural, undeveloped open space. No development except bikepaths, hiking trails, rural landscaping, the proposed rest area and other passive recreational areas (e.g. seating areas) shall be permitted within this area. of future development with the County established MR-O zone within the site, a planned development proposal on the mesa, in conjunction with limited development of the creekside and southern foothill areas may be considered. The area south of the bluff edge must transition from a density lower than the planned development on the mesa and reach its lowest density at the southerly boundary within recreation and open space areas that allow the Orcutt Trail System to be developed and connected as planned.</i></p> <p>Should these requested amendments be adopted, the project would not conflict with these Key Site 3-specific OCP policies. However, such an amendment would result in a net loss of open space, which would be inconsistent with policies that pertain to the protection of open space for recreational purposes and for the protection of biological resources.</p>
Orcutt Community Plan – Visual/Aesthetic Policies	
<p>Policy VIS-O-1: Significant scenic and visual natural resources in Orcutt shall be protected in order to preserve the semi-rural character of the OPA.</p> <p>DevStd VIS-O-1.1: All development including buildings, understories, fences, water tanks and retaining walls adjacent to designated natural open space areas shall be sited and designed to protect the visual character of these areas and blend in with natural landforms through the use of such methods as setbacks, building orientation, materials and colors (earth tones and non-reflective paints), landscape buffers, shielded exterior lighting, screening of parking areas and inclusion of perimeter roads to allow maintenance of open</p>	<p>Inconsistent. Development of 156 residential units throughout the Key Site 3 property would have an impact on scenic and visual resources as discussed in Section 4.1, Aesthetics/Visual Resources. The Key Site 3 property is identified as a gateway area in the Orcutt Community Plan. Mitigation measures AES-1(a) through AES-1(c) would minimize the aesthetic impacts of the project, and Board of Architectural Review (BAR) would help ensure that the project provides an inviting and visually pleasing entrance to the community. However, the proposed mitigation would not prevent the conversion of this gateway area open space to a built environment.</p>

Requirement	Consistency Discussion
<p><i>space corridors.</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) shall be protected.</i></p> <p>DevStd VIS-O-2.1: <i>Development shall be sited and designed to minimize the 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>DevStd VIS-O-2.2: <i>New homes on lots on the edge of bluff tops and canyon walls along significant open space/view corridors shall be of single story or partial second story design to minimize impacts to public view corridors (i.e., public roads, trails, etc.)</i></p> <p>Policy VIS-O-3: <i>Parcels along primary entryways into Orcutt are designated as "Gateway" parcels (Key Sites #1, 2, 3, 14, 15, 21, 22, 25, and part of 18). These gateway parcels shall be developed in a manner that preserves the semi-rural character and provides an inviting and visually pleasing entrance to the community.</i></p>	<p>As discussed above, the applicant has requested several amendments to the land use and open space planning policies for the site, including Policy KS3-2 and Development Standards KS3-1 and KS3-2. Should the requested amendments to the above noted Key Site 3 Policy and Development Standards, be approved, the development would be consistent with OCP visual resource policies. However, such an amendment would result significant and unavoidable impacts to biological and visual resources including the loss of open space which would be inconsistent with policies that pertain to the protection of visual resources.</p>
<i>Orcutt Community Plan- Biological Resources Policies, Actions, and Development Standards</i>	
<p>Policy BIO-O-1: <i>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>DevStd BIO-O-1.1: <i>Development shall be sited and designed to avoid disruption and fragmentation of significant natural resources within and adjacent to designated undeveloped natural open space areas, minimize removal of significant native vegetation and trees, preserve wildlife corridors and provide reasonable levels of habitat restoration. Where possible, significant natural resources, such as specimen trees, adjacent to designated, natural undeveloped open space</i></p>	<p>Inconsistent. As proposed, development of Key Site 3 could result in direct loss of non-native grassland, wetland, coastal scrub, oak woodland, oak riparian, and central dune habitats. The proposed project would result in impacts to populations of wildlife through direct loss of habitat and disruption of wildlife corridors. Mitigation Measures described in Section 4.4, Biological Resources, would reduce impacts to the extent feasible. Mitigation Measures BIOL-1(b) and BIOL-4(a) would require the preparation of a habitat restoration plan, which would ensure consistency with DevStd BIO-O-1.2. Mitigation Measure BIOL-3(b) requires the preparation of a landscape and the use of drought tolerant and locally native plants, which would ensure consistency with DevStd BIO-O-</p>

Requirement	Consistency Discussion
<p><i>corridors should be preserved.</i></p> <p>DevStd BIO-O-1.2: <i>Development within or adjacent to designated natural open space areas shall be reviewed for, and required to implement, habitat restoration where site-specific impacts require restoration. If restoration on or near the site is not feasible, acquisition and preservation of additional habitat acreage should be considered, as a last resort if no other like-kind habitat mitigation options are available, payment into a mitigation bank program within the OPA that is acceptable to the County as provided for by new DevStd BIO-O-1.8. Mitigation and restoration plans should identify acreage impacted, replacement ratios, success criteria, remedial measures, and funding and responsibility for long-term maintenance and monitoring. All such restoration projects shall utilize native plants derived from local (Orcutt) seed and cutting stock, or as deemed biologically acceptable by a County qualified biologist. Wildlife relocation should be avoided. However, any wildlife relocation should be coordinated with Fish and Game and be consistent with applicable State standards.</i></p> <p>DevStd BIO-O-1.3: <i>Landscaping for development on the edge of designated natural undeveloped open space areas shall include native trees and shrubs, with habitat restoration efforts focused on buffers. Planting of highly invasive weedy plants (e.g., iceplant, pampas grass, veldt grass, monterey pine, eucalyptus, spiny clotbur, and Australian fireweed) shall be prohibited within 500 feet of natural undeveloped open space areas as designated on the Open Space map (Figure 20).</i></p> <p>DevStd BIO-O-1.5: <i>The edges of designated undeveloped natural open space areas shall be clearly delineated and fenced where necessary to protect resources both during construction and, when appropriate, over the life of the project. Long term fencing shall be designed to accommodate wildlife passage where appropriate.</i></p>	<p>1.2. Mitigation Measure BIOL-6(a) requires minimal use of fencing in order to avoid the movement of wildlife in open space areas, which ensure consistency with DevStd BIO-O-1.5. However, several impacts to these resources would remain significant and unavoidable, and would present inconsistencies with some of these policies, such as DevStd BIO-O-1.1 and DevStd BIO-O-1. Furthermore, the project is proposing development within the OCP-designated open space area, which was in part implemented to avoid impacts to sensitive biological resources. The proposed project is requesting amendments to several OCP policies pertaining to open space (Policy KS3-2 and Development Standards KS3-1, KS3-2, KS3-6, and KS3-9). However, such amendments would result in significant and unavoidable impacts to biological and visual resources including the loss of open space which would not accomplish a major policy goal of the OCP, as the OCP has designated this area for open space. Therefore, the proposed project would be inconsistent with this policy and these development standards.</p>
<p>DevStd KS3-6: <i>No development, other than a secondary access road from Oakbrook Lane, shall occur within 100 feet of the dripline of the vegetation in the southwest corner of the northern</i></p>	<p>Potentially Inconsistent. As noted above, the proposed project would develop residential units within the area identified in the OCP for open space. If approved, the project would</p>

Requirement	Consistency Discussion
<p><i>mesa, or within a 25 foot-buffer from the top of bluff of the canyon in the northeast corner of the site.</i></p>	<p>result in a net loss of approximately 9 acres of open space (compared to what was approved in the OCP). Therefore, the project is inconsistent with this development standard.</p> <p>As discussed above, the project seeks to amend the following Key Site 3-specific OCP development standard, in order to eliminate any conflicts.</p> <p><i>DevStd KS3-6: No development, other than a secondary access road from Oakbrook Lane to Chancellor Street, shall occur within 100 feet of the dripline of the vegetation in the southwest corner of the northern mesa-bluff area, or within a 25 foot-buffer from the top of bluff of the canyon in the northeast corner of the site.</i></p> <p>However, because of the net loss of open space described above, staff is not recommending approval of the proposed project and amendments to the OCP. Therefore, the proposed project would be inconsistent with this development standard.</p>
<p>Orcutt Community Plan- Cultural Resources Policies, Actions, and Development Standards</p>	
<p>DevStd KS3-9: <i>Development setbacks shall be applied to identified archeological resources (see EIR, Vol. III) The areas within the identified setbacks shall be incorporated into the project design and designated on construction drawings as "Undevelopable Open Space." These areas shall be seeded with shallow-rooted vegetation.</i></p>	<p>Inconsistent. As noted above, the proposed project would develop residential units within the area identified in the OCP for open space. If approved, several of the residential lots located in the central portion of the site would have a potentially significant impact on two of the four identified cultural resources. Therefore, the project would be inconsistent with this development standard.</p> <p>As discussed above, the project seeks to amend the following Key Site 3-specific OCP development standard, in order to eliminate any conflicts.</p> <p><i>DevStd KS3-9: Development setbacks shall be applied to identified archeological resources (see EIR, Vol. III) The areas within the identified setbacks shall be incorporated into the project design and designated on construction drawings as "Undevelopable Open Space." These areas shall be seeded with shallow rooted vegetation can be approved</i></p>

Requirement	Consistency Discussion
	<p><u>provided (1) the developer contribute a durable monument indicating the interpretative value of the resource along a nearby public trail and (2) that the County finds the resource is of secondary importance and not in conflict with protective State Historical and Archaeology laws.</u></p> <p>However, because of the net loss of open space and impacts to cultural resources described above, staff is not recommending approval of the proposed project and amendments to the OCP. Thus, the proposed project would be inconsistent with this development standard.</p>
Orcutt Community Plan – Flooding and Drainage Policies	
<p>DevStd FLD-O-1.3: <i>No development shall be permitted within the floodplain of Orcutt, Pine Canyon or Graciosa Creeks unless such development would either be necessary to:</i></p> <ol style="list-style-type: none"> 1. <i>Permit reasonable development of the site and would not lead to disturbance or removal of significant riparian/wetland vegetation; or</i> 2. <i>Accomplish a major public policy goal of the Orcutt Community Plan.</i> 	<p>Inconsistent. The proposed project would result in development of 46 single family homes in the central plain/lower mesa area, which has been identified as within the 100-year floodplain. Residential home sites within the floodplain would not result in the removal or disturbance of riparian or wetland vegetation; however, riparian areas would be impacted by the construction of bridges across Orcutt Creek for project roadways. Development within this area would not accomplish a major policy goal of the OCP, as the OCP has designated this area for open space. Therefore, the proposed project would be inconsistent with this development standard.</p>

6.3 Zoning: Land Use and Development Code Compliance

6.3.1 Compliance with Land Use and Development Code Requirements

The project site is currently zoned RR-10 and MR-O under the Land Use Development Code. The applicant is requesting a change to the zoning from RR-10 to Planned Residential Development (PRD). The purpose and intent of the PRD zone district is to ensure comprehensively planned development of large acreage within designated urban areas intended primarily for residential use. More specifically, the PRD zone district is intended to:

- ✓ Promote flexibility and innovative design to provide desirable aesthetic and efficient use of space and preserve natural, scenic, and cultural resources;
- ✓ Encouraging clustering of development;
- ✓ Allow for a diversity of housing types;
- ✓ Provide for recreational opportunities for both project residents and the public.

The proposed project and the recommended alternative, are both fully consistent with the purpose and intent of the PRD zone district as noted for the following reasons. First, the proposed project and recommended alternative both cluster development. The proposed project clusters development within the following three pods: 1) the Mesa Clustered area, 2) the Creekside development, and 3) the South Hills Ranchettes located south of Orcutt Creek. Although the proposed development is clustered into three main areas, the two southernmost neighborhoods would be located south of the northern mesa in an area identified in the OCP as open space. Thus, development south of the northern mesa fragments some of the open space areas into smaller less desirable open space areas. Under the recommended alternative, proposed development south of the northern mesa would be removed and provided as open space thereby further confining development to the northern portion of the site. Second, the proposed project and the recommended alternative provide for a mix of market rate housing units. However, it is noted that the proposed project provides a wider range of market rate units among the three different neighborhoods. Third, the proposed project and recommended alternative provide open space and hiking trails opportunities. The proposed project includes provisions for 86 acres of parkland and open space areas. The majority of the proposed trails would be open to the public. Developed park areas would be private with use restricted to the residents of the key Site 3 development. Most of these park areas would be joint use detention basin areas. In addition, public multi-purpose trails would be provided along the project's eastern frontage and along Orcutt Creek. Another public trail would be provided along the Chancellor Street extension and across portions of Lots 156 and 157 for a future connection to the Solomon Hills Trail. As discussed above, the recommended alternative would limit development to the northern mesa area, leaving the southern portion of the site available for dedication to the county for preservation as Open Space. This area could be used for passive recreational purposes, which would benefit residents within the community.

There are no setback requirements for the PRD zone district. However, the following setbacks are included in the Project Description for the three neighborhood areas:

Mesa Clustered Homes

- Front yard = 13 feet (average) with 2 foot minimum from the property line
- Side yard = 7 feet on one side; 0-foot on opposite side except where the side yard abuts a road, public parking area or walk, said yard shall not be less than 10 feet
- Rear yard = 15 feet

Creekside Homes

- Front yard = 20 feet from the right-of-way line of the street.
- Side yard = 5 feet.
- Rear yard = 25 feet.

South Hills Ranchettes

- Front yard = 20 feet from the right-of-way line of the street.
- Side yard = 15 feet.
- Rear yard = 25 feet.

All residential development will be limited to the proposed development envelopes which provide for substantial separation between residential units and surrounding development. Maximum structure height allowed in the PRD zone district is 35 feet. Under the proposed Architectural and Landscape Design Guidelines, building height would be limited to 35 as defined under the LUDC, thus ensuring consistency with the building height standards. Parking would be provided in compliance with the residential parking requirements of the LUDC for both the market rate and affordable units. All proposed streets to serve the project would be private but constructed to County standards. Building coverage would be well below the 30% maximum allowed under the PRD zone district.

6.3.2 Chapter 21, Subdivision Regulations

Chapter 21, County Code/County Subdivision Regulations§21-24 et seq Chapter 21 of the County Code (County Subdivision Regulations) establish minimum standards for lot area, lot width, and lot depth. In addition, §21-8(c)(7) prohibits lots where the ratio of lot depth to lot width is in excess of 3:1. Such standards are intended to ensure that subdivisions within zone districts with smaller minimum lot sizes (e.g. 7-R-1, 10-R-1, etc) are of sufficiently regular configuration to facilitate development without the need to modify or allow for variances to zone district design standards such as setbacks, lot width minimums, parking, building separation, etc. Both the proposed project and recommended "Project Redesign" would be consistent with the rules and regulations of the County's subdivision regulations. 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

This project was first reviewed by the Subdivision/Development Review Committee on October 19, 2006, June 18, 2009, and again on July 23, 2009. Departments involved in the case have forwarded revised Conditions of Approval based on the most recent design.

6.5 Design Review

To date, the project has been before the North Board of Architectural Review (NBAR) for conceptual review four times. The reviews occurred on February 26, March 26, April 23 and May 28, 2010. The May 28th meeting also included a site visit. The NBAR minutes from the meetings are included as Attachment C. In summary, the NBAR found the project to be too dense and lacked a creative imagination in design. Further, the NBAR commented that the linearity of the structures should be broken up through the use of curvilinear streets and increased separation between units. The NBAR also noted that the proposed structures located adjacent to Highway 101 should be oriented with entries and front yards facing the freeway. With regards to the proposed homes south of the mesa, the NBAR believes the proposed grading is unresponsive to the site topography and noted that additional site design work is needed to minimize earthwork and retain the character of the land.

6.6 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.⁴

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	\$622,284	LUP or Map Recordation Final Inspection Final Inspection
Transportation Roadway Bikeways Landscape Medians	\$3,367/unit \$304/unit \$351/unit	\$525,252 \$47,424 \$54,756	LUP or Map Recordation LUP LUP
Regional Drainage	N/A	N/A	Final Inspection
Fire Countywide(\$0.20/sf) Orcutt Area	\$781 + \$0.10/sf for sprinklered structures.		Final Inspection Final Inspection
Library	\$704/unit	\$109,824	Final Inspection
Public Administration	\$393/unit	\$61,308	Final Inspection
Sheriff	\$278/unit	\$43,368	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.

ATTACHMENTS

- A. Impact Summary Tables
- B. NBAR Minutes
- C. APN Sheet

⁴ These fee estimates are based on the project description. Fee estimates may need to be adjusted if the recommended alternative, "Project Redesign" is approved due to the decrease in the total number of units (99 v 156).



ATTACHMENT A

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
CLASS I PROJECT-SPECIFIC IMPACTS (Significant and Unavoidable)		
4.1 Aesthetics		
<p>Impact AES-1. Development of the proposed project would alter the predominantly rural aesthetic character of the project site.</p>	<p>AES-1(a). Architectural and Landscape Guidelines. The applicant shall develop and implement Architectural and Landscape Guidelines that include the components listed below. The Guidelines shall incorporate the guidance from the applicable OCP Development Standards (DevStds VIS-O-1.1, VIS-O.3.1, VIS-O-3.4, KS3-14 through KS3-17, KS3-19 through KS3-21, etc.) include clear criteria and requirements to guide the design, layout, and landscaping of all residential development. All future development shall comply with the Guidelines. Enforcement of compliance with the Guidelines shall be the responsibility of the Planning and Development Department (P&D).</p> <ul style="list-style-type: none"> • Tract landscaping. Landscaping installed as part of tract improvements shall be consistent with approved landscape plans. Landscaping guidelines shall describe the following elements <ul style="list-style-type: none"> - Landscaping shall consist of drought-tolerant native and/or Mediterranean type species, and shall provide screening along the project perimeters; - Only natural fiber, biodegradable materials shall be used; - Fuel management techniques shall be used, including, but not limited to, fire resistive landscaping, defensible space features, and strictly controlled vegetation within defensible space; - Fire-resistant vegetation shall be used in tract landscaping. • Individual House Landscaping. Landscaping Plans for the front yards of individual houses shall be prepared by a qualified Landscape Architect, and shall be designed to screen and blend the proposed development into the surrounding area while preserving identified viewsheds. Individual lot landscaping plans shall incorporate plants that are drought-tolerant native and/or Mediterranean type species. Only natural fiber, biodegradable materials shall be used for plantings. <p>Plan Requirements and Timing. The applicant shall submit Design Guidelines to P&D and the Board of Architectural Review for review and</p>	<p>Class I (Significant and unavoidable)</p>

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	<p>approval prior to final map recordation. Guidelines shall be recorded with the final map for the tract. A copy of the Guidelines shall be submitted with grading, building, and landscaping plans prior to zoning clearance approval for individual lot development. Guidelines shall be included in Covenants, Conditions and Restrictions (CC&Rs), and monitored by a Homeowners Association (or similar entity) with oversight by County P&D. Monitoring. For both tract and individual house projects, P&D shall ensure compliance upon completion of tract improvements, and as needed.</p> <p>AES-1(b). Design of Roads and Infrastructure. Cut and fill slopes for new roads shall be contoured to conform to the prevailing adjacent landforms and landscapes, and drainage swales should be used rather than curbs. Utility service for new development shall be underground.</p> <p>Plan Requirements and Timing. The applicant shall submit plans depicting new road and utility placement and design, subject to the review and approval of P&D. Plans shall be included in Covenants, Conditions and Restrictions (CC&Rs), and monitored by a Homeowners Association (or similar entity) with oversight by County P&D. Monitoring. P&D shall review plans prior to final recordation and inspect prior to issuance of occupancy permits for each phase.</p> <p>AES-1(c). Graffiti Control. The Homeowner's Association, applicant or successor shall clean up any graffiti on project sound walls within 72 hours. If the problem persists, as determined by Planning and Development, a plan for preventing recurrence shall be submitted to Planning and Development for review and approval, and shall be implemented as approved. Suggested anti-graffiti measures include the use of vertical landscaping or vines along affected wall surfaces and/or the use of anti-graffiti paint.</p> <p>Plan Requirements and Timing. This condition shall be printed on final subdivision improvement plans and included in the project's CC&Rs. A graffiti prevention plan shall be submitted by the developer or Homeowners Association upon determination of need by Planning and Development. Monitoring. P&D shall review plans and CC&Rs for conformance prior to final map clearance and confirm compliance prior to issuance of building permits. P&D shall also site inspect and respond to complaints.</p>	
Impact AES-2. The	AES-1(a)	Class I (Significant and unavoidable)

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
<p>proposed development on Key Site 3 would result in a loss of the unobstructed views of the Solomon Hills experienced by travelers on U.S. Highway 101, and potentially Clark Avenue.</p>		
<p>4.4 Biological Resources</p>		
<p>Impact BIO-4. Construction and development activities associated with residential development of Key Site 3 could result in direct loss of non-native grassland, coastal scrub, oak woodland, oak riparian, and central dune scrub habitats.</p>	<p>Three of the Key Site 3-specific biological resource mitigation measures in the OCP EIR were developed to offset habitat loss. Mitigation KS3-BIO-1 refers to preservation of habitat from 200 feet north of Orcutt Creek to the southern boundary of the property through application of an Open Space Overlay. The effectiveness of this mitigation measure is compromised the currently proposed development plan. Mitigation KS3-BIO-2 requires mitigation focused on coast live oak trees. Mitigation KS3-BIO-3, which was incorporated into the Final OCP as DevStd KS3-5, requires that the location of the bike path, hiking trails, and rest area be sited to minimize vegetation removal. Mitigation Measures BIOL-1(b) and BIOL-3(a), would apply. In addition, the following mitigation measures would also be required to mitigate impacts to habitats on-site.</p> <p>BIOL-4(a) Habitat Restoration. To mitigate for effects on sensitive vegetation from the project, the applicant shall hire a qualified biologist to develop a Habitat Restoration Plan with the goal of restoring impacted sensitive habitats at a minimum ratio of 2:1 onsite (habitat restored to habitat impacted) for central dune scrub, central coast arroyo willow riparian scrub forest, and central coast live oak riparian forest, and 3:1 for central maritime chaparral, per the requirements below. The Habitat Restoration Plan shall be implemented for a period of not less than five years, or until restoration has been completed successfully as determined by P&D. Off-site habitat acquisition and off-site restoration and/or enhancement may be considered if onsite restoration is not feasible as long as the off-site proposals result in equal compensatory value. Replacement ratios for off-site mitigation may be different than those required for onsite mitigation. The Habitat Restoration Plan shall include, at a minimum, the following components:</p> <ul style="list-style-type: none"> • Description of the project/impact site (i.e.: location, responsible parties, areas to be impacted by habitat type); • goal(s) of the compensatory mitigation project [type(s) and area(s) of habitat to be 	<p>The above mitigation measures would protect native habitats through inclusion of setbacks, clustering of development, native landscape buffers, and restoration of degraded areas and the selective placement of bike path, hiking trails and the rest area to minimize loss of significant vegetation. Mitigation Measure BIO-4(a) would require restoration of disturbed habitats, while Mitigation Measure BIO-3(a) would protect native habitats from invasion by non-native by requiring locally native species in landscaping adjacent to open space areas. Taken together, these mitigation measures will offset some habitat loss due to the proposed development. However, there would still be a substantial habitat loss associated with the proposed development plan, particularly with the components of the development south of Orcutt Creek. Removal of most of the development south of Orcutt Creek may reduce these impacts to significant and mitigable, but the feasibility of substantial project redesign, cannot be assured. With the above mitigations, impacts would be reduced but due to the uncertainties associated with restoration at this time, impacts would remain significant and unavoidable (Class I).</p>

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	<p>established, restored, enhanced, and/or preserved; specific functions and values of habitat type(s) to be established, restored, enhanced, and/or preserved];</p> <ul style="list-style-type: none"> • description of the proposed compensatory mitigation-site (location and size, ownership status, existing functions and values of the compensatory mitigation-site); • implementation plan for the compensatory mitigation-site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan); • maintenance activities during the monitoring period, including weed removal as appropriate (activities, responsible parties, schedule); • monitoring plan for the compensatory mitigation-site, including no less than quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports); • success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30 percent relative cover by vegetation type; • an adaptive management program and remedial measures to address negative impacts to restoration efforts; • notification of completion of compensatory mitigation and agency confirmation; and • contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism). <p>Plan Requirements and Timing. The Habitat Restoration Plan shall be submitted to Planning and Development for review and approval prior to issuance of Land Use Permits. If habitat restoration is to take place off-site, the above requirements shall also apply, and, in addition, proof of purchase or an easement controlling off-site acreage shall also be submitted to Planning and Development prior to issuance of Land Use permits. Monitoring. The restoration shall be monitored by a qualified biologist for five years. Planning and Development shall oversee implementation of the Habitat Restoration Plan through periodic monitoring and a final restoration site inspection upon completion of the Habitat Restoration Plan.</p> <p>BIOL-4(b) Oak Tree Avoidance (Modification of Mitigation KS3-BIO-2 in OCP EIR). The</p>	

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	<p>applicant shall modify the proposed development to either incorporate and/or avoid oak trees. The following shall be graphically depicted on all final grading and building plans:</p> <ul style="list-style-type: none"> • The location and extent of dripline for all trees and the type and location of any fencing. • Development envelopes shall be designated on all parcels and shall be located outside of the driplines of all preserved oak trees. All ground disturbances including grading for buildings, access ways, easements, subsurface grading, sewage disposal, and well placement shall be prohibited outside development envelopes to the greatest extent feasible. • Equipment storage and staging areas shall be designated on approved grading and building plans outside of dripline areas. • Paving shall be pervious material (i.e., gravel, brick without mortar) where access roads or driveways encroach within 25 feet of the dripline of an oak tree. • Permanent tree wells or retaining walls shall be specified on approved plans and shall be installed prior to approval of Land Use Permits. A County-approved arborist/biologist shall oversee such installation. • Drainage plans shall be designed such that oak tree trunk areas are properly drained to avoid ponding. • All utilities shall be placed in development envelopes or within or directly adjacent to roadways and driveways or in a designated utility corridor in order to minimize impacts to trees. <p>The following shall be printed as conditions on all final grading and building plans:</p> <ul style="list-style-type: none"> • No grading or development shall occur within the driplines of oak trees that occur in the construction area. • All individual oak trees or groups of trees within 50 feet of proposed ground disturbances shall be temporarily fenced with bright orange construction fencing prior to and throughout all grading and construction activities. The fencing shall be installed 25 feet outside the dripline of each oak tree or group of trees, and shall be staked every six feet. • No construction equipment shall be parked, stored, or operated within 25 feet of any oak tree dripline. 	

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	<ul style="list-style-type: none"> • No fill soil, rocks, or construction materials shall be stored or placed within 25 feet of the dripline of a specimen oak tree. • No artificial surface, pervious or impervious, shall be placed within 25 feet of the dripline of any oak tree, except for County-approved project access roads. • Any roots encountered that are one inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a County-approved arborist/biologist. • Any construction activity required within three feet of an oak tree's dripline shall be done with hand tools. • No permanent irrigation shall occur within the dripline of any existing oak tree. • Only designated trees shall be removed. All grading and construction plans shall clearly delineate those trees to be removed and those to remain. • Maintenance of oak trees shall be accomplished through water-conserving irrigation techniques. <p>Plan Requirements and Timing. Final grading and building plans submitted to Planning and Development for review and approval shall include the above protection measures.</p> <p>Monitoring. Planning and Development shall ensure that final plans include this measure prior to land use clearance for grading and subdivision improvements. Permit Compliance staff shall site inspect and verify installation of protective barriers prior to commencement grading activities. Thereafter, site inspections shall be conducted at a minimum of once per week through all phases of development to ensure compliance with the above measures.</p> <p>BIOL-4(c) Oak Tree Mitigation. Where oak trees cannot be avoided, the applicant shall hire a County-approved arborist /biologist to develop an Oak Tree Protection and Replacement Plan. Per County requirements, the plan shall provide for the replacement, in kind, at a ratio of 10:1 (trees replaced per tree removed), of all oak trees measuring six (6) inches at DBH or greater. Replacement trees shall be planted on-site on north-facing slopes, preferably along the edge of existing oak woodland habitat, and replanting shall occur as soon as it is feasible (e.g., irrigation water available, grading done in replanting area, etc.). Final placement of replacement oak trees shall be approved by the County-approved arborist/biologist.</p> <p>The Oak Tree Protection and Replacement Plan</p>	

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	<p>shall outline measures necessary to ensure that these newly planted trees become successfully established. Measures to ensure success shall include, at a minimum, protections from predation by wild and domestic animals; regular weeding at a minimum of twice per year; installation of irrigation system for controlled watering for the first three years; and use of standard planting procedures (e.g., planting tablets, initial deep watering, planting during coolest and wettest months). The Oak Tree Protection and Replacement Plan shall include the location and number of replantings, a monitoring schedule, success criteria, remedial measures (should they be needed), and annual reporting requirements, all aimed at a 100% replacement success rate at the end of five years.</p> <p>Plan Requirements and Timing. The Oak Tree Protection and Replacement Plan shall be submitted to Planning and Development for review and approval prior to land use clearance for grading and subdivision improvements. Monitoring. Planning and Development shall oversee implementation of the Oak Tree Protection and Replacement Plan.</p> <p>BIOL-4(d) Central Dune Scrub and Central Maritime Chaparral Avoidance and Mitigation (modification of Mitigation Measure BIO-23 from the OCP EIR). Impacts to Central Dune Scrub and Central Maritime Chaparral shall be avoided to the greatest extent feasible through redesign/relocation of development. Bright orange construction fencing shall be placed a minimum of 30 feet outside the edge of these habitats prior to initiation of ground disturbance activities and shall remain in place until construction is complete. No vehicles, person, materials, or equipment will be allowed in protected areas. Grading plans shall show the location of these habitats and protective fencing.</p> <p>Where avoidance is not feasible, impacts shall be mitigated on-site at a ratio of 2:1 for central dune scrub and 3:1 for central maritime chaparral (habitat restored for habitat lost) as discussed above in BIOL-4(a). Habitat may be restored in areas temporarily disturbed during grading activities. The location shall be determined by a County-approved biologist. The County may approve off-site restoration if it can be shown that restoration on-site is not feasible. The restoration shall include locally native species approved by the County. A Habitat Restoration Plan shall be developed by a</p>	

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	<p>County-approved biologist pursuant to the requirements listed in Mitigation Measure BIOL-4(a) above.</p> <p>Plan Requirements and Timing. Grading plans showing the location of Central Dune Scrub and Central Maritime Chaparral, as well as the Habitat Restoration Plan (if required) shall be submitted to Planning and Development for review and approval prior to land use clearance for grading and subdivision improvements.</p> <p>Monitoring. Planning and Development inspect the site prior to initiation of ground disturbance and shall inspect the site a minimum of once per week to ensure protective fence is in place. Planning and Development shall oversee implementation of the Habitat Restoration Plan.</p>	
<p>Impact BIO-6. Development of the proposed project would result in impacts to populations of wildlife through direct loss of habitat and disruption of wildlife corridors. Further impacts to wildlife would occur due to disturbance of habitat by domestic animals, and increased levels of noise, light, and human presence.</p>	<p>Mitigation Measures BIOL-1(a), BIOL-1(b), BIOL-3(a), BIOL-3(b), BIOL-4(a), BIOL-4(b), BIOL-4(c), BIOL-4(d), and BIOL-5(b), would all apply. The following mitigation measures are also required to mitigate impacts to wildlife corridors on-site:</p> <p>BIOL-6(a) Development Restriction. The applicant shall restrict development of the lots located south of Orcutt Creek to the extent of the development envelopes. No structures or fencing shall be permitted outside of the development envelopes, except along the Key Site 3 property boundaries as required by OCP Policy LUA-O-2. Fire management buffers shall also be contained within the development envelopes. The remaining habitat south of Orcutt Creek, outside of the development envelopes, shall be designated as Open Space to be managed by the HOA or a County-approved conservation entity. No development activity shall occur in this open space. The applicant shall place this open space area into a deed restriction or conservation easement.</p> <p>Plan Requirements and Timing. The applicant shall submit revised tract and development plans indicating the location of open space to Planning and Development for review and approval prior to final map clearance. Proof of deed restriction or conservation easement shall be submitted to Planning and Development prior to land use clearance for grading and subdivision improvements. Monitoring. Planning and Development shall site inspect the lots prior to occupancy to ensure compliance.</p> <p>BIOL-6(b) Open Space Management Plan. The applicant shall develop an Open Space Management Plan (OSMP). Areas designated as</p>	<p>Mitigation Measure BIOL-1(a) would prevent lighting impacts from spilling over into open space areas, and Mitigation Measures BIOL-1(b), BIOL-3(a), BIOL-3(b), BIOL-4(a), BIOL-4(b), BIOL-4(c), BIOL-4(d), BIOL-5(b), and BIOL-6(a) would minimize loss of on-site habitats. Mitigation Measures BIOL-6(b) and BIOL-6(c) would minimize impacts to wildlife from increased human presence, as well as the associated introduction of domestic pets into the area. Taken together, these mitigation measures will reduce, but not eliminate, impacts resulting from habitat elimination and fragmentation. The proposed development would introduce a built environment into various sensitive habitat areas and would restrict and fragment important wildlife corridors. Impacts, therefore, would remain significant and unavoidable (Class I).</p>

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	<p>Open Space within Key Site 3 shall be described within the OSMP and shall be managed in perpetuity to ensure long-term protection of native plant communities and wildlife habitat in the open space areas on site.</p> <p>Plan Requirements and Timing. The Open Space Management Plan shall be prepared by a County-approved biologist and shall include the following:</p> <ol style="list-style-type: none"> 1. Introduction, including a summary of applicable conditions of approval that make the Plan necessary; the stated purpose and Goal of the Plan (usually this will be based on the mitigation requirements), and a discussion of financial mechanisms and any necessary agreements required to support the Open Space Management Area; 2. Survey and Mapping Methods, including habitat type references such as Holland (1989) and Sawyer, Keeler-Wolf and Evens (2009); 3. Description of Environmental Setting, including description of project and open space area (topography, soils, vegetation, wildlife, functions and values of habitats, etc.); 4. Management Goals and Objectives; (Examples include: (1) to ensure long-term protection of native plant communities, cultural resources, and wildlife habitat in the open space areas on site; (2) to establish baseline conditions upon which adaptive management will be determined and success will be measured; and (3) to provide an overview of the operation, maintenance, administrative and personnel requirements to implement management goals); 5. Details of Management Tasks, Treatments, Actions, Restrictions, Protections, and Prohibitions, including short-term and long-term actions and detailed schedules for implementation (If weed removal is included, plans must include a list of target species, priorities for removal, and specific methods for each species). Where appropriate, tasks shall include the following breakdown: biological (e.g., update mapping), administrative and maintenance (e.g., construct signs, construct fencing, remove trash), public use (e.g., construct trail, develop interpretive materials), and fire management (e.g., coordinate with County Fire; protect areas with high biological importance). Frequency of task occurrence and level of effort (hours 	

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	<p>per year) shall be included;</p> <ol style="list-style-type: none"> 6. Provisions for Adaptive Management, including remedial actions if necessary; 7. Implementation Responsibilities, including, as appropriate, consulting firm responsible for implementation, proposed easement holder, landowner 8. Monitoring and reporting for 5 years; 9. Provisions for maintenance after 5 years; 10. Detailed maps showing locations of resources, trails, fuel management requirements, and locations of all proposed actions (e.g., restoration areas, weed removal areas, etc.) <p>The Final Open Space Management Plan shall be submitted to the County for review prior to land use clearance for grading and subdivision improvements.</p> <p>Monitoring. The County will review the Final Open Space Management Plan to ensure that it meets the specified purpose and objective of this mitigation. Planning and Development shall site inspect the open space areas to ensure compliance.</p> <p>BIOL-6(c) Wildlife Impact Avoidance (includes modification of Mitigation Measures BIO-6 and KS3-BIO-6 in the OCP EIR). The applicant shall design the development to incorporate the following measures to reduce impacts to wildlife following occupancy:</p> <ul style="list-style-type: none"> • Roadway widths adjacent to open space areas shall be reduced to the minimum width possible while maintaining Fire Department Requirements for emergency access. • Appropriate signage warning residents of the potential presence of wild animals on roadways and bike paths shall be installed along roads adjacent to open space areas. In addition, interpretative educational signage discussing sensitive resources on-site (e.g., Orcutt Creek, central dune scrub, oak woodland, rare plants and animals etc.) shall be installed along all bike paths, hiking trails and rest areas. Information on educational signage shall be developed by a County-approved biologist. Such signage shall be maintained by the developer or HOA. • Utilities, such as electrical, water and sewer, shall be installed under paved roads and sidewalks wherever possible. • Information brochures shall be provided to potential buyers and included as an 	

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	<p>attachment to the subdivision's CC&Rs outlining the impacts associated with non-native animals, (especially feral cats and dogs), impacts associated with introduction of invasive landscaping plants, and impacts associated with use of pesticides. The information brochures shall also inform potential buyers of the potential for wild animals, such as coyotes, to prey upon domestic animals.</p> <p>Plan Requirements and Timing. Grading and building plans shall include the above measures and shall be submitted to Planning and Development for review and approval prior to issuance of land use clearance for grading and subdivision improvements. The information brochure shall be submitted to Planning and Development for review and approval prior to zoning clearance for the first residence. Monitoring. Planning and Development shall site inspect upon completion of construction.</p>	
<p>Impact BIO-8. Impacts to special status plants could occur as a result of development of Key Site 3.</p>	<p>OCP EIR Mitigation BIO-29 requires a mitigation plan wherever impacts to rare plants occur and encourages consultation with CDFG. Restoration meeting the requirements of Mitigation Measure BIOL-4(a) (habitat restoration) would be applied as a modification of OCP EIR BIO-29, where special status plants cannot be avoided, and where they occur in an area of sensitive habitat such as central dune scrub. The following additional mitigation measures are also required:</p> <p>BIOL-8(a) Special Status Plant Surveys. Prior to any vegetation removal, grubbing, or construction activities south of Orcutt Creek. Seasonally-timed special status plant surveys shall be conducted by a County-approved biologist in any building areas south of Orcutt Creek no more than two years before initial ground disturbance. The purpose of the surveys is to document the number, if any, of sensitive plants within construction areas so that mitigation can be accomplished. As the project is phased, a special status plant survey specific to each phase shall be conducted prior to land use clearance for grading associated with each phase. For the development of the estate lots, a special status plant survey shall be conducted prior to zoning clearance for grading or construction associated with each residence. The surveys shall coincide with the bloom periods for each species listed above and all special status plant species identified on-site shall be mapped onto a site-specific aerial photograph and topographic map at a scale of</p>	<p>Implementation of the restoration per Mitigation Measure BIOL-4(a) and the above mitigation measures BIOL-8(a) through BIOL-8(d) would offset impacts to special status plant species by requiring appropriately-timed sensitive plant surveys, avoidance and minimization of impacts to special status plant species, and a mitigation plan for impacts to formally listed rare plants. Implementation of these mitigation measures would effectively reduce impacts to special status plant species to a less than significant (Class II) level. However, if endangered or threatened plant species (e.g., seaside bird's beak), or species listed by the CNPS as List 1 or 2 are located within a development envelope and the development cannot be redesigned to avoid these plants, impacts to these species may be significant and unavoidable (Class I).</p>

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	<p>no more than 1"=200'. Surveys shall be conducted in accordance with the County and CDFG and USFWS protocols (California Department of Fish and Game 2009c, United States Fish and Wildlife Service 2000).</p> <p>Plan Requirements and Timing. A report of the rare plant survey results shall be submitting to Planning and Development for review prior to land use clearance for grading and subdivision improvements, and prior to zoning clearance for development of each estate lot, if grading on each of these lots is not conducted concurrent with subdivision improvements serving the estate lots. Mapped locations of rare plants shall be shown on grading plans. Monitoring. Planning and Development shall ensure that the rare plant surveys have been completed.</p> <p>BIOL-8(b) Special Status Plant Avoidance and Minimization. If List 1B species are found, the applicant shall redesign the proposed development to avoid impacting these plant species to the greatest extent feasible. Rare plant occurrences that are not within the immediate disturbance footprint, but are located within 50 feet of disturbance limits shall have bright orange protective fencing installed at least 30 feet beyond their extent to protect them from harm.</p> <p>Plan Requirements and Timing. The applicant shall submit revised tract and/or development plans, as applicable, indicating the location of rare plants to Planning and Development for review and approval prior to land use clearance for grading and subdivision improvements, and prior to zoning clearance for development of each estate lot, if grading on each of these lots is not conducted concurrent with subdivision improvements serving the estate lots. . Planning and Development shall inspect the site prior to initiation of ground disturbance activities to ensure the protective fencing is installed properly. Monitoring. Planning and Development shall ensure that the proposed development avoids impacts to rare plant species to the greatest extent feasible. The protective fencing shall be monitored weekly until construction is complete.</p> <p>BIOL-8(c) Special Status Plant Mitigation. If avoidance is not feasible, seed shall be collected from on-site rare plants and/or from other local populations of plants, prior to removal. Seed shall be distributed in areas not destined for development that have the appropriate habitat</p>	

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	<p>characteristics necessary to support the restoration. Permits shall be obtained by the developer prior to seed collection from the federal and/or state government, where applicable. Existing occurrences to be protected could also be enhanced to increase the areal extent and numbers of the occurrence. Topsoil may also be salvaged and distributed over temporarily disturbed areas following completion of construction activities.</p> <p>The total number or total acreage for each special status plant species shall be determined prior to initiation of ground disturbance activities in any areas containing such species and shall be restored on-site at a County-approved location at a 2:1 ratio for each species. Restoration may be focused in areas temporarily disturbed by grading activities and may coincide with Central Dune Scrub and/or Central Maritime Chaparral habitat restoration (if appropriate), but should occur south of Orcutt Creek to the greatest extent feasible. A restoration plan that includes monitoring requirements and follow up reporting shall be prepared in accordance with Mitigation Measure BIOL-4(a) above. The plan shall be in place for no less than five years.</p> <p>Plan Requirements and Timing. The applicant shall submit the mitigation and monitoring plan to Planning and Development for review and approval prior to land use clearance for grading and subdivision improvements, and prior to zoning clearance for development of each estate lot, if grading on each of these lots is not conducted concurrent with subdivision improvements serving the estate lots.</p> <p>Monitoring. Planning and Development shall ensure that the proposed development avoids impacts to rare plant species to greatest extent feasible.</p> <p>BIOL-8(d) CDFG Consultation. If rare plants listed under CESA are found on-site, and they cannot feasibly be avoided by the proposed development, consultation with CDFG shall be required. While not likely based on surveys for this EIR if any state or federally listed plant or animal is identified onsite, and cannot be avoided, then an incidental take permit from the CDFG or USFWS will be acquired. A mitigation plan developed in accordance with Mitigation Measure BIOL-4(a) shall be developed and submitted to CDFG and the County for approval.</p> <p>Plan Requirements and Timing. A copy of the CESA Permit, or correspondence stating that no</p>	

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	<p>permit is necessary, shall be filed with Planning and Development prior to land use clearance for grading and subdivision improvements, and prior to zoning clearance for development of each estate lot, if grading on each of these lots is not conducted concurrent with subdivision improvements serving the estate lots. Monitoring. Planning and Development shall ensure that all required documentation is received prior to initiation of construction activities and shall oversee implementation of mitigation plans.</p>	
<p>4.9 Land Use and Planning</p>		
<p>Impact LU-2 The proposed project would result in a substantial loss of public open space relative to current Orcutt Community Plan policies. Although the proposed project includes amendments to the Orcutt Community Plan to eliminate conflicts with adopted policies, there would be impacts related to the loss of open space.</p>	<p>No measures are available to mitigate the loss of open space short of redesigning the proposed project.</p>	<p>Impact LU-2 cannot be mitigated and would remain significant and unavoidable (Class I).</p>
<p>4.14 Utilities and Service Systems</p>		
<p>Impact U-3. The proposed project would generate approximately 406 tons of solid waste per year. The amount of solid waste generated would exceed Santa Barbara County thresholds.</p>	<p>U-3 Solid Waste-SRSWMP. (incorporates OCP EIR SW-4) The Applicant 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:</p> <ol style="list-style-type: none"> 1. Construction Source Reduction: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> a. Recycling and composting programs including separating excess construction materials onsite for reuse/recycling or proper disposal 	<p><i>Mitigation Measure U-3 would reduce construction- and operational-phase solid waste streams and potential impacts to the Santa Maria Landfill to the extent feasible. The landfill would have the capacity to serve the proposed project; however, based on Santa Barbara County thresholds, the project would result in a significant and unavoidable (Class I) impact to landfill facilities.</i></p>

**Table ES-1 Summary of Potentially Significant Environmental Impacts,
Mitigation Measures and Significance after Mitigation**

Impact	Mitigation Measures	Significance After Mitigation
	<p>(e.g., concrete, asphalt, wood, brush). Provide separate onsite bins as needed for recycling.</p> <p>3. Operation Solid Waste Reduction Examples:</p> <ul style="list-style-type: none"> a. Establish a recyclable material pickup area. b. A green waste source reduction program, including the creation of common lot composting areas, and the use of mulching mowers in all common open space lawns. c. Participate in the existing curbside recycling program to serve the new development. d. Implement a backyard composting yard waste reduction program. <p>Timing: The applicant shall (1) submit a SRSWMP to P&D permit processing staff for review and approval prior to issuance of a Land Use Permit for grading. (2) include the recycling area 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 applicant shall demonstrate to P&D compliance staff as required that solid waste management components are established and implemented. The 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. The HOA shall demonstrate to compliance staff that SRSWMP components have been established and maintained according to plans and agreements for the life of the project.</p>	
CLASS I CUMULATIVE IMPACTS (Significant and Unavoidable)		
<p>4.1 Aesthetics</p> <p>Cumulative Impacts to Aesthetics (Visual Character and View Impairment)</p>	<p>Mitigation Measures AES-1(a), AES -1(b), and AES -3(a) would apply.</p>	<p>Potential impacts to the project site under the current development proposal are greater than those analyzed in the OCP EIR, even after the application of all feasible mitigation, and cumulative impacts related to visual character change and impairment of scenic views would remain significant and unavoidable (Class I)</p>
4.4 Biological Resources		

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
Cumulative Biological Resources Impacts	Mitigation Measures BIOL-1(a), BIOL-1(b), BIOL-3(a), BIOL-3(b), BIOL-4(a), BIOL-4(b), BIOL-4(c), BIOL-5(a), BIOL-5(b), BIOL-5(c), BIOL-6(a), BIOL-6(b), BIOL-6(c), BIOL-7(a), BIOL-7(b), BIOL-7(c), BIOL-8(a), BIOL-8(b), BIOL-8(c), BIOL-8(d), BIOL-9(a), BIOL-9(b), BIOL-9(c), and BIOL-9(d) would all apply.	<p>The proposed project, both directly and indirectly, will contribute to the gradual reduction and fragmentation of native habitats (including sensitive habitats), loss of native plant species diversity and populations, and reduction in and potential loss of native wildlife diversity and populations. While many of the impacts to specific special status species are mitigated to a level less than significant in this SEIR, the project's contribution to cumulative impacts to sensitive habitats and to habitat loss in general are significant and unavoidable (Class I).</p>
4.9 Land Use and Planning		
Cumulative Impacts to Land Use and Planning	<p>No measures are available to mitigate the loss of open space.</p>	<p>Cumulative development in the community of Orcutt includes 1,544 residential units in addition to 762,196 square feet of non-residential development. Build-out of the Orcutt area would gradually transform the community from a rural to a more urban character and result in additional loss of open space areas. Such development would also generate short-term construction air and noise emissions, and long-term land use compatibility effects related to quality of life issues, noise and traffic nuisances, aesthetic incompatibility, and agriculture/urban conflicts. Potential land use conflicts would be addressed on a case-by-case basis. However, the project's proposed placement of development in areas that were subject to the OCP Open Space overlay would result in a cumulatively significant loss of open space. This loss of open space would be significant and unavoidable (Class I).</p>
4.14 Utilities and Service Systems		
Cumulative Impacts to Wastewater	<p>Mitigation Measures U-1(a) and U-1(b) would apply.</p>	<p>Based on the residential wastewater generation factors obtained from the LCSD, cumulative residential development in the community of Orcutt would generate approximately 0.543 MGD of wastewater. Based on a wastewater generation rate of 0.000525 MGD per 1,000 square feet of non-residential as provided by LCSD, cumulative non-residential development would generate approximately 0.4 MGD of wastewater.</p>

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Impact	Mitigation Measures	Significance After Mitigation
		<p>These totals combined equal 0.943 MGD. Existing plus cumulative development would generate 3.043 MGD of wastewater, which would exceed 75% of the treatment plant's permitted capacity of 3.7 MGD. The proposed project would contribute to this wastewater demand. Although implementation of recommended Mitigation Measures U-1(a) and U-1(b) above would reduce the project's contribution to wastewater demands, the project would have an average wastewater demand of 0.046 MGD, which is approximately 10% of the projected Plan Area residential demand, and approximately 5% of the projected total demand, this would be a cumulatively considerable contribution. The project's contribution to cumulative impacts would be significant and unavoidable (Class I).</p>
<p>4.14 Utilities and Service Systems</p>		
<p>Cumulative Impacts to Solid Waste</p>	<p>Mitigation Measure U-3 would apply.</p>	<p>Based on the solid waste generation rates discussed in Section 4.14, cumulative development in the Orcutt Area would generate approximately 8,379 tons of solid waste per year. Solid waste generated in the Orcutt area is disposed at the City of Santa Maria Landfill. As discussed above, the Santa Maria Landfill has the capacity to serve the proposed project in the near term, and the City of Santa Maria has proposed a new landfill within an unincorporated area of Santa Barbara County known as Los Flores Ranch, which would serve the Community of Orcutt and the City of Santa Maria upon the closure of the Santa Maria Landfill, anticipated to occur in 2012. It is reasonable to assume that the proposed landfill will likely be implemented in order for the City to remain compliant with the California Integrated Waste Management Act.</p> <p>However, according to County thresholds, a project that would generate 40 tons of solid waste per year would be considered cumulatively significant. Since the proposed project would exceed the threshold for cumulative solid waste generation, cumulative impacts would be considered significant and</p>

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Impact	Mitigation Measures	Significance After Mitigation
unavoidable (Class I).		
CLASS II PROJECT-SPECIFIC IMPACTS (Less than Significant with Mitigation)		
4.3 Air Quality		
<p>Impact AQ-3. Sensitive receptors on the proposed project site would be exposed to hazardous air pollutants at levels that may cause acute and chronic health risks. The proposed residences closest to Highway 101 would be exposed to air pollutants that exceed significance thresholds.</p>	<p>AIR-3. Indoor Air Pollution. The mitigation actions listed below would apply to all residences within 300 feet of the centerline of U.S. Highway 101 (includes Lots 44-86, 114, and 120-128, as numbered on the proposed Vesting Tentative Tract Map 14716 dated January 15, 2010):</p> <ul style="list-style-type: none"> • Forced air ventilation with filter screens on outside air intake ducts shall be provided for all residences within 300 feet of the centerline of US Highway 101. The filter screens shall be capable of removing at least 85% of the particulate matter including fine particulate matter (PM<2.5 micron). • A brochure notifying the future residents of the need for maintaining the filter screens shall be prepared and provided at the time of ownership exchange. In addition, a notice of the diesel particulates risk hazard and the need for screen maintenance shall be placed in the property title. • Windows and doors shall be fully weatherproofed with caulking and weather-stripping that is rated to last at least 20 years. <p>Plan Requirements and Timing. The above-noted emissions avoidance measures shall be incorporated into the project and shown on the plans submitted for zoning clearance. The brochure and the specifications for the filter screens shall also be submitted to Planning and Development for review prior to zoning clearance approval. Monitoring. P&D shall review the hazard avoidance measures and confirm acceptable wording in the brochure and the suitability of the proposed screens prior to issuance of zoning clearance. County building inspectors shall check for installation of the filter screens and adequate weather-proofing in the appropriate units prior to issuance of certificate of occupancy.</p>	<p>These mitigation actions would provide for the removal of particulates prior to entering into the indoor environment, thereby reducing the overall exposure of individual residents. With this reduction in exposure to HAPs, the combined exposure from time spent both indoors and outdoors would be below significance thresholds. Resulting impacts would be less than significant (Class II).</p>
4.4 Biological Resources		
<p>Impact BIO-1. Development of paved multi-use paths could result in riparian vegetation removal and disturbance to wildlife along Orcutt Creek</p>	<p>BIOL-1(a) Lighting Plan (modification of OCP EIR Mitigation Measure KS3-BIO-6). The applicant shall develop a lighting plan for the entire development that shall reduce light pollution in open space habitat areas. All exterior lighting features within 100 feet of open space shall include installation of hoods to prevent "spill-over" into adjacent habitat. Night lighting of public areas shall be kept at the minimum</p>	<p>Implementation of the above mitigation measures would reduce impacts due to construction of paved multi-use paths to less than significant (Class II).</p>

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	<p>necessary for safety purposes. Excessive night lighting shall not be permitted within 100 ft. of open space areas. No lighting shall be permitted along the multi-use trail along Orcutt Creek. Use of high-intensity floodlights on residential lots shall be restricted as stated above, and all residential lighting shall be shielded.</p> <p>Plan Requirements and Timing. The applicant shall submit the Lighting Plan to Planning and Development for review and approval prior to issuance of Land Use Permits. Monitoring. Planning and Development shall site inspect all exterior light fixtures after installation to ensure compliance.</p> <p>BIOL-1(b) Riparian Habitat Restoration Plan. (modification of OCP EIR Mitigation Measures BIO-3 and BIO-3.2) To mitigate for effects on the riparian corridor and the loss of riparian vegetation from the road crossing the applicant shall hire a qualified biologist to develop a Habitat Restoration Plan with the goal of restoring 0.91 acres riparian habitats at a minimum ratio of 2:1 (habitat restored to habitat impacted) per the requirements of BIOL-4(a) below.</p> <p>Plan Requirements and Timing. The Habitat Restoration Plan shall be submitted to Planning and Development for review and approval prior to issuance of Land Use Permits. The Plan shall follow the requirements of Mitigation BIOL-4(a). If habitat restoration is to take place off-site, proof of purchase or an easement controlling off-site acreage shall also be submitted to Planning and Development prior to issuance of Land Use permits. Monitoring. Planning and Development shall oversee implementation of the Habitat Restoration Plan through periodic monitoring and a final restoration site inspection upon completion of the Habitat Restoration Plan.</p>	
<p>Impact BIO-3. Vegetation removal for fire protection may result in loss of sensitive Central Maritime Chaparral and Central Dune Scrub habitats, habitat fragmentation, and spread of invasive species.</p>	<p>Habitat restoration meeting the requirements of Mitigation Measure BIOL-4(a) (above) would apply to compensate for the loss of up to 0.99 acres of Central Maritime Chaparral and approximately .56 acres of Central Dune Scrub. In addition, the following mitigation measures would be required to mitigate impacts relating to fire management activities.</p> <p>BIOL-3(a) Fuel Break Setbacks (modification of OCP EIR Mitigation Measure BIO-15; incorporates OCP EIR Mitigation Measure FIRE-14). Development plans and the tract map shall be revised for each of the estate lots to include buffers of sufficient width to ensure that no fuel modification will extend into sensitive</p>	<p>Habitat restoration meeting the requirements of Mitigation Measure BIOL-4(a) would provide for restoration of sensitive habitat disturbed by fuel management activities. Mitigation Measure BIOL-3(a) would protect native habitat from vegetation clearing for wildfire protection by requiring a 100 ft. buffer between man-made structures and open space. Mitigation Measure BIOL-3(b) would ensure that landscaping adjacent to open space utilizes locally native species and avoids use of invasive non-native species that may alter native habitats. Implementation of these measures</p>

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Impact	Mitigation Measures	Significance After Mitigation
	<p>plant communities and that no structures will be within the required 100-foot fuel break setbacks. Development shall also be designed to avoid sensitive plant communities and minimize fuel modification to the greatest extent feasible. Paved driveways may be installed within these setbacks. CC&Rs for the subdivision shall prohibit installation of structures within 100 ft. of the edge of sensitive plant communities.</p> <p>Plan Requirements and Timing. Revised development plan and tract map indicating the required fuel break setbacks shall be submitted to Planning and Development for review and approval prior to final map clearance. Monitoring. Planning and Development shall review plans and inspect the site prior to occupancy to ensure compliance and to monitor operational compliance as needed.</p> <p>BIOL-3(b) Landscaping Plan (<i>Modification of Mitigation BIO-28 in OCP EIR</i>). The applicant shall hire a landscape architect to develop a landscape plan in consultation with a qualified biologist for Key Site 3. This plan shall indicate the locations and species of plants to be installed throughout the development, including within the fuel management setbacks and areas adjacent to open space. Drought tolerant, locally native plant species shall be used, particularly in the fire management setbacks. Invasive non-native plant species that occur on the California Exotic Pest Plant Council and the California Invasive Plant Council Lists 1, 2, and 4 shall not be permitted. Species selected for planting in setbacks shall be similar to those species found in adjacent native habitats.</p> <p>Plan Requirements and Timing. The landscape plan shall be submitted to Planning and Development for review and approval prior to final map clearance. Monitoring. Planning and Development shall inspect the site prior to occupancy to ensure compliance.</p>	<p>would reduce adverse consequences of fire management to a less than significant level (Class II).</p>
<p>Impact BIO-5. Construction and development of Key Site 3 would result in loss of riparian and wetland habitat.</p>	<p>The OCP EIR presumed that riparian vegetation would only be impacted where Orcutt Creek crosses the southwest corner of the northern portion of the key site. Mitigation Measure KS3-BIO-1 included a restriction on development within 150 feet of the northern bank of Orcutt Creek and anywhere south of the creek, with the exception of a bike path. As such, no mitigation measures were developed for potential impacts to the Orcutt Creek riparian corridor in this portion of the property. Under the currently proposed development plan, this mitigation measure is no longer able to be implemented.</p>	<p>Implementation of the Mitigation Measure BIOL-1(a) would reduce lighting impacts, and Mitigation Measure BIOL-3(b) would ensure that only native species are used for landscaping near riparian (open space) areas. Mitigation Measure BIOL-1(b) and BIOL-4(a) would minimize permanent loss of riparian habitat by requiring restoration for disturbed areas, and Mitigation Measures BIOL-4(b) and (c) would provide for avoidance and</p>

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	<p>Mitigation Measures BIOL-1(a), BIOL-1(b), BIOL-3(b), BIOL-4(b) and BIOL-4(c) would apply, as would Mitigation Measure HWQ-2(b). Measure HWQ-2(b) requires redirection of storm water flows from the northern-most culvert towards the canyon in the northwestern portion of the site where they currently flow. By maintaining this hydrological connection, impacts to the off-site ephemeral drainage and downstream Orcutt Creek due to loss of the seasonal wetland are avoided. Increased storm water run-off is not expected to result in impacts to the canyon, ephemeral creek, or Orcutt Creek as they are anticipated to be directed towards various drainage basins on-site. The following additional mitigation measures are also required to mitigate impacts to wetland habitats.</p> <p>BIOL-5(a) Seasonal Wetland Restoration. The seasonal wetland shall be restored on-site at a minimum 1:1 ratio (acreage restored to acreage lost). Restoration shall occur within the proposed bioswales and detention basins through which storm water flows are to be redirected per HWQ-2(b). If the bioswale does not permit enough acreage to satisfy the mitigation ratio, the detention basins on-site shall be used for restoration. A bioswale is recommended to connect the deep detention basin in the southern portion of the site to Orcutt Creek and should be planted with a seasonal wetland plant palette of native species to increase the functions such as biogeochemical cycling, flood water retention and wildlife habitat. A Habitat Restoration Plan shall be developed by a County-approved biologist in accordance with mitigation measure BIOL-4(a) above and shall be implemented for no less than 5 years or until the County has determined that restoration has been successful.</p> <p>Plan Requirements and Timing. The applicant shall submit the restoration plan to Planning and Development prior to final map clearance. Monitoring. Planning and Development shall oversee implementation of the Habitat Restoration Plan.</p> <p>BIOL-5(b) Avoidance of Impacts to Orcutt Creek. The applicant shall design the bridge crossings over Orcutt Creek such that impacts to the stream channel are minimized. No permanent structures shall be placed within the stream channel. Construction of the bridge shall occur during the low-flow period of the year when water within the creek is minimal or absent. In addition, all utilities shall either be</p>	<p>minimization of impacts to oak trees, which are common within the riparian habitat on-site. Mitigation Measure BIOL-5(a) would provide for no net loss of the on-site seasonal wetland, and Mitigation Measure BIOL-5(b) would prescribe measures that avoid impacts to Orcutt Creek. Mitigation Measure BIOL-5(c) would require consultation with regulatory agencies to ensure that applicable federal and state laws are followed. Implementation of Mitigation Measure HWQ-2(b) would maintain a hydrologic connection that currently feeds storm water runoff to the canyon in the northwest corner of the project, thus preventing impacts to off-site drainages. Taken together, implementation of the above mitigation measures would reduce impacts to riparian areas and the seasonal wetland habitat to a less than significant level (Class II).</p>

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	<p>attached to the underside of the bridge or shall be drilled under the creek bed such that trenching through the creek is avoided. A County-approved biologist shall be present during bridge construction as well as when drilling beneath the creek bed to ensure that frac-out (excessive drilling pressure causing drilling mud to breach the surface) does not occur. Storm water drain outfalls shall incorporate energy dissipaters to reduce the speed at which storm water flows into Orcutt Creek. Removal of riparian habitat shall be avoided to the greatest extent feasible. Where riparian habitat cannot be avoided, a stream bed alteration agreement (SAA) may be required from the CDFG, and a restoration plan shall be developed in accordance with mitigation measure BIOL-4(a) above. Restoration shall occur on-site at a minimum of 2:1 (acres of habitat restored for acres of habitat impacted).</p> <p>Plan Requirements and Timing. The applicant shall submit bridge designs and copies of the SAA (if applicable) and restoration plan (if applicable) to Planning and Development prior to issuance of land use clearance for grading and subdivision improvements. Monitoring. Planning and Development shall oversee implementation of the SAA and restoration plan and shall site inspect the bridge to ensure compliance. Planning and Development and/or a County-approved biologist shall be present during all bridge construction and utility installation activities.</p> <p>BIOL-5(c) Agency Coordination. Impacts to Orcutt Creek and the seasonal wetland on the northern portion of the site may require permits from USACE, RWQCB, and CDFG. The applicant shall obtain correspondence from applicable state and federal agencies regarding compliance of the proposed development with state and federal laws.</p> <p>Plan Requirements and Timing. The applicant shall submit copies of correspondence or permits (as applicable) with applicable agencies to Planning and Development prior to issuance of grading permits. Monitoring. Planning and Development shall review agency correspondence and shall ensure that the project meets any requirements outlined by the agencies.</p>	
<p>Impact BIO-7. Construction activities may permanently degrade native habitat through vegetation</p>	<p>BIOL-7(a) Construction Best Management Practices (BMPs). In addition to the BMPs outlined in HWQ-1 in Section 4.8 of this SEIR, the following BMPs shall be implemented:</p>	<p>Mitigation Measure BIOL-7(a), in combination with Mitigation Measure HWQ-2 would protect Orcutt Creek from increased erosion and</p>

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<p>removal, subsequent weed invasion, erosion, and siltation.</p>	<ul style="list-style-type: none"> • Installation of construction fencing five (5) feet outside of the disturbance limits of active grading areas. The disturbance areas and fencing shall not encroach closer than 30 ft. to sensitive habitats. • Designation of a 15 mph speed limit in all construction areas. • Designation of equipment washout and fueling areas to be located within the limits of grading at a minimum of 500 feet from Orcutt Creek and/or other sensitive resources. Washout areas shall be designed to fully contain polluted water and materials for subsequent removal from the site. • Mufflers shall be used on all construction equipment and light trucks shall be in good operating condition. • Drip pans shall be placed under all stationary vehicles and mechanical equipment. • All trash that may attract predators shall be properly contained, removed from the work site weekly, and disposed of regularly. Following completion of construction, all trash and construction debris shall be removed from the work areas immediately. • Sensitive vegetation removed by accident during construction shall be restored. <p>Plan Requirements and Timing. Revised grading and construction plans showing all BMPs shall be submitted to Planning and Development for review and approval prior to approval of land use clearance for grading and subdivision improvements. Monitoring. Planning and Development shall oversee implementation of BMPs through periodic construction site inspections of at least once per week throughout the duration of construction activities.</p> <p>BIOL-7(b) Invasive Weed Prevention. All disturbed areas shall be hydroseeded with a mix of locally native species upon completion of work in those areas. In areas where construction is ongoing, hydroseeding shall occur where no construction activities have occurred within six (6) months since ground disturbing activities ceased. If exotic species invade these areas prior to hydroseeding weed removal shall occur in consultation with a qualified biologist, and in accordance with the restoration plan.</p> <p>Plan Requirements and Timing. This measure shall be included on all grading and construction plans. Planning and Development shall review and approve the list of native seed to be used for hydroseeding, prior to land use clearance for</p>	<p>sedimentation that could result from disturbed surfaces during construction of the project and would reduce impacts from prevent wildlife from being harmed by activities related to the construction of the project. Mitigation Measure BIOL-7(b) would prevent the establishment of invasive, non-native plant species in areas disturbed by construction activities. Mitigation Measure BIOL-7(c) would ensure that all construction personnel are familiar with the sensitive resources on-site and how to avoid them. Implementation of these measures would reduce the construction impacts to less than significant (Class II).</p>

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Impact	Mitigation Measures	Significance After Mitigation
	<p>grading and subdivision improvements. Planning and Development shall be notified when hydroseeding occurs. Monitoring, Planning and Development shall ensure disturbed areas are not left barren for greater than six months.</p> <p>BIOL-7(c) Sensitive Resources Education. Prior to initiation of all construction activities, including installation of exclusionary/protective fencing, a County-approved biologist shall conduct a training session for all construction personnel. At a minimum, the training shall include a description of all sensitive resource issues on-site as well as the general measures that are being implemented to protect these resources. A fact sheet covering these issues, as well as construction BMPs, shall be prepared by the developer for distribution to all contractors, their employees, and other personnel involved with construction of the project.</p> <p>Plan Requirements and Timing. Planning and Development shall be notified by the developer of the date and time the training is scheduled so that they may attend. Fact sheets shall be reviewed and approved by Planning and Development prior to conducting the training. All employees shall sign a sheet documenting their attendance. Monitoring, Planning and Development shall ensure that worker trainings occur prior to initiation of construction activities.</p>	
<p>Impact BIO-9. Implementation of the proposed project could result in impacts to special status animal species.</p>	<p>BIOL-9(a) Nesting Bird Protection. To avoid the take of nesting birds protected by the Federal Migratory Bird Treaty Act and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code, proposed project activities, including, but not limited to, vegetation removal and initial ground disturbance, shall take place outside of the bird breeding season (February 1 through August 15). If construction must begin within the breeding season, then no more than two weeks prior to initiation of ground disturbance and vegetation removal, a nesting bird pre-construction survey shall be conducted by a County-approved biologist within the disturbance footprint and a 300-foot buffer. If the project is phased, a survey shall be required prior to each phase of construction. If nests are found, locations shall be mapped, and a buffer ranging in size from 75 to 500 feet, depending upon the species and the proposed work activity, shall be determined and demarcated by the biologist with bright orange construction fencing. No ground disturbing activities shall occur within this buffer until the County-approved biologist has confirmed that breeding/nesting is</p>	<p>Mitigation Measure BIOL-9(a) would prevent harm to nesting birds by identifying nests prior to vegetation disturbance and implementing avoidance measures; BIOL-9(b) would protect badgers by identifying active dens and employing avoidance and minimization strategies until the badgers leave on their own; BIOL-9(c) would protect woodrats by identifying woodrat houses and implementing avoidance measures; and BIOL-9(d) would prevent harm to legless lizards, patch-nosed snakes, and horned-lizards by removing them from the site prior to and during ground disturbance. Mitigation Measure BIOL-9(e) would prevent harm to burrowing owls. Implementation of these mitigation measures would reduce direct impacts to special status wildlife species individuals to less than significant (Class II).</p>

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Impact	Mitigation Measures	Significance After Mitigation
	<p>completed and the young have fledged the nest. Nesting birds surveys are not required for construction activities occurring between August 16 and February 1.</p> <p>Plan Requirements and Timing. Surveys shall be conducted during the time when birds are active, and shall be sufficient to reliably conclude presence/absence. The name, qualifications, scope, and contact information for the surveying biologist must be submitted to P&D in advance of the surveys. A report of the nesting bird survey results, if applicable, shall be submitted to Planning and Development for review and approval prior to initiation of ground disturbance activities. Monitoring. Active nests shall be monitored at a minimum of once per week until it has been determined that the nest is no longer being used by either the young or adults.</p> <p>BIOL-9(b) Badger Avoidance. A minimum of two weeks prior to initiation of ground disturbing activities, a survey for badger burrows shall be conducted within the disturbance footprint and a 100 foot buffer by a County-approved biologist. If the project is phased, a survey shall be required prior to each phase of construction. Dens found within the survey area shall be mapped and monitored using a tracking medium, remote camera system, and/or spotlighting at night for a minimum of three days to assess the presence of badgers. Inactive dens shall be collapsed by hand with a shovel to prevent badgers from re-using them during construction. Active dens located within the survey area shall be avoided during the breeding season (March 1 through June 30). A minimum buffer of 50 feet around the active den shall be demarcated by construction fencing. The fencing shall be installed one foot above ground to permit movement of badgers in and out of the buffer zone. Once the biologist has determined that active dens are no longer in use, the den shall be collapsed by shovel. Prior to grading activities occurring outside of the breeding season, badgers may be discouraged from using currently active dens by partially blocking the entrance of the den with sticks, debris, and soil for 3 to 5 days. Access to the den would be incrementally blocked to a greater degree over this period. This would cause the badger to abandon the den site and move elsewhere. After badgers have stopped using active dens within the project study area, the dens would be collapsed by hand with a shovel.</p> <p>Plan Requirements and Timing. The name,</p>	

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	<p>qualifications, scope, and contact information for the surveying biologist must be submitted to P&D in advance of the surveys. A report of the results of the badger survey shall be submitted to Planning and Development for review and approval prior to initiation of ground-disturbing activities. Monitoring. P&D will review and approve reports. A qualified biologist shall be present during the initial ground-disturbing activity.</p> <p>BIOL-9(c) San Diego Desert Woodrat Avoidance and Minimization. <i>Prior to initial ground disturbance activities, a County-approved biologist shall survey suitable habitat for San Diego desert woodrats within the proposed limits of disturbance and a 100 foot buffer. If the project is phased, a survey shall be required prior to each phase of construction. The survey shall be conducted within 30 days prior to site disturbance and the results shall be submitted to the County Planning Division for review. If no nests are found, no further mitigation is required. If active woodrat nests are found, they shall be mapped, and a 50 foot buffer (indicated by bright orange construction fencing) shall be established to protect the nest during the nesting season (February through September). If initial vegetation removal is anticipated to occur outside of the nesting season, nests located on-site may be disassembled by hand at a minimum of 5 days prior to disturbance and place the materials at least 100 feet from the limits of disturbance.</i></p> <p>Plan Requirements and Timing. The name, qualifications, scope, and contact information for the surveying biologist must be submitted to P&D in advance of the surveys. A report of the results of the woodrat survey, including maps of any individuals observed, shall be submitted to Planning and Development for review and approval prior to initiation of ground-disturbing activities. Monitoring. P&D will review and approve reports. A qualified biologist shall be present during the initial ground-disturbing activity.</p> <p>BIOL-9(d) Legless Lizard, Coast Patch-nosed Snake, and Horned Lizard Relocation. At a minimum of two weeks prior to initiation of ground disturbing activities and vegetation removal, a County-approved biologist shall conduct capture and relocation efforts for silvery legless lizards, coast patch-nosed snakes, and coast horned lizards within the limits of grading.</p>	

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Impact	Mitigation Measures	Significance After Mitigation
	<p>If the project is phased, a survey shall be required prior to each phase of construction. Designated open space areas on-site or at County-approved off-site locations shall be identified for release of captured individuals. Surveys for legless lizards, coast patch-nosed snakes, and horned lizards shall include raking of leaf litter and sand under shrub and trees in suitable habitat within the disturbance footprint to a minimum depth of eight inches. Captured animals shall be placed into containers with sand or moist paper towels and released in the designated areas within three hours. In addition to preconstruction surveys, the biologist shall be on-site during initial grading activities to relocate any California legless lizards that are unearthed during excavation. If in good health, they shall be immediately relocated to the designated relocation area. If injured, the animals shall be turned over to a CDFG-approved specialist until they are in a condition suitable for release into the designated release area, or deposited at an approved vertebrate museum. During capture and relocation weekly monitoring reports shall be submitted by the biologist to Planning and Development.</p> <p>Plan Requirements and Timing. The name, qualifications scope, and contact information for the surveying biologist must be submitted to P&D in advance of the surveys. Proposed relocation areas shall be identified and approved by P&D prior to beginning the work. A report of the results of the capture and relocation efforts shall be submitted to Planning and Development for review prior to initiation of ground-disturbing activities. Monitoring. Planning and Development shall review the reports for compliance and shall inspect the site during construction to ensure compliance.</p> <p>BIOL-9(e) Burrowing Owl Protection. Surveys shall be conducted to determine the presence/absence of burrowing owls on-site in accordance with CDFG-adopted survey protocols (California Burrowing Owl Consortium 1993). All burrows or burrowing owls identified on-site shall be mapped. Survey results will be valid only for the season during which the survey is conducted. Surveys shall cover all suitable habitat on-site plus a 500 foot buffer where feasible.</p> <p>If no burrowing owls are detected, no further action is required. If burrowing owls are detected, pre-construction surveys shall be conducted not less than 30 days prior to initiation</p>	

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	<p>of ground disturbance activities.</p> <p>Plan Requirements and Timing. A report of the results of the survey effort shall be submitted to CDFG and Planning and Development for review. Monitoring. Planning and Development shall review the reports for compliance.</p>	
<p>4.5 Cultural and Historical Resources</p>		
<p>Impact CR-1. Construction of the proposed project could adversely affect known historical and archeological resources on the project site.</p>	<p>CR-1(a) Avoidance of CA-SBa-2735/H, 2736H, -3812H and -3813H (incorporates OCP EIR ARCH-3 and modification of OCP EIR KS3-HA-1). Development within CA-SBa-2735/H, CA-SBa-2736H, CA-SBa-3812H, and CA-SBa-3813H shall be avoided. If impacts to all or any of these resources cannot be avoided, as determined by the applicant with concurrence from P&D staff, then the recommendations presented in the 2006 Heritage Discoveries report shall be implemented as described in Table 4.5-1 of this EIR and in accordance with Mitigation Measure CR-1(c).</p> <p>Plan Requirements and Timing. Prior to final map clearance, the applicant shall conduct Extended Phase 1 testing as necessary, (to be determined on a site by site basis in consultation with the County Archaeologist) to define site boundaries with respect to proposed development. Prior to final map clearance, the applicant shall submit for P&D approval a revised site plan that avoids grading and development within the sites and a 25-foot buffer. Monitoring. Planning and Development shall review revised grading and improvement plans and verify that avoidance of the site and the buffer area is achieved. Planning and Development shall field check development operations to ensure compliance with avoidance requirements.</p> <p>CR-1(b) Cultural Resources Buffer (incorporates OCP EIR ARCH-6 as modified by OCP EIR KS3-ARCH-1). For resource sites that are avoided in accordance with Mitigation Measure CR-1(a), the applicant shall temporarily fence the archaeological site and a 25-foot buffer area, with chain link fencing flagged with color or other material authorized by P&D, where ground disturbance is proposed within 100 feet of the site.</p> <p>Plan Requirements: The fencing requirement shall be shown on approved grading and building plans. Timing: Fencing shall be in place prior to issuance of grading permits and pre-construction meeting. Monitoring: P&D</p>	<p>With the application of the above mitigation measures, direct impacts to known cultural resources would be less than significant (Class II). A buffer of 25 feet for avoided resource sites was determined to be effective in the OCP EIR (refer to Mitigation Measure KS3-ARCH-1). For sites that cannot be avoided, artifact collection, recordation and mitigation of impact excavations would reduce impacts to less than significant. Note that potential indirect impacts to cultural resources are discussed below in Impact CR-3.</p>

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	<p>compliance monitoring staff shall verify installation of fencing by reviewing photo documentation or by site inspection prior to approval of grading permits and ensure fencing remains in place throughout grading and construction through site inspections.</p> <p>CR-1(c) Artifact Curation. (<i>incorporates OCP EIR ARCH-4</i>). If avoidance cannot be achieved for CA-SBa-2736/H, CA-SBa-2735/H, CA-SBa-3812H, and CA-SBa-3813H, the applicant shall have a P&D approved archaeologist conduct the work recommended in the 2006 Heritage Discoveries report as described in Table 4.5-1 of this EIR (additional artifact collection and completion of Phase 3 studies if necessary). All work shall be consistent with the County Cultural Resource Guidelines and funded by the applicant.</p> <p>Plan Requirements and Timing. Prior to implementing Mitigation Measure CR-1(c), the applicant shall submit a work plan to P&D for review and approval. An artifact curation agreement with an accredited facility shall be submitted to P&D prior to the start of fieldwork. All fieldwork shall be completed prior to issuance of land use permit for grading and subdivision improvements. All reports shall be received by P&D prior to issuance of land use permits for grading and subdivision improvements. Notes and/or depictions of plan components shall be included on plans prior to issuance of grading permits. Monitoring. P&D shall approve work plans and ensure that a curation agreement is in place prior to start of fieldwork. P&D shall ensure that archaeological reports have been received prior to issuance of land use permits for grading.</p> <p>CR-1(d) Prevention of Damage to Cultural Resources from Other Uses (<i>modification of OCP EIR Mitigation Measure ARCH-7</i>). Off-road vehicle use, unauthorized collecting of artifacts, and other activities other than development which could destroy or damage archaeological or cultural sites shall be prohibited. Signs shall be posted on the property to discourage these types of activities.</p> <p>Plan Requirements and Timing. This condition shall be in effect during both the construction and operational phase of the development. The applicant shall prepare a signage plan for P&D review and approval prior to approval of land use permit for grading and subdivision improvements. The applicant shall install the</p>	

**Table ES-1 Summary of Potentially Significant Environmental Impacts,
Mitigation Measures and Significance after Mitigation**

Impact	Mitigation Measures	Significance After Mitigation
	<p>required signage prior to issuance of grading permits and shall maintain the signs throughout the construction phase. Maintenance of the signs throughout the operational phase shall be the responsibility of the HOA or similar organization. Monitoring. P&D shall verify installation of signs prior to issuance of grading permits, and shall spot check in the field.</p>	
<p>Impact CR-2. Due to the cultural sensitivity of the project site, previously unidentified, buried archaeological resources may be unearthed during development of the project.</p>	<p>CR-2(a) Archaeological Monitoring (incorporates OCP EIR ARCH-5). The applicant shall have all initial earth disturbances throughout the Key Site, including grading, grubbing, scarification and placement of fill, monitored by a P&D approved archaeologist in compliance with the provisions of the County Cultural Resource Guidelines.</p> <p>Plan Requirements and Timing: Prior to land use permit for grading and subdivision improvements, the applicant shall submit for P&D review and approval, a contract or Letter of Commitment between the applicant and the archaeologist, consisting of a project description and scope of work, and once approved, shall execute the contract. Monitoring: The applicant shall provide P&D compliance monitoring staff with the name and contact information for the assigned onsite monitor(s) prior to grading permit issuance and pre-construction meeting. P&D compliance monitoring staff shall confirm monitoring by archaeologist and P&D grading inspectors shall spot check field work.</p> <p>CR-2(b) Stop Work at Encounter (incorporates OCP EIR ARCH-10). The 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 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 Cultural Resource Guidelines and funded by the applicant.</p> <p>Plan Requirements and Timing: This condition shall be printed on all building and grading plans. Monitoring: P&D permit processing planner shall check plans prior to issuance of land use permit for grading and subdivision improvements, and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.</p>	<p>Implementation of the Mitigation Measures CR-2(a) and CR-2(b) would reduce impacts associated with the potential to unearth unknown cultural resources during grading and construction to a less than significant level (Class II).</p>
<p>Impact CR-3. Previously unidentified, subsurface</p>	<p>CR-3 Paleontological Monitoring (Incorporates OCP EIR Mitigation Measure</p>	<p>Implementation of Mitigation Measure CR-3 above would reduce impacts</p>

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
<p>paleontological resources may be unearthed during development of the project.</p>	<p>ARCH-10). A qualified paleontological monitor shall be retained by the developer to be on-site during any initial excavation activities that would occur at depths greater than 20 feet to determine if any of the underlying formations are encountered. Monitoring and mitigation protocols shall adhere to the Society of Vertebrate Paleontology's Assessment and Mitigation of Adverse Impacts to Nonrenewable Paleontologic Resources: Standard Guidelines (refer to http://www.vertpaleo.org/society/polstatconformimpactmigig.cfm). If paleontological remains are identified during monitoring, then construction in the vicinity of the discovery shall be redirected to another area until the importance of any such resources is evaluated and impacts to significant resources mitigated through data recovery.</p> <p>Plan Requirements and Timing. This condition shall be in effect throughout initial site disturbance activities on the project site and shall be printed on all grading and construction plans. Monitoring. Planning and Development shall check plans prior to issuance of grading permits, and shall spot check in the field.</p>	<p>associated with the potential to unearth paleontological resources during grading and construction to a less than significant level (Class II).</p>
<p>Impact CR-4. Development of Key Site 3 could result in indirect impacts to identified or unidentified archaeological and historical resources.</p>	<p>Mitigation Measures CR-2(a), CR-2(b), CR-1(c), and CR-1(d) would be applied, which would require site monitoring of known sites, contingencies for the discovery of as-yet-undiscovered cultural resources; temporary construction-phase fencing of known sites including a 25-foot buffer area; and prohibition of off-road vehicle use and unauthorized collecting of artifacts. Implementation of these mitigation measures would reduce potential indirect impacts related to identified and unidentified archaeological and historical resources to a less than significant level.</p>	<p>With implementation of the above mitigation measures, impacts would be reduced to a less than significant level (Class II).</p>
<p>4.6 Geological Resources</p>		
<p>Impact G-1. The project site is subject to moderate ground shaking, which has the potential to cause fill material to settle, destabilize slopes, and cause physical damage to structures, property, utilities, road access, and humans.</p>	<p>G-1. Ground Shaking Design Requirement. In accordance with recommendations by Earth Systems Pacific in the Geologic Hazards Report, dated March 16, 2006, deterministic ground acceleration of 0.58g shall be incorporated in the design for the proposed structures as well as incorporation of all applicable Uniform Building Code and California Building Code requirements.</p> <p>Plan Requirements and Timing. Elements of the approved study shall be reflected on grading and building plans as required. Monitoring. The Owner/Applicant shall demonstrate that the submitted plans conform to required study components. Grading and building inspectors</p>	<p>Through engineering in accordance with Mitigation Measure G-1, hazards from moderate ground shaking would be reduced to a less than significant level (Class II).</p>

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Impact	Mitigation Measures	Significance After Mitigation
<p>Impact G-3. The project would result in potentially unstable soil conditions from compressible, collapsible, or erosive soils.</p>	<p>shall ensure compliance in the field.</p> <p>Mitigation Measures HWQ-1 and HWQ-2(d), which set forth construction- and operational-phase erosion control measures would be required. In addition, the following mitigation measure is required.</p> <p>G-3. Reduction of Soil Stability Hazards. Grading and construction shall be in accordance with recommendations by Earth Systems Pacific, dated February 10, 2006 and October 12, 2007. These recommendations include, but are not limited to, the following measures to minimize impacts related to soil stability hazards.</p> <ul style="list-style-type: none"> • Cut slopes and fill over cut slopes should be over excavated and rebuilt as compacted fill slope. • Compacted fill slopes should not exceed a 2:1 (horizontal to vertical) slope, and any proposed constructed fill slope exceeding 10 feet shall be evaluated by a qualified geotechnical engineer with any recommended additional stability measures (retaining walls, etc.) implemented. Slopes should be vegetated with groundcover, shrubs, and trees which possess deep, dense root structure and require a minimum of irrigation. • All imported soil should be non expansive. • All cut areas shall be over excavated such that a minimum of 3 feet and 5 feet in building in the Northern Mesa Area (northern third of the property) and the rest of the site (southern two-thirds comprising the Central Plain and Southern Hills portion) respectively. • A program of over-excavation, scarification, moisture conditioning, and compaction of the soils in the building and surface improvement areas is required to provide more uniform soil moisture and density, and to provide appropriate pavement and foundation support. • During or soon after the rainy season when on-site soils may be susceptible to temporarily high soil moisture conditions, the contractor and construction schedule should allow adequate time during grading for aerating and drying the soil to near optimum moisture content prior to compaction. • Voids created by the removal of materials or utilities, and extending below the recommended over-excavation depth, should be immediately called to the attention of the soils engineer. No fill should be placed unless the soils engineer has observed the 	<p>Through adherence to the recommendations in the geotechnical studies in accordance with Mitigation Measure G-3 as well as the erosion control measures required by Mitigation Measures HWQ-1 and HWQ-2(d), the potential effects of settlement of compressible/collapsible soils would be reduced to a less than significant level (Class II).</p>

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Impact	Mitigation Measures	Significance After Mitigation
	<p>underlying soil.</p> <p>Plan Requirements and Timing. Subsequent geotechnical reports for construction of residences on the estate lots shall be submitted to Planning and Development for review and approval prior to Zoning Clearance. Elements of the approved study shall be reflected on grading and building plans as required. Monitoring. The Owner/Applicant shall demonstrate that the submitted plans conform to required study components. Grading and building inspectors shall ensure compliance in the field.</p>	
<p>4.7 Hazardous Materials/Risk of Upset</p>		
<p>Impact HAZ-2. Potential contamination from the drilling of an abandoned dry oil well located near the southwest corner of the site may be present in the vicinity of the well site.</p>	<p>HAZ-2(a) Updated Phase I Environmental Site Assessment. Prior to approval of a land use permit for grading and/or site preparation, an updated Phase I Environmental Site Assessment shall be conducted to assess potential soil and/or groundwater contamination. If indications of potential or recognized contamination are discovered, a site assessment work plan shall be prepared and submitted to the local regulatory agency, County of Santa Barbara Fire Prevention District (FPD), Central Coast Regional Water Quality Control Board (RWQCB), or the State of California Environmental Protection Agency Department of Toxic Substances Control (DTSC) for approval. The agency should review the work plan and either approve the plan or determine if any additional investigation activities are necessary.</p> <p>Plan Requirements and Timing. Prior to approval of grading permits, the applicant shall submit the site assessment to the Santa Barbara County Fire Department and Planning and Development for approval. Monitoring. Planning and Development shall verify with the FPD that appropriate sampling, and if required, remediation, have been completed.</p> <p>HAZ-2(b) Soil Sampling. A limited subsurface investigation shall be conducted in the area of the former on-site oil well to determine whether any residual oil is impacting on-site soils. If contaminants exceeding regulatory action levels are identified, they shall be remediated in accordance with the requirements of the appropriate regulatory oversight agency.</p> <p>Plan Requirements and Timing. Soil sampling and analysis shall be conducted under the supervision of a qualified professional and in consultation with the Fire Department prior to grading for individual project components. Any required remediation shall be under the</p>	<p>The above mitigation measures would ensure that any contamination encountered is properly assessed and remediated, if necessary. Impacts related to potential soil and groundwater contamination would be less than significant with this mitigation (Class II).</p>

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Impact	Mitigation Measures	Significance After Mitigation
	<p>supervision of the Santa Barbara County Fire Department. Monitoring. The Fire Department and Planning and Development shall review the findings of analysis and ensure that any appropriate further study and/or remediation is conducted prior to issuance of a Land Use Permit for grading and subdivision improvements.</p>	
<p>Impact HAZ-3. Portions of the project are located within a designated high fire hazard area. The proposed development would add 156 new residential units, some of which would be within this high fire hazard area. This would result in an increased probability for structural fires.</p>	<p>HAZ-3(a) Fire/Vegetation Management Plan (incorporates OCP EIR Mitigation Measure FIRE-10). To address the risk to residential development within designated high fire hazard areas, the applicant shall prepare fire/vegetation management plans that meet the County Fire Development Standards and are in accordance with Mitigation Measure BIOL-3(a). The vegetation management plan shall describe all actions that will be taken to reduce wildfire risks to the structure(s) in the high fire hazard areas. The plan shall include:</p> <ul style="list-style-type: none"> • A copy of the site plan that indicates topographic reference lines • A copy of the landscape plan • Methods and timetables for controlling, changing or modifying areas on the property (elements of the plan shall include removal of dead vegetation, litter, vegetation that may grow into overhead electrical lines, certain ground fuels, and ladder fuels as well as the thinning of live trees) • A maintenance schedule for the landscape/vegetation management plan <p>Plan Requirements and Timing. A Fire/Vegetation Management Plan that, at a minimum, contains the above listed components shall be submitted to the Fire Department and Planning and Development for review and approval prior to Zoning Clearance approval for the first residential structure. Vegetation management of areas outside the identified building envelope shall be the responsibility of the Homeowners Association with the maintenance schedule and responsibilities noted in the CC&Rs. Monitoring. Permit compliance and/or the Fire Department shall inspect to verify landscaping is in compliance with the plan once prior to issuance of occupancy permits and once each year to monitor landscape maintenance.</p> <p>HAZ-3(b) Fire Prevention Construction Techniques (incorporates the requirements of Mitigation Measures OCP EIR FIRE-5, OCP EIR FIRE-8, OCP EIR FIRE-11, and portions of Mitigation Measure OCP EIR FIRE-6).</p>	<p>Implementation of the above mitigation measures ensures that fire hazard impacts would be potentially adverse, but less than significant (Class II). Offsite access improvements in accordance with Fire Department Standards and in conformance with DevStd FIRE-2-2 would require widening of segments of these roads to 24 foot widths and other modifications to meet maximum gradient change and turning radii standards. Such modifications would require additional grading and disturbance along the existing shoulders of these roads. Pertinent mitigation measures from Sections 4.4 Biological Resources, 4.5 Cultural Resources, and 4.8 Hydrology and Water Quality (including BIOL-7(a-c), BIOL-8(a-d), BIOL-9 (a-e), CR-2, OCP EIR ARCH-10, and HWQ-1) would be applied, and with the incorporation of these measures, secondary impacts would be less than significant. Potential impacts to biological resources resulting from vegetation management plans are discussed in Section 4.4, Biological Resources.</p> <p>Mitigation Measure HAZ-3(b) may also require that the secondary access at Chancellor Road be un gated and accessible for routine use. A March 22, 2010 addendum to the Traffic and Circulation Study was prepared by Penfield & Smith to determine the traffic split between the primary and secondary accesses and to evaluate if any new significant traffic impacts would occur from the additional use of the Chancellor and Stillwell roadways and intersections (refer to Appendix G1). The supplemental traffic analysis determined that project-related traffic increases along the Chancellor and Stillwell access corridor would be approximately 263 ADT, or approximately 20% of the project's</p>

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	<p>Residential development shall abide by the following construction standards:</p> <ul style="list-style-type: none"> • All proposed residential units areas must comply with the requirements of the County's High Fire Hazard Building Code. • Structures along the perimeter or exposed to internal open space areas shall have one-hour rated exterior fire walls, with exteriors being more than 2 inches, and must not contain vinyl or plastic window frames or rain gutters or down spouts. • All structures in the development shall have non-wood Class A roofs, with the ends of tile blocked, spark arresters visible from the street, proper vent screens, and non-combustible gutters and down spouts. No combustible paper in or on attic insulation shall be allowed. • Decks, gazebos, patio covers, etc. must not overhang slopes and must be one-hour construction (e.g., by using 2 x 4's). Front doors shall be solid core, minimally 1 ¼ inch thick. Garage doors shall be non-combustible. Wooden or plastic fences or vegetation growing on fences for lots along the project site perimeter shall not be used. • All new power lines shall be installed underground in order to prevent fires caused by arcing wires. • The southernmost perimeter lots in the Central Plain area and all development south of Orcutt Creek shall incorporate the use of fire sprinklers in all habitable residential structures. <p>Plan Requirements and Timing. Where appropriate, all of the structural safeguards described above shall be graphically depicted and printed on all building and construction plans. Accordance with these requirements shall be demonstrated as part of the building inspection process, and all measures shall be installed prior to occupancy. Monitoring. Fire Department inspectors shall inspect the site prior to occupancy clearance for each residence and annually to ensure compliance.</p>	<p>traffic. The supplemental traffic report noted no new significant roadway or intersection impacts in this scenario (roadway and intersection operations would remain at LOS C or better), and the increase in traffic volumes would also not be large enough to result in new significant roadway noise impacts.</p>
4.8 Hydrology and Water Quality		
<p>Impact HWQ-1. Construction activities associated with the proposed project would disturb more than one acre of land, and could degrade water quality through increased rates of erosion</p>	<p>HWQ-1 SWPPP. The 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.</p> <p>Plan Requirements and Timing: Prior to approval</p>	<p>With the incorporation of the above measures into the SWPPP, and adherence to OCP Development Standards FLD-O-3.1 and FLD-O-3.2, construction related impacts to water quality would be reduced to a less than significant level (Class II).</p>

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Impact	Mitigation Measures	Significance After Mitigation
and sedimentation.	<p>of a Land Use Permit the 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 and Public Works Department, Project Cleanwater. The applicant shall keep a copy of the SWPPP on the project site during grading and construction activities. The SWPPP shall contain site-appropriate BMPs consistent with the NPDES Construction General Permit, including maintenance and monitoring of the BMPs. BMPs selection and design will be based upon County-approved guidance manuals including but not limited to Caltrans Construction Site BMP Manual and the Storm Water BMP Handbook (CASQA). SWPPP-approved structural and non-structural BMPs shall be noted on all grading and building plans and verified by P&D. Monitoring: P&D permit processing planner shall review the documentation prior to approval of a Land Use Permit. P&D compliance monitoring staff shall site inspect during construction for compliance with the SWPPP.</p>	
<p>Impact HWQ-2. Development of the proposed project would result in approximately 26 acres of impermeable surfaces. These impermeable surfaces would alter existing drainage patterns and increase stormwater runoff, which could potentially increase flooding and degrade water quality, respectively.</p>	<p>HWQ-2(a) LID Measures. LID is an alternative site design strategy that uses natural and engineered infiltration and storage techniques to control stormwater runoff where it is generated to reduce downstream impacts. The Environmental Protection Agency has determined that the following LID measures are highly beneficial. In order to further reduce water quality impacts, the SWQMP and project design shall include the following LID measures, to the extent feasible:</p> <p>Design Measures Vegetated swales, buffers and strips throughout the project site; Use of permeable pavement to the extent feasible; Two-foot permeable pavement strips located at the base of driveways, spanning the width of the driveway; Impervious surface reduction and disconnection;</p> <p>Structural Measures Tree box filters to capture and infiltrate street runoff upstream of detention basins; Roof leader flows directed to planter boxes and other vegetated areas and/or vegetated swales and buffers; Soil amendments to increase infiltration rates; and Rain gardens, rain barrels, and cisterns.</p> <p>Plan Requirements and Timing: Plans indicating LID techniques to be used shall be submitted by</p>	<p>Implementation of Mitigation Measures HWQ-2(a), HWQ-2(c), HWQ-2(d), and HWQ-2(e) would provide adequate water quality treatment per Public Works standard conditions and would reduce impacts associated with increased impervious surfaces to a less than significant level. Mitigation Measure HWQ-2(b) would reduce hydrology and water quality impacts associated with the three proposed drain pipes from Highway 101 to a less than significant level (Class II). Re-design of the drainage pipes would be limited to the proposed area of disturbance such as that these alterations would not result in new impacts due to the implementation of Mitigation Measure HWQ-2(b).</p>

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Impact	Mitigation Measures	Significance After Mitigation
	<p>the applicant for review and approval by the Santa Barbara County Public Works Department prior to land use clearance for grading and subdivision improvements. Installation of structural LID technologies shall be performed by the project applicant per approved plans and completed prior to occupancy clearance of the first home. Monitoring: Public Works and Planning and Development staff shall review plans and monitor compliance.</p> <p>HWQ-2(b) Drainage Pipe Re-design. The three proposed pipelines that would channel stormwater from the three drainage outlets adjacent to Highway 101 shall be redesigned and/or rerouted so as to be conveyed via a drainage swale and/or into an appropriately-sized drainage basin prior to entering Orcutt Creek. The northernmost proposed pipe shall be rerouted along the proposed drainage swales that traverse the northern boundary of the project site and drain northwestward and then westward towards the existing drainage area in the northwestern-most corner of the site in order to maintain the existing hydrologic flow to this tributary. This flow shall be conveyed via a drainage swale rather than a drain pipe. The two southern pipes shall be routed southward along the eastern boundary of the project area. A new drainage basin or swale shall be constructed near the southeastern portion of the project site, north of Orcutt Creek.</p> <p>Plan Requirements and Timing: A revised drainage report and revised grading and drainage plans shall be prepared by the developer and submitted to Planning and Development and Flood Control District for review and approval prior to Final Map Clearance. Monitoring: P&D and the Public Works Department Flood Control District shall site inspect to ensure drainage is handled according to the approved plans.</p> <p>HWQ-2(c) Detention Basin Design and Maintenance (modeled after OCP EIR Mitigation Measures FLD-4 and KS3-FLD-3). The development shall provide and maintain on-site detention facilities with a sufficient capacity to reduce site runoff to County Flood Control District standards. Wherever feasible, on-site facilities shall be dual use (e.g. ball fields, park facilities). The applicant shall enter into a maintenance agreement with FCD to assure perpetual maintenance of the private basins and other private drainage improvements required for the development. The CC&Rs shall include</p>	

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Impact	Mitigation Measures	Significance After Mitigation
	<p>maintenance provisions for the private drainage improvements, including the basin, and shall be reviewed and approved by FCD.</p> <p>Plan Requirements and Timing. The Owner/Applicant shall indicate the components of the detention basin system in final grading plans. The location and design parameters of the detention basins shall be submitted to P&D and Flood Control for review and approval. Installation and maintenance for five years shall be ensured through a performance security provided by the Owner/Applicant. Long-term maintenance requirements shall be specified in homeowner association CC&Rs, in part to serve as notice to future buyers of residential lots in the subdivision. The CC&Rs shall be submitted to P&D and FCD for review and approval prior to final map clearance. Detention and/or recharge basins shall be installed (landscaped and irrigated subject to P&D and Flood Control District approval) prior to Final Building Inspection Clearance. Monitoring. County Flood Control and grading inspectors shall oversee installation. The Owner/Applicant shall demonstrate to P&D compliance monitoring staff and Building and Safety grading inspector(s) that all required components of the approved ESCP are in place as required. Compliance monitoring staff will review required maintenance records.</p> <p>HWQ-2(d) Operational Erosion Control Measures. The development shall incorporate and maintain the following operational erosion control measures into final grading and drainage plans.</p> <p>Erosion control measures, such as plantings or hard surfaces, shall be incorporated into the drainage plan for all project drainages as required by the Flood Control District and P&D. Development in areas of high erosion potential shall be sited and designed to minimize increased erosion and may be required to have a site-specific evaluation of erosion-control measures. Project approval shall be conditioned to ensure that erosion will be reduced to acceptable levels.</p> <p>Landscaped areas adjacent to structures shall be graded so that drainage is away from structures.</p> <p>Irrigation shall be controlled so that overwatering does not occur. An irrigation schedule shall be reviewed and approved by P&D prior to land use clearance for grading.</p> <p>Plan Requirements and Timing. This</p>	

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Impact	Mitigation Measures	Significance After Mitigation
	<p>requirement shall be printed on final grading, drainage, and landscaping plans and submitted to P&D and Flood Control for review and approval. Compliance with these measures shall be confirmed by P&D prior to Final Building Inspection Clearance. Monitoring. County Flood Control and grading inspectors shall oversee installation of required measures. The Owner/Applicant shall demonstrate to P&D compliance monitoring staff and Building and Safety grading inspector(s) that all required components of the approved ESCP are in place as required. Compliance monitoring staff will verify compliance including on-going requirements.</p> <p>HWQ-2(e) SWQMP-Operation. The applicant shall submit and implement a Storm Water Quality Management Plan (SWQMP) designed to prevent the entry of pollutants from the project site into the storm drain system after development. The SWQMP shall identify:</p> <p>A combination of structural and non-structural Best Management Practices (BMPs) from the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association), or other approved methods;</p> <p>Potential pollutant sources that may affect the quality of the storm water discharges;</p> <p>Design and placement of structural and non-structural BMPs to address identified pollutants;</p> <p>Inspection and maintenance program;</p> <p>Method for ensuring maintenance of all BMPs over the life of the project.</p> <p>Plan Requirements: The applicant shall (1) submit the SWQMP to P&D for review and approval prior to Final Map Clearance; (2) include design and field components on land use, grading and building plans as applicable; (3) post performance securities prior to Final Map Clearance to ensure installation and maintenance. Timing: SWQMP measures shall be constructed and operational prior to Final Building Inspection Clearance. The Homeowners Association shall maintain the SWQMP components for the life of the project and keep a record of maintenance and submit the maintenance record to P&D compliance monitoring staff annually between Oct. 1 - 31. The applicant shall record a buyer notification prior to Final Map Clearance that states: "IMPORTANT: BUYER NOTIFICATION" and contains the maintenance requirement language above. Monitoring: The applicant shall</p>	

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Impact	Mitigation Measures	Significance After Mitigation
	<p>demonstrate to Public Works, Water Resources Division that SWQMP components are in place prior to Final Building Inspection Clearance. The installation security shall be released upon satisfactory installation of all items in approved plans and the maintenance security shall be released after five consecutive years of satisfactory maintenance and maintenance reporting. P&D compliance monitoring staff and Public Works-Water Resources Division staff will review required maintenance records.</p>	
<p>4.9 Land Use and Planning</p>		
<p>Impact LU-1. The proposed project would result in a change in character of the site and the scale of development on the site. This would present potential quality of life compatibility issues.</p>	<p>Mitigation measures and OCP development standards related to long-term compatibility conflicts are discussed in Section 4.10, Noise, and Section 4.1, Aesthetics/ Visual Resources. Mitigation Measures N-2(a), N-2(b), and AES-1(a), AES-1(b), and AES-1(c) would apply. No additional mitigation measures are required, as no additional significant impacts were identified.</p>	<p>Impacts would be adverse, but less than significant with the incorporation of the above mitigation measures (Class II).</p>
<p>4.10 Noise</p>		
<p>Impact N-1. Project construction could intermittently generate high noise levels on and adjacent to the project site. Project construction would take place adjacent to existing residences, thereby temporarily exposing sensitive receptors to noise levels exceeding County thresholds.</p>	<p>N-1(a). Construction Timing Limitations (modification of OCP EIR Mitigation Measure NSE-5). Construction activity for site preparation and for future development shall be limited to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or on State or County holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions.</p> <p>Plan Requirements and Timing. The applicant shall provide and post signs stating these restrictions at all construction site entries. Signs shall be posted prior to commencement of construction and maintained throughout construction. Violations may result in suspension of permits. Monitoring. The applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.</p> <p>N-1(b). Notification of Temporary Construction Noise. The applicant shall provide all adjacent property owners with a construction activity schedule and construction routes at least one week in advance of construction activities. Any alterations or additions shall require one week notification.</p>	<p>With implementation of the required mitigation measures, short-term construction noise impacts would be reduced to an adverse, but less than significant (Class II).</p>

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Impact	Mitigation Measures	Significance After Mitigation
	<p>Plan Requirements and Timing. The applicant shall submit a copy of the schedule and mailing list to Permit Compliance staff. Schedule and mailing list shall be submitted 2 weeks prior to initiation of any earth movement. Monitoring. Permit Compliance shall perform periodic site inspections to verify compliance with activity schedules.</p> <p>N-1(c). Construction Noise Attenuation Techniques. Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded to Planning and Development's satisfaction. For all construction activity on the project site, noise attenuation techniques shall be employed as needed to ensure that noise remains within levels allowed by Santa Barbara County noise standards. At a minimum, such techniques shall include:</p> <ul style="list-style-type: none"> • All diesel equipment shall be operated with closed engine doors and shall be equipped with factory-recommended mufflers. • Whenever feasible, electrical power shall be used to run air compressors and similar power tools. • Air compressors and generators used for construction shall be surrounded by temporary acoustical shelters if within 300 feet of any sensitive receptor. <p>Plan Requirements and Timing. The applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans. Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities. This condition shall be printed on all grading and construction plans. Monitoring. The applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance.</p>	
<p>Impact N-2. Development of residential units along Highway 101 would expose future residents to noise levels exceeding County standards.</p>	<p>Recognizing that relocating sensitive receptors outside the 65 dBA contour as stated in Mitigation Measure NSE-1 may not be feasible in some cases, the OCP EIR included additional mitigation measures to avoid or minimize noise exposure. These OCP EIR Mitigation Measures: NSE-2, which requires incorporation of noise insulation measures to reduce interior noise levels to acceptable limits, and NSE-3 and KS3-NSE-1, which require incorporation of noise barriers and other measures to reduce noise levels for exterior living spaces to acceptable</p>	<p>With implementation of above mitigation measures, sound levels for outdoor activity areas along the eastern, noise-exposed portion of the proposed development would not exceed the County of Santa Barbara maximum level of 65 dBA LDN, and interior levels would not be greater than 45 dBA LDN. The use of walls for sound mitigation presents potential secondary visual impacts related to deficient design of the sound walls and</p>

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	<p>limits, have been incorporated into the below mitigation measures. The following mitigation measures from the October 2008 and November 2009 SLA studies are required to reduce interior and exterior noise levels for the project below the Santa Barbara County thresholds of significance.</p> <p>N-2(a). Solid Noise Barriers (incorporates requirements of OCP EIR Mitigation Measures NSE-3 and KS3-NSE-1). Solid noise barriers are required in the approximate positions indicated in Figures 4.10-3(a), 4.10-3(b), and 4.10-3(c). The solid noise barriers depicted in Figures 4.10-3(a) and 4.10-3(b) are discontinuous and positioned in relation to the noise source to provide a noise reduction for side yards or back yards as necessary. Site Noise Barriers in Figure 4.10-3(c) shall be located between dwelling units. The noise barriers will provide noise protection for side-yard outdoor areas. Solid noise barriers shall be six feet in height with reference to finish floor level of nearby dwelling unit. Acceptable materials for solid barriers are masonry, or stucco consistent with sound wall design standards stated in OCP DevStd KS3-14 (item 3) and Mitigation Measures AES-1(a) and AES-1(c). All construction joints of the solid noise barrier shall be sealed with a resilient acoustical caulking to ensure the noise attenuating integrity of the sound wall.</p> <p>Plan Requirements and Timing. Sound Walls shall be shown on site, landscape, grading and building plans prior to issuance of a Land Use Permit for grading. Plans shall note the location, height, and specifications for all sound walls and shall be installed prior to occupancy clearance for the first residence. Monitoring Permit Compliance and grading and/or building inspectors shall perform site inspections to ensure compliance.</p> <p>N-2(b). Noise-Resistant Construction (incorporates requirements of OCP EIR Mitigation Measure NSE-2). To ensure that the 45 dBA LDN interior noise standard is met, the following noise-resistant construction components shall be incorporated for east-facing elevations of the proposed dwelling units nearest U.S. 101, in compliance with the recommendations from the 2006 SLA study by 45dB.com.</p> <ul style="list-style-type: none"> • Soffit vents, eave vents, dormer vents and other wall and roof penetrations shall be located on the walls and roofs facing away 	<p>improper upkeep including the abatement of any graffiti. Mitigation Measure AES-1(a) and AES-1(c) in Section 4.1, Aesthetics, would apply to solid noise barriers required by Mitigation Measure N-2(a). Impacts would be adverse, but less than significant (Class II).</p>

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Impact	Mitigation Measures	Significance After Mitigation
	<p>from the noise source (located on the north, west and south elevation) wherever possible. If kitchens or bathrooms are located on the east side, remote venting to other elevations is required. If vents are required to be located facing the noise source, a 90 degree bend shall be incorporated in the design of the ductwork or vent opening. Use of patented foam insulation solutions, such as Icynene spray foam insulation or equivalent, in walls, floors, and ceiling cavity / roof construction is required and will allow elimination of soffit vents and gable end vents, thereby eliminating a significant path for noise penetration.</p> <ul style="list-style-type: none"> • East-facing exterior walls enclosing habitable spaces closest to Highway 101 shall be constructed with an S.T.C. (Sound Transmission Class) rating of 30 or greater. Metal studs are preferable to wood studs for noise resistance. Construction of the east-facing walls shall include the liberal use of non-hardening acoustical sealant at all construction joints, including the header and footer construction and the edges and corners of gypsum board intersecting ceiling, walls and floor, especially behind papered joints. Acoustical sealant (Johns Manville or equivalent) shall be applied to gaps at intersecting walls, ceiling and floor before taping and spackling Gypsum Board in conventional manner. All peripheries and apertures and joints around windows shall be properly sealed. • Common acoustic leaks, such as electrical outlets, pipes, vents, ducts, flues and other breaks in the integrity of the wall, ceiling or roof insulation and construction on the east sides of the dwelling units facing Highway 101 shall be insulated, sealed and caulked with expanding foam and a resilient, non-hardening caulking material, as appropriate. All such openings and joints shall be airtight to maintain sound isolation. • Windows for east facing elevations for residences closest to Highway 101 shall be of double glazed construction, fully gasketed, and installed in accordance with the recommendations of the manufacturer to achieve an S.T.C. rating of 30 or better. • Doors directly facing Highway 101 shall be solid core with sound dampening and fully gasketed, sealed jambs and grouted frames, with an overall S.T.C. rating of 30 or better, as determined in testing by an accredited acoustical laboratory. Doors meeting "Double Door Construction" criteria shall be 	

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	<p>considered to meet the S.T.C. 30 rating.</p> <p>Plan Requirements and Timing. All construction techniques shall be incorporated into design of the residences and detailed on building plans. Plans shall note all noise-resistant construction measures. If these specifications are altered an acoustical engineering report in conjunction with submittal of zoning clearance and building permit applications shall be prepared. If alternative noise reduction techniques are designed for the project, the report shall demonstrate the achievement of an equivalent mitigation of noise impacts and provide interior LDN values of 45 dBA or less. If recommendations conflict with other conditions of approval or county standards, the specification that is most restrictive shall prevail. All construction techniques and recommendations of the noise analysis shall be incorporated into project design and detailed on building plans. An acoustic survey shall be submitted to Planning and Development staff prior to occupancy clearance demonstrating that interior noise levels do not exceed 45 dBA. Monitoring. Building & Safety shall ensure that all noise control measures have been included according to the approved plans.</p>	
<p>Impact N-3. Traffic generated by the project is anticipated to result in noise level increases along roadways in the project vicinity. Traffic-related increases in noise would exceed the County's threshold at sensitive receptors along three studied roadway segments.</p>	<p>N-3 Sunny Hills Road/Frontage Road Sound Walls. A sound wall is required between the existing Sunny Hills mobile homes located immediately adjacent to Sunny Hills Road and the proposed frontage road. The sound wall s will ensure that the increase in traffic noise levels along Sunny Hills Road and the proposed frontage road would be below the County's significance threshold for roadway noise increases. The sound wall shall be six feet in height with reference to finish floor level of nearby dwelling unit. Acceptable materials for solid barriers are masonry, or stucco. All construction joints of the solid noise barrier shall be sealed with a resilient acoustical caulking to ensure the noise attenuating integrity of the sound wall.</p> <p>Plan Requirements and Timing. Sound walls shall be shown on site, landscape, grading and building plans prior to issuance of a Land Use Permit for grading. Plans shall note the location, height, and specifications for all sound walls and shall be installed prior to occupancy clearance for the first residence. Monitoring Permit Compliance and grading and/or building inspectors shall perform site inspections to ensure compliance.</p>	<p>Mitigation Measure N-3 would reduce impacts to noise levels on frontage/access roads and other roadways in the project vicinity to a less than significant level (Class II). Mitigation Measures AES-1(a) and AES-1(c) in Section 4.1, <i>Aesthetics</i>, would apply to solid noise barriers required by Mitigation Measure N-3, and would reduce any potential secondary visual resource impacts to a less than significant level.</p>
<p>4.13 Transportation and Circulation</p>		

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Impact	Mitigation Measures	Significance After Mitigation
<p>Impact T-1. Project construction would generate an estimated 22 daily trips due to soil hauler trucks to the study area roadways and intersections. Due to the large size of soil hauler vehicles, this would contribute to a potentially unsafe situation at study area intersections.</p>	<p>T-1. Construction Traffic Management Plan. A Construction Traffic Management Plan (CTMP) shall be required to minimize construction impacts on motorists, pedestrians and bicyclists during the construction period. The CTMP shall include a designated haul route for soil export as well as traffic handling features.</p> <p>Plan Requirements and Timing. Prior to final map clearance, the applicant shall submit a CTMP to the Planning and Development and Public Works staff for review and approval. Monitoring. Planning and Development shall check status to verify compliance with CTMP provisions during construction.</p>	<p>Implementation of the above measure would reduce impacts to a less than significant level (Class II).</p>
<p>Impact T-2. Operation of the project would result in the addition of 1,315 average daily trips (96 A.M. and 120 P.M. peak hour trips) to the study area roadways and intersections. The addition of project traffic would further degrade the level of service at the Clark Avenue/U.S. 101 southbound ramp intersection under P.M. peak hour conditions.</p>	<p>T-2. Roadway Improvements. The traffic analysis completed for the Orcutt Village Marketplace (Key Site 1) identified the following roadway and intersection improvements to mitigate the Key Site 1 project-specific impacts at the Clark Avenue/U.S. 101 Southbound Ramps intersection. These improvements would also mitigate the project-specific impacts for Key Site 3. The project applicant shall contribute fair share fees, to be determined by County Public Works staff, towards these improvements, or shall construct the improvements and develop a reimbursement agreement, to be reviewed and approved by County Public Works staff, for fair share contributions from other nearby future developments.</p> <ol style="list-style-type: none"> 1. Widening of the south side of Clark Avenue between the realigned Sunny Hills Road and the U.S. 101 Southbound Ramps to provide two eastbound lanes. 2. Reconstruction of the Clark Avenue/U.S. 101 Northbound Ramps intersection. This includes realignment of the U.S. 101 northbound on-ramp to the east opposite the off-ramp, widening of the off-ramp to provide two separate turning lanes and widening of the on-ramp to two receiving lanes. 3. Signalization of the Clark Avenue/U.S. 101 northbound ramps intersection. The existing + project peak hour volumes would satisfy peak hour signal warrants. 4. Restripe of both ramp intersections and the overpass to maximize eastbound flow to the northbound on-ramp. 	<p>With implementation of the above measures, the U.S. 101 southbound ramps intersection would operate at LOS B (14.6 second delay), and project-specific impacts to the roadway network would be less than significant (Class II). Potential secondary environmental impacts from these roadway modifications would include impacts to biological and cultural resources during construction of the modifications. Road widening on Clark Avenue would occur within the existing right-of-way, where no significant cultural or biological resources are anticipated. Potential biological impacts related to the improvements to the Highway 101 / Clark Avenue interchange, including the preliminary plans for modifications to the Northbound Highway 101 on- and off-ramps, were evaluated in the biological resource studies prepared for the project (LFR, October 2009; LFR, December 2009; and LFR, March 2010), and in Section 4.4 <i>Biological Resources</i>. The modifications to the on- and off-ramps would result in a loss of approximately 1.63 acres of non-native grassland and 0.08 acres of planted trees, primarily eucalyptus trees, and would not result in significant impacts.</p>

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Impact	Mitigation Measures	Significance After Mitigation
	<p>Plan Requirements and Timing. The applicant shall construct the improvements and develop a reimbursement agreement, to be reviewed and approved by County Public Works staff, for fair share contributions from other nearby future developments. Improvements shall be bonded for prior to map recordation or in place prior to occupancy clearance. Monitoring. Completion of improvements in accordance with approved plans shall be monitored by P&D and Public Works.</p>	
4.15 Greenhouse Gas Emissions		
<p>Impact GHG-1. The project would generate greenhouse gas emissions and incrementally contribute to global climate change. However, these emissions would not hinder or delay achievement of state GHG reduction targets established by AB 32.</p>	<p>GHG-1. Greenhouse Gas (GHG) Reduction Plan. The project will reduce operational greenhouse gas emissions through implementation of one or more of the following measures:</p> <ul style="list-style-type: none"> A. Comply with the adopted Climate Action Plan, if it is approved and in place, prior to permit approval, or B. Purchase carbon offsets, or C. Prior to permit issuance, develop a GHG Reduction Plan that reduces annual greenhouse gas emissions from the project by a minimum of 0.492 MT CO₂e per person per year of the operational life of the project. The plan will be implemented on site by the project applicant and may include, but is not be limited to, the following components: <ul style="list-style-type: none"> 1. Alternative fuel vehicles 2. Energy conservation policies 3. Energy efficient equipment, appliances, heating and cooling 4. Energy efficient lighting 5. Green building and roofs 6. Water conservation and recycling 7. Renewable energy production 8. Trip reduction 9. Carbon sequestration <p>Monitoring: Condition compliance shall monitor and verify implementation of measures included in the GHG Reduction Plan to ensure implementation of mitigation measures included in the plan.</p>	<p>Implementation of Mitigation GHG-1 would reduce GHG emission impacts to a less than significant level (Class II). Implementation of Mitigation Measures OCP EIR AQ-11, AIR-2, and BIO-4(a-c) would further reduce GHG emissions.</p>
CLASS II CUMULATIVE IMPACTS (Less than Significant with Mitigation)		
4.7 Hazardous Materials/Risk of Upset		

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Impact	Mitigation Measures	Significance After Mitigation
Cumulative Impacts to Hazardous Materials/Risk of Upset	Mitigation Measures HAZ-2(a), HAZ-2(b), HAZ-3(a), and HAZ-3(b) would apply.	Continued urban development in the Orcutt/Santa Maria area will cumulatively increase the potential for exposure to existing soil and groundwater contamination. Additionally, development in the Orcutt area would increase fire hazards by placing additional residential development within County identified high fire hazard areas. Therefore, an overall increase in the potential for human health hazards will occur as urbanization occurs. The proposed development would incrementally contribute to this cumulative effect. However, all new development will be subject to independent environmental review and regulations in place to minimize any potential health and safety risks. Impacts associated with individual developments will be addressed on a case-by-case basis as needed, in part by the application of development standards or mitigation measures for development in high fire hazards to reduce such risks. Through such development standards and mitigation measures, the proposed development would be expected to mitigate its contribution to cumulative wildland fire hazards. Assuming that all hazards are adequately addressed for each individual development proposal, cumulative human health or wildland fire impacts are considered potentially adverse but less than significant (Class II).
4.10 Noise		
Cumulative Impacts to Noise	Mitigation Measure N-3 would apply.	Cumulative noise impacts would include those related to traffic-generated increases in roadway noise. Traffic-generated increases in roadway noise were evaluated on a cumulative basis, as the project-level noise exposure impact discussions (Impact N-3) analyzed cumulative traffic levels. Table 4.10-3 shows estimates of cumulative + project traffic noise increases of 0.4 to 13.0 dBA on project area roadways. This cumulative project setting includes the 160 multifamily units approved as part of the Focused Housing Rezone Program EIR. These increases were determined by subtracting existing noise levels from future + project noise

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Impact	Mitigation Measures	Significance After Mitigation
		<p>levels, and are based on traffic counts provided in the September 2009 Traffic and Circulation Study (Penfield and Smith, 2009).</p> <p>It should be noted that these values represent increases at 50 feet from the roadway centerline, rather than at the nearest sensitive receptor. In many instances, sensitive receptors are located further from the noise sources. In addition, it should be noted that these modeled values do not account for attenuation provided by topography, structures and elevation differences that may be present at specific locations. Nevertheless, the future cumulative noise levels on Sunny Hills Road are expected to increase by 13.0 dBA which exceeds the 5.0 dBA increase threshold. The County of Santa Barbara is expected to evaluate noise impacts as part of the review of any future residential developments on Key Site 2 along this alignment. If appropriate, additional mitigation measures such as setbacks or noise barriers would be required to reduce noise levels below significance thresholds. Mitigation was identified (Mitigation Measure N-3) to reduce impacts to a less than significant level for the proposed project.</p> <p>Hence, the project is not anticipated to result in cumulative noise impacts. Project-specific mitigation measures would be required, and cumulative noise impacts would be potentially significant but mitigable (Class II).</p>
<p>4.13 Transportation and Circulation</p>		
<p>Impact T-3. Under cumulative plus project conditions, project development would generate additional traffic that would further degrade the level of service at the Clark Avenue/U.S. 101 southbound ramp intersection under P.M. peak hour conditions.</p>	<p>T-3(a) Offset of Cumulative Impacts. The applicant shall pay transportation fees to the County to offset project contributions to cumulative impacts on traffic, circulation systems maintenance, including the project's fair share of offsite improvements in an amount determined by the County Public Works /Transportation Division, based on adopted fee schedules at the time of payment.</p> <p>Plan Requirements and Timing. Prior to final map recordation, the applicant shall submit transportation fees. Monitoring. Compliance shall be monitored by P&D.</p>	<p>Mitigated P.M. peak hour cumulative + project level of service at the Clark Avenue/Southbound Highway 101 interchange would be 16.6 seconds/LOS C. Mitigated A.M. peak hour cumulative + project level of service at the Clark Avenue/Southbound Highway 101 interchange would be 13.3 seconds/LOS B. With implementation of the roadway improvement described in Mitigation Measure T-2, and the project's contribution to the OTIP fee program pursuant to Mitigation Measure T-3(a) would mitigate its contribution on cumulative impacts at</p>

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Impact	Mitigation Measures	Significance After Mitigation
	<p>T-3(b) Bike Lane Construction. Class I and II bike lanes and routes shall be established in accordance with the tentative tract map and development plan. Bicycle paths and bicycle lanes shall meet County design standards for width, surfacing, markings and signage.</p> <p>Plan Requirements and Timing. Prior to map clearance, final bike lane specifications shall be reviewed and approved by P&D, Public Works Roads Division and the Parks and Recreation Department. Bike lane construction and markings shall be implemented concurrent with road construction. Monitoring. P&D shall monitor bike lane construction prior to issuance of the first Occupancy Clearance for residential structures.</p>	<p>this location to adverse but less than significant (Class II).</p>
<p>CLASS III PROJECT-SPECIFIC IMPACTS (Less than Significant)</p>		
<p>4.1 Aesthetics</p>		
<p>Impact AES-3. Proposed street lights, security and landscape lighting, as well as reflective building materials, could produce light and glare that would adversely affect day and nighttime views in the area.</p>	<p>No mitigation measures are required.</p>	<p>Class III (less than significant)</p>
<p>4.2 Agricultural Resources</p>		
<p>Impact AG-1. The proposed project would convert approximately 131 acres of ancillary grazing land to non-agricultural use.</p>	<p>No mitigation is required.</p>	<p>Class III (less than significant)</p>
<p>Impact AG-2. The proposed project would place new residences in the vicinity of existing agricultural operations, which may result in conflicts between agriculture and urban uses.</p>	<p>No mitigation is required.</p>	<p>Class III (less than significant)</p>
<p>4.3 Air Quality</p>		
<p>Impact AQ-1. Project construction would generate temporary increases in localized air pollutant emissions. Such emissions may result in temporary adverse impacts to local air quality.</p>	<p>Implementation of standard dust and emissions control measures required by the SBCAPCD would ensure that construction-related air quality impacts are less than significant.</p>	<p>Class III (less than significant)</p>
<p>Impact AQ-2. The project would result in an increase in operational air pollutant</p>	<p>Though not required to reduce operational emissions to a less than significant impact, the following mitigation measures are recommended</p>	<p>While impacts from emissions of operational ozone precursors were determined to be less than significant</p>

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
<p>emissions from the development of 156 new residences and the associated energy use needs and increased vehicular traffic.</p>	<p>to further reduce the long-term air quality impacts.</p> <p>OCP EIR AQ-11. Energy Conservation Measures. The applicant shall incorporate the following energy conservation measures into project design plans unless the applicant proves that incorporation of a specific measure is infeasible:</p> <ul style="list-style-type: none"> • Install light-colored roofing, energy-efficient built-in appliances, lighting and temperature controls and window treatments to reduce energy consumption. • Install low NOx or solar water and pool heaters. • Landscape with drought-tolerant, deciduous trees to shade buildings in the summer and allow for passive solar heating in the winter. • Design building orientation to maximize natural lighting and passive solar heating and cooling. • Use low-emission building materials such as water-based paints, and bricks, stone or concrete (instead of asphalt) for parking lots. <p>Plan Requirements and Timing. The applicant shall incorporate these energy conservation design elements into building and improvement plans as applicable or shall submit proof of infeasibility to P&D prior to zoning clearance approval. Monitoring: The Owner/Applicant shall demonstrate to Building & Safety staff that the development is in compliance with approved energy saving design components prior to Final Building Inspection Clearance. P&D compliance monitoring staff shall verify landscape installation in compliance with approved landscape plans.</p> <p>AIR-2. Transit Provisions (modification of OCP EIR AQ-3). The applicant shall provide their fair share contribution toward regional transit needs through the provision of a bus stop/bench facilities or payment of an in-lieu fee for the bus stop/bench facilities, as determined by P&D in consultation with the Santa Maria Area Transit (SMAT).</p> <p>Plan Requirements: Prior to map recordation, the applicant shall submit an agreement for provisions of transit mitigation, as determined by P&D in consultation with SMAT. Timing: The applicant shall provide agreed to transit mitigation as follows: facilities shall be constructed prior to first occupancy permit; or fees shall be paid prior to final map recordation. Monitoring: P&D shall field verify installation as</p>	<p>without mitigation (Class III), the application of above mitigation measures as well as those identified in Section 4.15, <i>Greenhouse Gas Emissions</i>, would further reduce operational emissions impacts.</p>

**Table ES-1 Summary of Potentially Significant Environmental Impacts,
Mitigation Measures and Significance after Mitigation**

Impact	Mitigation Measures	Significance After Mitigation
	to plan.	
<p>Impact AQ-4. The proposed project would not be inconsistent with the SBCAPCD 2007 Clean Air Plan because it would not generate population in excess of that used in the CAP to forecast population-related emissions.</p>	<p>Though not required to reduce impacts to a less than significant level, the project's proposed biking and hiking trails combined with application of the project specific Mitigation Measure AIR-2 above would help ensure consistency with emissions reduction strategies in the CAP.</p>	<p>The population increase presented by the project is well within CAP population growth forecasts, and the above noted mitigation would further reduce emissions from development in conformance with CAP policies and guidelines. Impacts would be less than significant (Class III).</p>
4.4 Biological Resources		
<p>Impact BIO-2. An increased level of flood control maintenance within Orcutt Creek may result in alteration of the physical features of the channel, removal of riparian vegetation, and disturbance to wildlife.</p>	<p>No mitigation is required.</p>	<p>Impacts would be less than significant without mitigation (Class III).</p>
4.6 Geological Resources		
<p>Impact G-2. Grading associated with the project is proposed on slopes greater than 20 percent.</p>	<p>No mitigation measures are required, as slope stability impacts were determined to be less than significant.</p>	<p>Class III (less than significant without mitigation)</p>
4.7 Hazardous Materials/Risk of Upset		
<p>Impact HAZ-1. A historic dry oil well located on the Key Site 3 property may have been abandoned improperly.</p>	<p>The following mitigation measure is recommended.</p> <p>HAZ-1. Oil Well Safety Measures. Prior to approval of land use permits for grading or construction, the applicant shall indicate the location of the well on all development and improvement plans, along with a note on the limitations on accuracy, if any. Should evidence of the well head be encountered during grading and site preparation activities, work in the area of the well head shall be halted immediately and staff from DOGGR, the County Petroleum Office, and Planning and Development shall be notified. Work within 100 feet of the well shall not resume until an abandonment plan, if required, has been reviewed and approved, by DOGGR and County agencies and implemented if appropriate. Any subsequent structural development in the vicinity of the well shall be subject to County and DOGGR requirements such as re-abandonment and building setbacks.</p> <p>Plan Requirements and Timing. Prior to land use clearance for grading and subdivision improvements, the location of the abandoned oil well shall be shown on the site and improvement plans for the project. Should the well head be</p>	<p>Impacts are less than significant without mitigation (Class III). However, with incorporation of this mitigation measure, impacts related to oil well hazards would be further reduced.</p>

**Table ES-1 Summary of Potentially Significant Environmental Impacts,
Mitigation Measures and Significance after Mitigation**

Impact	Mitigation Measures	Significance After Mitigation
	encountered by grading activities, the applicant shall be responsible for preparing an abandonment plan, if required, and submitting this to DOGGR and the County Petroleum Office for review and approval. Planning and Development shall review grading and improvement plans to ensure compliance with this measure prior to approval of grading permits. Monitoring. Planning and Development shall ensure that structures have been built in accordance with any DOGGR or Petroleum Office safety requirements, prior to occupancy clearance.	
4.8 Hydrology and Water Quality		
Impact HWQ-3. Residences and other development proposed in the Central Mesa Area would be located in the FEMA designated 100-year flood zone.	No mitigation measures are required.	Impacts are less than significant without mitigation (Class III).
4.11 Public Services and Facilities		
Impact PSF-1. The proposed project would not increase response times for the Santa Barbara County Fire Department; however, the increased population as a result of the proposed project would further contribute to a fire protection service ratio that exceeds targeted levels.	None required.	With the payment of the required fire mitigation fees, the potential environmental impacts to fire protection would be less than significant (Class III).
Impact PSF-2. The proposed project would not impact emergency medical or health care services in the Orcutt Community such that new or expanded facilities would be required.	None required.	Impacts to medical services would be less than significant without mitigation (Class III).
Impact PSF-3. The proposed water distribution system would be able to provide fire flow pressure that meets Santa Barbara County Fire Department standards.	No mitigation measures are required.	Impacts are less than significant without mitigation (Class III).
Impact PSF-4. The proposed project would generate 428 additional residents in the Community of Orcutt, which would contribute to the need for additional police protection services and/or new or	None required.	Through the payment of impact mitigation fees, impacts would be less than significant (Class III).

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
expanded facilities.		
<p>Impact PSF-5. The proposed project could generate approximately 93 additional students. Impacts to local elementary and middle schools would be less than significant. Impacts to local high schools would contribute to the current capacity exceedance.</p>	<p>No mitigation measures would be required.</p>	<p>Through the required payment of State-mandated impact mitigation fees, potential impacts to public schools would be less than significant (Class III).</p>
<p>4.12 Recreation</p>		
<p>Impact REC-1. The proposed project would demand approximately 2 acres of parkland. However, the project includes approximately 86 acres of areas designated for public and private recreational uses that would offset the development's parkland demand, and would also be subject to the payment of development mitigation fees.</p>	<p>To ensure that the public trails developed as part of the project best meet recreational needs and include design features consistent with other public trails in the County, the following mitigation measure is recommended.</p> <p>REC-1. Easement Dedication and Trail Design (modification of OCP EIR Mitigation Measure REC-6). SB Clark LLC, or its successor in interest, shall offer for dedication public easements for multiple use trails that would link development on the site with the proposed trail network for southeast Orcutt. New trail easements shall be aligned with existing dirt roads/trails to the greatest extent possible.</p> <p>Plan Requirements and Timing: Prior to map recordation: (1) the applicant shall submit trail system plans, including specific alignment, and signage, and maintenance funding/responsibility, for review and approval by P&D and Parks Department; (2) the offer for dedication for all trails shall be submitted for P&D, Parks Department, and County Counsel review and approval; (3) A performance security for trail installation and maintenance shall be submitted by the applicant to P&D for review and approval. Trail development shall comply with the Trail Siting Guidelines as set forth in the Orcutt Multiple Use Trails Plan. The trail system shall be completed prior to Occupancy Clearance for the first residential structure for homes in the adjacent area (Northern Mesa, Creekside, or Southern Hills Estate Lots). . Monitoring. Park Department staff shall site inspect to verify trail installation.</p>	<p>With the payment of parks development impact fees, impacts would be less than significant (Class III).</p>
<p>4.14 Utilities and Service Systems</p>		
<p>Impact U-1. The proposed project would require approximately 88 acre-feet of water per year. Adequate</p>	<p>Although not required to reduce water demands to a less than significant level, the following water conservation measures are recommended and would implement OCP EIR Mitigation</p>	<p>The Supplemental Water Purchase Agreement for the project would reduce impacts to a less than significant level (Class III). The</p>

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
<p>water supply would be available and groundwater resources would not be impacted.</p>	<p>Measure WAT-4, which requires the implementation of water conservation measures.</p> <p>U-1(a). Interior Water Conservation. Indoor water use shall be limited through the following measures:</p> <ul style="list-style-type: none"> • Installation of low flow toilets • All hot water lines shall be insulated. • Recirculating, point-of-use, or on-demand water heaters shall be installed. • Water efficient clothes washers and dishwashers shall be installed. • Self-regenerating water softening shall be prohibited in all structures. <p>Plan Requirements. Prior to zoning clearance, indoor water-conserving measures shall be graphically depicted on building plans, subject to P&D review and approval. Indoor water-conserving measures shall be implemented prior to occupancy clearance. Monitoring. P&D shall inspect for all requirements prior to occupancy clearance.</p> <p>U-1(b). Exterior Water Conservation. Outdoor water use for tract landscaping as well as landscaping of individual residential lots shall be limited through the measures listed below.</p> <ul style="list-style-type: none"> • Landscaping shall be with native and/or drought tolerant species. • Drip irrigation or other water-conserving irrigation shall be installed. • Plant material shall be grouped by water needs. • Turf shall constitute less than 20% of the total landscaped area. • No turf shall be allowed on slopes of over 4%. • Extensive mulching (2" minimum) shall be used in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction. • Soil moisture sensing devices shall be installed to prevent unnecessary irrigation. • Permeable surfaces such as turf block or intermittent permeable surfaces such as french drains shall be used for all parking areas and driveways. • Separate landscape meters for common tract landscaping areas shall be installed. <p>Plan Requirements and Timing. The applicant shall incorporate these water conservation measures into final plans for tract landscaping</p>	<p>application of OCP EIR Mitigation Measure WAT-1 and the project specific Mitigation Measures U-1(a) and U-1(b) would further reduce potential groundwater and water supply impacts.</p>

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	<p>and incorporate them into the project's Design Guidelines. The applicant shall submit tract landscape plans and Design Guidelines to P&D and the Board of Architectural Review for review and approval prior to final map recordation. The Design Guidelines shall be recorded with the final map for the tract and shall be included in Covenants, Conditions and Restrictions (CC&Rs) for the development. The applicant/owner shall enter into an agreement with the County to install required landscaping/irrigation and maintain required landscaping for the life of the project. A copy of the Design Guidelines shall be submitted with grading, building, and landscaping plans prior to zoning clearance approval for individual lot development. Landscape plans for individual residential lots shall be submitted by the developer for P&D review and approval prior to zoning clearance for each residential structure. Monitoring. Compliance with the approved Design Guidelines shall be monitored by a Homeowners Association (or similar entity) with oversight by County P&D. For both tract and individual house projects, P&D shall ensure compliance upon completion of tract improvements, and as needed. Installation of landscaping and irrigation systems in conformance with these requirements shall be ensured by P&D staff, prior to occupancy clearance for each residential lot. Any part of irrigation plan requiring a plumbing permit shown on building plans shall be inspected by Building Inspectors. Permit Compliance shall conduct site visits to ensure maintenance of landscape and irrigation in compliance with these requirements.</p>	
<p>Impact U-2. The Laguna County Sanitation District wastewater treatment plant has adequate capacity to serve the proposed project. However, existing off-site sewer infrastructure would not be able to accommodate the wastewater generated by the project without upgrades to this infrastructure.</p>	<p>Although not required to reduce wastewater impacts to a less than significant level, interior and exterior water savings measures identified above (Mitigation Measures U-1(a) and U-1(b)) would further reduce waste water demand impacts.</p>	<p>Through the required payment of impact mitigation fees, potential impacts to sewer demand and infrastructure needs would be less than significant (Class III).</p>
<p>Impact U-4. The proposed project would require electricity and gas service. Pacific Gas and Electric and Sempra Energy Company have adequate capacity to provide electricity and</p>	<p><i>No mitigation measures are required.</i></p>	<p><i>Impacts would be less than significant without mitigation (Class III).</i></p>

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
gas to the proposed project site.		
CLASS III CUMULATIVE IMPACTS (Less than Significant)		
4.1 Aesthetics		
Cumulative Impact to Aesthetics (Light and Glare)	No mitigation measures are required.	The project's potential light and glare impacts are less than significant. The Focused Housing Rezone Program EIR identified mitigation measures for potential light and glare impacts resulting from the additional 160 multi-family units on the MR-O portion of Key Site 3, and similar mitigation measures has been identified or would be expected for the other major development sites in the area: Key Sites #1, #2, and #4. Hence, the project's contribution to cumulative light and glare impacts would be less than significant (Class III).
4.2 Agricultural Resources		
Cumulative Impacts to Agricultural Resources	No mitigation is required.	The Key Site 3 property is adjacent to a larger active grazing area that extends south of the project site and over the Solomon Hills. The individual project impacts for Key Site 3 and the Focused Housing Rezone Program do not exceed the County's criteria for agricultural impacts, and the marginally larger acreage of conversion resulting from consideration of the combination of these projects on the Key Site 3 property would not result in such an exceedance of the County's criteria. The site is limited to seasonal grazing uses that are separate from larger grazing operations elsewhere in the Orcutt area, including on the property to the south of Key Site 3. Hence, the proposed conversion of seasonal grazing land associated with development of the Key Site 3 property would not be a cumulatively considerable significant impact, and the project's contribution to cumulative agricultural resource impacts would be less than significant (Class III).
4.3 Air Quality		
Cumulative Impacts to Air Quality	None required.	Buildout of the Orcutt/Santa Maria area would contribute to the cumulative degradation of regional air quality. The impacts of developing Key Site 3 would be combined with cumulative impacts resulting from the

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
		<p>previously-approved development of 160 additional residences on the Key Site 3 Property under the Focused Housing Rezone Program EIR, as well as development contemplated in the Santa Barbara County Comprehensive Plan as well as the General Plans of local municipalities. Per Santa Barbara County thresholds, a project would have a significant cumulative impact if it were inconsistent with the adopted federal and state air quality plans of Santa Barbara County. As discussed in Impact AQ-4, the proposed project is consistent with the 2007 CAP. Consistency with the CAP is by definition a cumulative impact and was determined to be less than significant without mitigation. In summary, cumulative air quality impacts of the proposed project would be less than significant (Class III).</p>
<p>4.5 Cultural Resources</p>		
<p>Cumulative Impacts to Cultural Resources</p>	<p>Buildout of the Orcutt/Santa Maria area would have the potential to disturb known and unknown cultural resources. However, potential impacts to cultural resources would be addressed on a case-by-case basis through site-specific investigations and, if necessary, surveys, assessment, and documentation or other appropriate mitigation. Project-specific mitigation as discussed above would ensure that the project's contribution to cumulative impacts would be less than significant.</p>	<p>Mitigation applied for each specific development project in the area would reduce cumulative impacts to cultural resources to a less than significant level. No additional mitigation measures are required, and cumulative impacts are less than significant (Class III).</p>
<p>4.6 Geologic Resources</p>		
<p>Cumulative Impacts to Geologic Resources</p>	<p>Any specific geologic hazards associated with each individual site would be limited to that site without affecting other areas. In addition, County regulations and policies (including compliance with Uniform Building Code requirements) would be expected to reduce seismic and geologic hazards to acceptable levels.</p>	<p>The proposed project, in conjunction with other cumulative projects proposed in Santa Maria and the unincorporated Santa Barbara County area, would expose additional people and property to seismic and geologic hazards that exist in the region. The magnitude of geologic hazards for individual projects would depend upon the location, type, and size of development and the specific hazards associated with individual sites. Any specific geologic hazards associated with each individual site would be limited to that site without affecting other areas. In addition, County regulations and policies (including compliance with Uniform Building Code requirements) would be expected to reduce seismic and geologic hazards to acceptable levels.</p>

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
		Seismic and geologic hazards would be addressed on a case-by-case basis and would not result in cumulatively considerable impacts. Cumulative geologic hazard impacts would be less than significant (Class III).
4.7 Hydrology and Water Quality		
Cumulative Impacts to Hydrology and Water Quality	None required.	The proposed project and development throughout the Orcutt area would contribute to hydrological and water quality impacts. Substantial portions of land have the potential to be developed with impermeable surfaces, which would alter drainage patterns, increase peak flows and risk of flooding and degrade water quality. Through the implementation of the policies, and development standards of the OCP, the mitigation measures identified in this SEIR, and Santa Barbara County standards, potential cumulative impacts would be reduced. As these impacts were determined to be less than significant at the project level, they would not be considered cumulatively considerable. Therefore, cumulative impacts to hydrology and water quality would be less than significant (Class III).
Cumulative Impacts to Flood Risk	Additional development proposed within the 100-year flood zone would be evaluated on a case by case basis and would require the development of additional detention basins in accordance with the OCP to avoid flooding impacts. Such development would be required to ensure that all structures are built above the floodplain elevation and demonstrate that such structures would not cause increased flooding elsewhere, thus reducing potential impacts.	Future developments within the Orcutt area could include components located within a 100-year flood zone and result in changes to flood capacity. However, future developments would be subject to review by the County Flood Control District for compliance with County floodplain development standards, compliance with the policies and development standards of the OCP, and mitigation measures identified in this SEIR. Additional development proposed within the 100-year flood zone would be evaluated on a case by case basis and would require the development of additional detention basins in accordance with the OCP to avoid flooding impacts. Such development would be required to ensure that all structures are built above the floodplain elevation and demonstrate that such structures would not cause increased flooding elsewhere, thus reducing potential impacts. Cumulative impacts related to flooding would be less than

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
significant (Class III).		
4.11 Public Services and Facilities		
Cumulative Impacts to Fire Protection	Payment of required fire mitigation fees.	<p>Cumulative development in the Orcutt area, including the 160 multi-family units on a portion of Key Site 3 that were approved under the Focused Rezone Program, would increase the demand on fire protection services. As discussed in Section 3.0, Environmental Setting, 1,544 residential units and 762,196 square feet of non-residential development are currently under construction, approved without entitlement to begin construction, or under permit review in the Orcutt area. This development would demand additional fire protection services.</p> <p>As discussed above in Impact PSF-1, service levels in the Orcutt area are already below Fire Department standards, and the increase in population and development would exacerbate service levels unless Fire Department staffing and facilities are increased. On a cumulative basis, until such time as a new fire station to serve these areas is constructed and operational, emergency response staffing levels would not meet Fire Department standards. Additional residential development attributable to the proposed project would incrementally worsen the service ratios. However, with the payment of the required fair share mitigation fees intended for the construction of a new fire station in the Orcutt area, the project's contribution to cumulative impacts to fire protection services would be adverse but less than significant (Class III).</p>
Cumulative Impacts to Emergency and Health Care Services	None required.	<p>Cumulative development in the Orcutt area, including the 160 multi-family units on a portion of Key Site 3 that were approved under the Focused Rezone Program, would increase the demand on emergency and health care services. However, AMR and health care services within the County would continue to be guided by the authority of Santa Barbara County Public Health Department (SBCPHD). Ambulance service and health care facilities are continually monitored by</p>

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
		<p>the SBCPHD to ensure adequate service is being provided to County residents. If ambulance and health services became inadequate as determined by SBCPHD such that new or expanded facilities were needed, the construction of such facilities could result in environmental impacts. However, such projects would be subject to subsequent environmental review that would ensure that incremental impacts on such services were addressed. Therefore, impacts related to ambulance service and health care services would be adverse but less than significant (Class III).</p>
<p>Cumulative Impacts to Police Protection</p>	<p>None required.</p>	<p>Cumulative development in the Orcutt area, including the 160 multi-family units on a portion of Key Site 3 that were approved under the Focused Rezone Program, would increase the demand on police protection services. As development continues to occur in the Orcutt area, it could create the need for new or expanded facilities in the future, the construction of which could cause environmental impacts. However, the location, size and type of such facilities is speculative at this point in time, and would be subject to subsequent environmental review. In addition, until such facilities are constructed, impacts would continue to be mitigated on a case-by-case basis through payment of impact mitigation fees. Cumulative impacts are therefore adverse but less than significant (Class III).</p>
<p>Cumulative Impacts to Public Schools</p>	<p>Additionally, the collection of state-mandated fees (pursuant to Section 65995 (3)(h) of the California Government Code) is considered full and complete mitigation for impacts to public schools.</p>	<p>Cumulative residential development within Orcutt area would be expected to generate 479 elementary students, 151 junior high students, and 296 high school students, for a total of 926 students under cumulative conditions. The proposed project would generate 93 students, which accounts for approximately 10% of the total students generated from cumulative buildout. The cumulative increase in students may exceed the capacity of schools within the OUSD and SMJUHS and therefore require new or altered school facilities in the future. Although development of new schools could result in environmental impacts associated with ground disturbance (e.g., biological resources, cultural</p>

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
		resources, etc.), and/or noise and traffic, a precise evaluation of environmental impacts would be speculative because the location and timing of such a facilities is not known at this time. Future facilities that would need to be constructed as a result of cumulative development would be subject to subsequent environmental review. Additionally, the collection of state-mandated fees (pursuant to Section 65995 (3)(h) of the California Government Code) is considered full and complete mitigation for impacts to public schools. Therefore, cumulative impacts to public schools would be adverse but less than significant (Class III).
4.12 Recreation		
Cumulative Impacts to Recreation	New residential development under cumulative conditions would be required to dedicate additional parkland or pay in-lieu parks fees in accordance with State Quimby Act standards and as required by the County, and implement applicable mitigation measures as identified by the OCP EIR.	<p>Cumulative development in the Orcutt area would increase demand for parks and recreational facilities by adding both residents and daytime population. The cumulative analysis focuses on the Orcutt area since the adopted OCP included a number of policies and actions to augment parks and recreational facilities available to area residents. As discussed in Section 3.0, Environmental Setting, 1,554 residential units are currently under construction, approved without entitlement to begin construction, or under permit review in the Orcutt area.</p> <p>Cumulative development in the Orcutt-Santa Maria area, including the 160 multi-family units on a portion of Key Site 3 that were approved under the Focused Housing Program, would increase the demand for parkland. Based on Orcutt's average household size of 2.74 persons per dwelling unit (U.S. Census, 2000), the 1,554 new residential units would generate an estimated 4,258 additional residents in the Orcutt area under cumulative conditions. Based on the County standard of 4.7 acres of parkland per 1,000 residents, this would generate a need for approximately 20 acres of parkland. As discussed previously, Orcutt is currently deficient in parkland, based on County parkland per resident standards, so any additional residential development</p>

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
		<p>without an associated increase in new parklands would add to the deficiency. However, new residential development under cumulative conditions would be required to dedicate additional parkland or pay in-lieu parks fees in accordance with State Quimby Act standards and as required by the County, and implement applicable mitigation measures as identified by the OCP EIR.</p> <p>To address projected parkland deficiencies, the OCP identified a number of future parks and open space to meet increasing demand under buildout of the Community Plan. Major designated future parks facilities in the OCP include:</p> <ul style="list-style-type: none"> • Oak Knolls Park – 15.1 acres • Union Valley Park – 46.2 acres • Orcutt Creek Park – 11 acres <p>The proposed project provides 86 acres of private open space and parkland and also proposes additional public trails that are shown on the Parks, Recreation, and Trails map of the OCP associated with the Orcutt Creek Trail. The development of additional parkland to serve the development and dedications of public trails as identified in the OCP would offset the increased parkland demand resulting from the buildout under cumulative conditions. In addition, the payment of parkland mitigation fees would be required, and these fees would be used to develop additional public parks serving the OCP area. The implementation of planned County parks could result in a range of environmental impacts depending on the size, location, and type of park facilities. Environmental impacts associated with implementation of planned County parks would be addressed through separate CEQA review on a case-by-case basis. Impacts would therefore be less than significant without mitigation (Class III).</p>
4.14 Utilities and Service Systems		
Cumulative Impacts to Water Supply	None required.	Cumulative development in the Orcutt area, including the 160 multi-family units on a portion of Key Site 3 that

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
		<p>could be developed under the Focused Rezone Program, would include 1,544 residential units and 762,196 square feet of non-residential development. This includes projects that are currently under construction, approved without entitlement to begin construction, or under permit review in the Orcutt area. The OCP includes several policies and development standards regarding water supply and groundwater consumption. Specifically, Policy WAT-O-2 requires that future development under the Orcutt Community Plan must offset water demand with supplemental water supplies in order to prevent any impacts to the Santa Maria Groundwater Basin. Implementation of recommended Mitigation Measures U-1(a) and U-1(b) above would reduce the project's contribution to water demands. Future development within the Orcutt area would be subject to OCP EIR Mitigation Measures WAT-1 would through WAT-4, which would also reduce impacts to water supply. In addition, according to the 2005 Orcutt Urban Water Management Plan (UWMP), the water supplies available to the Orcutt system are greater than the supplies needed to meet projected demands through 2030. The UWMP assumes a per capita consumption rate of 0.313 AFY. As such, based on a current population of 34,760, current demand is estimated to be 10,880 AFY. Cumulative buildout would increase the population of Orcutt by 4,230 residents. This population increase would demand 1,324 AFY. Existing demand plus cumulative buildout demand would total 12,204 AFY while currently available supplies are 20,475 AFY. Therefore, impacts to water supply and groundwater resources would be less than significant (Class III).</p>
<p>Cumulative Impacts to Natural Gas and Electricity</p>	<p>Individual future projects would be required to receive a "will serve" letter from the applicable service provider, which would indicate whether adequate electricity and natural gas supplies would be available to each future project.</p>	<p>Development associated with the proposed project and other related cumulative projects in the Orcutt and Santa Maria areas could result in increased demands on electrical and/or natural gas services and facilities within the Santa Maria Valley. While there are no specific CEQA or County thresholds related to natural</p>

**Table ES-1 Summary of Potentially Significant Environmental Impacts,
Mitigation Measures and Significance after Mitigation**

Impact	Mitigation Measures	Significance After Mitigation
		gas or electricity impacts, individual future projects would be required to receive a "will serve" letter from the applicable service provider, which would indicate whether adequate electricity and natural gas supplies would be available to each future project. This would ensure that future projects do not over-capacitate existing electricity and natural gas systems. Cumulative impacts would be considered less than significant (Class III).



ATTACHMENT B: NBAR MINUTES

I. Minutes from February 26, 2010

PUBLIC COMMENT:

- Sam Fradin

NBAR COMMENTS:

- Proposal is too dense, too tight, and too rigid.
- No creativity or imagination in design; everything is identical.
- The site layout is geometric and has no creativity.
- Road widths are an issue.
- There is not enough parking for residents and guests.
- Project to come back

Project received conceptual review only. Ravatt, Small, and Bettencourt absent. No action taken. Applicant may return for further conceptual review.

II. Minutes from March 26, 2010

10BAR-00000-00028 SB Clark LLC Planned Development

Orcutt

06GPA-00000-00016 (John Zorovich, Planner)
Development Plan

Jurisdiction:

06DVP-00000-00015

06TRM-00000-00004

10CUP-00000-00001

Request of John Franklin, agent for the owner, Ernie Mansi, SB Clark LLC, to consider Case No. 10BAR-00000-00028 for **further conceptual review of a planned development for 96 cluster homes ranging in size from approximately 1,087 square feet to 1,596 square feet, 46 creekside homes ranging in size from approximately 2,635 square feet to 3,303 square feet, and 11 ranchettes which are intended for custom home development**. No structures currently exist on the parcel. The proposed project will require approximately 203,100 cubic yards of cut and approximately 127,000 cubic yards of fill. The property is a 138.6 acre parcel zoned RR-10 and MR-0 and shown as Assessor's Parcel Number 129-151-026, located at **Key Site 3, Orcutt Community Plan Area** in the Orcutt area, Fourth Supervisorial District. (Continued from 02/26/10)

PUBLIC COMMENT:

- Jane Phelan

NBAR COMMENTS:

- Key Site 3 is a difficult site:
- Site-specific design issues have not been addressed; should be considered at a future meeting.
- Look at historic development of Orcutt for distinguishing the community of Orcutt from Santa Maria with respect to site and housing design.

- The massing/silhouette of the approved 160 MRO units need to be articulated in order to address site design issues.
- View studies, including from the southern end of the Creekside neighborhood should be prepared.
- Large lot (RR-10) neighborhood:
- The public benefit of the open space easement should be clearly articulated.
- Efficient maintenance of the open space area will be difficult.
- Circulation:
- Site design considerations affected by full versus secondary access provisions from Chancellor Drive.
- Internal circulation between various neighborhoods should be carefully considered.
- Interested in Clark Avenue/US 101 improvements and project impacts on Clark Avenue.
- Landscaping: Prepare a conceptual level open Space Revegetation Plan which includes a depiction of the site as it currently exists with respect to native vegetation and grazing land.
- Orcutt/Santa Maria Valley gateway: Orientation of 10 southernmost lots along US 101, with backyards facing the freeway, not conducive to gateway concept.
- Public Trail: trail route and connections should follow Orcutt Creek as much as possible.
- Address project sustainability/carbon footprint issues, including water reuse, cool roof and paving materials. Work with staff to reconcile conflicts with OCP Development Standard KS3-14.
- Access issues and density of development onsite introduce traffic and pollution issues which must be addressed.

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

III. Minutes from April 23, 2010

10BAR-00000-00028 SB Clark LLC Planned Development

Orcutt

06GPA-00000-00016 (John Zorovich, Planner)

Jurisdiction:

Development Plan

06DVP-00000-00015

06TRM-00000-00004

10CUP-00000-00001

Request of John Franklin, agent for the owner, Ernie Mansi, SB Clark LLC, to consider Case No. 10BAR-00000-00028 for **further conceptual review of a planned development for 96 cluster homes ranging in size from approximately 1,087 square feet to 1,596 square feet, 46 creekside homes ranging in size from approximately 2,635 square feet to 3,303 square feet, and 11 ranchettes which are intended for custom home development.** No structures currently exist on the parcel. The proposed project will require approximately 203,100 cubic yards of cut and approximately 127,000 cubic yards of fill. The property is a 138.6 acre parcel zoned RR-10 and MR-0 and shown as Assessor's Parcel Number 129-151-026, located at **Key Site 3, Orcutt Community Plan Area** in the Orcutt area, Fourth Supervisorial District. (Continued from 02/26/10 and 03/26/10)

NBAR COMMENTS:

- It is difficult to look at the project without knowing what is proposed for MRO.
- Mesa neighborhood with MRO will be very tight and dense.
- Access to the estate lots thru high density neighborhoods is problematic; these homes should have access of off Chancellor.
- Proposal should be reconfigured to provide better access to estate lots or demonstrate how it is not feasible to have improved access to estate lots.
- The project proposes street widths of 36' wide with parking allowed on both sides and no turn arounds. NBAR feels that the street widths are too narrow, circulation is a major issue on this project and the applicant is proposing the minimum required standards.
- Plan A parking on six packs is problematic due to being too tight.
- There is no way for a school bus to turn around; consider adding turn arounds.
- Consider narrowing roads in specific areas to reduce linear usual effect and provide traffic calming.
- Development should have pedestrian connectivity with landscaping to Keysite #1.
- Rigid, cookie cutter site design (in six pack)- very linear, lacks diversity.
- NBAR recommends variation in foot print massing; and, variation in building design to reduce linear visual; loose a six-pack.
- NBAR has concerns about the feel of trail with fencing, Caltrans and sound walls – too much asphalt; add landscaping.
- NBAR suggest applicant consider alternative to fencing the deep basin and integrate basin design with natural site.
- NBAR needs to do a site visit.
- NBAR wants story poles for each product type at each neighborhood and a 45' pole at the MRO site.

Project received further conceptual review only. Bettencourt recused. Atkinson, Ravatt, and Palacios absent. No action taken. Applicant may return for further conceptual review.

IV. Minutes from May 28, 2010

10BAR-00000-00028 SB Clark LLC Planned Development Orcutt

**06GPA-00000-00016 (John Zorovich, Planner)
Development Plan**

Jurisdiction:

**06DVP-00000-00015
06TRM-00000-00004
10CUP-00000-00001**

Request of John Franklin, agent for the owner, Ernie Mansi, SB Clark LLC, to consider Case No. 10BAR-00000-00028 for further conceptual review of a planned development for 99 cluster homes ranging in size from approximately 1,087 square feet to 1,596 square feet, 46 creekside homes ranging in size from approximately 2,635 square feet

to 3,303 square feet, and 11 ranchettes which are intended for custom home development . No structures currently exist on the parcel. The proposed project will require approximately 203,100 cubic yards of cut and approximately 127,000 cubic yards of fill. The property is a 138.6 acre parcel zoned RR-10 and MR-0 and shown as Assessor's Parcel Number 129-151-026, located at **Key Site 3, Orcutt Community Plan Area** in the Orcutt area, Fourth Supervisorial District. (Continued from 02/26/10, 03/26/10, and 04/23/10)

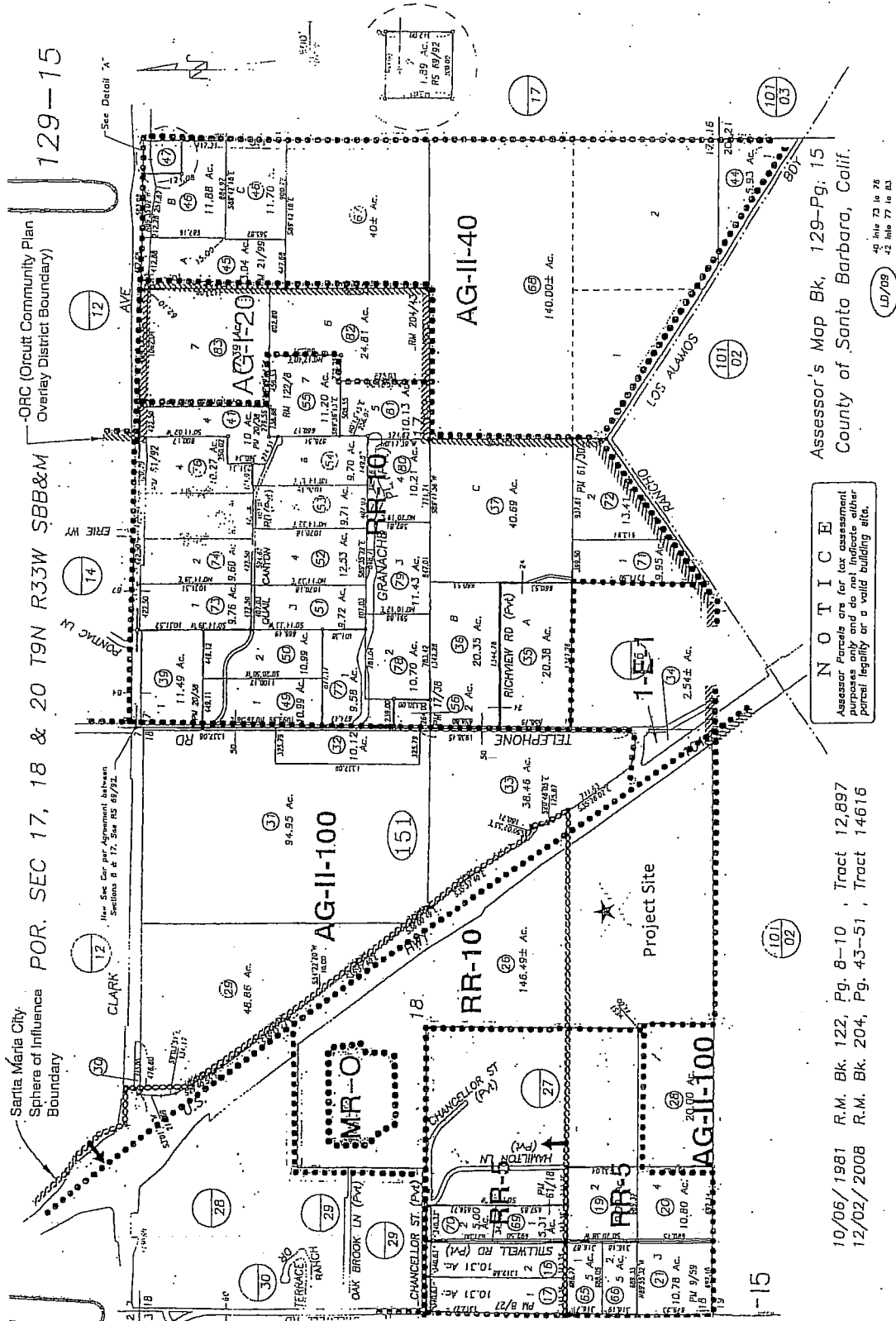
NBAR COMMENTS:

- **Story Poles and site visit are greatly appreciated. Story poles to remain standing for one more week. Site visit confirms all previous comments from prior meetings.**
- **Concerned with visual impacts on gateway to Santa Maria Valley and Orcutt Community. Carefully selected line-of-sight cross-sections needed.**
- **Residences along US 101 are too close to the freeway. Structures should be oriented with entries and front yards towards the freeway. The linearity of the structures should be broken up through the use of curvilinear streets and increased separation between units.**
- **The view of the high-density development from the southern portion of the site will be completely out of character; the effects of the massing of the development will be unavoidable from all vantage points. Working on design issues outside of the designated foot-print for this development could improve the project, which in combination with the Crossroads Center represents the highest density of buildings in the Santa Maria Valley.**
- **On lower mesa, the proposed grading is unresponsive to the site topography. Additional site design work is needed to minimize earthwork and retain the character of the land.**
- **Consider an alternate location for the access road to the lower mesa.**
- **A detailed Landscape Plan for project frontage along US 101 and adjacent to the Sunny Hills Mobile Home Park is needed.**
- **Views of the project site from Chancellor Road need to be considered.**
- **Site Plans need to depict adjacent structures, ridge-lines, and onsite resource constraints.**
- **Consider eliminating t-intersections within the project site.**
- **No further Conceptual Review is necessary until comments have been addressed.**

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



ATTACHMENT C: ZONING PAGE



129-15

ORC (Orcutt Community Plan) Overlay District Boundary

Santa Maria City Sphere of Influence Boundary

POR, SEC 17, 18 & 20 T9N R33W SBB&M

See Detail X

10/06/1981 R.M. Bk. 122, Pg. 8-10, Tract 12,897
12/02/2008 R.M. Bk. 204, Pg. 43-51, Tract 14616

Assessor's Map Bk. 129-Pg. 15
County of Santa Barbara, Calif.

N O T I C E
Assessor's Maps are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

10/06/1981 R.M. Bk. 122, Pg. 8-10, Tract 12,897
12/02/2008 R.M. Bk. 204, Pg. 43-51, Tract 14616