

**ATTACHMENT 2: ADDENDUM**



## COUNTY OF SANTA BARBARA

### PLANNING AND DEVELOPMENT

#### ADDENDUM FOR ORCUTT COMMUNITY PARK SPORTS FIELD LIGHTING PROJECT – CASE NO. 23SPP-00001

**TO:** Board of Supervisors

**FROM:** Travis Seawards, Deputy Director, Development Review Division

**STAFF CONTACT:** Tina Mitchell, Planner, [tmitchell@countyofsb.org](mailto:tmitchell@countyofsb.org)

**DATE:** April 30, 2024

**RE:** State CEQA Guidelines Section 15164 Addendum for the Orcutt Community Park Sports Field Lighting Project, Case No. 23SPP-00001

**CEQA DETERMINATION:** Finding that State California Environmental Quality Act (CEQA) Guidelines Section 15164 (Addendum) applies to the Orcutt Community Park Sports Field Lighting Project, Case No. 23SPP-00001. CEQA Section 15164 allows an addendum to a previously certified Environmental Impact Report (EIR) to be prepared when only some changes or additions are necessary but none of the conditions in Section 15162 of the State CEQA Guidelines have occurred. The Rice Ranch Supplemental Environmental Impact Report (SEIR, 03-EIR-05) was prepared for the buildout of the Rice Ranch Specific Plan Area and was certified in December 2003. The SEIR tiered off of the Orcutt Community Plan Program EIR (95-EIR-01, certified in July 1997). An Addendum to the SEIR was prepared in December 2015 when the Rice Ranch Specific Plan was amended under Case No. 14SPP-00001. The Orcutt Community Park is located within the Rice Ranch Specific Plan Area, therefore the SEIR and 2015 Addendum addressed environmental impacts related to the park. The SEIR (03-EIR-05), including the 2015 Addendum, is hereby amended by this 15164 letter for the Orcutt Community Park Sports Field Lighting Project.

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#### INTRODUCTION

CEQA Guidelines Section 15164 (Addendum) applies to the proposed Orcutt Community Park Sports Field Lighting Project, Case No. 23SPP-00001. CEQA Guidelines Section 15164 allows an addendum to be prepared when only minor technical changes or changes which do not create new significant impacts would result.

Prior to the adoption of the Orcutt Community Plan, the County prepared, considered, and certified the Orcutt Community Plan Environmental Impact Report (95-EIR-01, certified July 22, 1997; see

Attachment G of the staff report dated April 30, 2024, and incorporated herein by reference). The Orcutt Community Plan designated the Rice Ranch site as Key Site 12 and established policies and development standards for future development that were later incorporated into the Rice Ranch Specific Plan. The Rice Ranch Specific Plan was reviewed under CEQA as part of a Supplemental Environmental Impact Report (SEIR, 03-EIR-05 certified December 9, 2003; see Attachment E of the staff report dated April 30, 2024, and incorporated herein by reference). The SEIR provided site specific analysis of the project site's land use, zoning designation, and the reasonable maximum development that could occur under the approved project. In 2015, the Rice Ranch Specific Plan was amended under Case No. 14SPP-0001 for refinement, and to incorporate amendments necessary to meet prevailing market realities and changing regulations. An Addendum to the certified SEIR (03-EIR-05) was prepared and considered by the Board of Supervisors when the 2015 amendments to the Rice Ranch Specific Plan were approved on January 5, 2016 (Attachment F of the staff report dated April 30, 2024, and incorporated herein by reference).

The California Environmental Quality Act (CEQA) requires analysis and disclosure of environmental impacts which could occur as a result of project development. Staff has prepared an Addendum to the previously adopted Supplemental Environmental Impact Report (03-EIR-05) and related Addendum (December 2015) for the proposed amendments to the Rice Ranch Specific Plan since the following applicable provisions of Section 15164 CEQA Guidelines can be met:

(a) *The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*

and

(e) *A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

Staff prepared an Addendum to reflect changes and additions from the project described in the certified SEIR (2003) and related Addendum (2015) to the proposed project; none of the applicable conditions of Section 15162 calling for a subsequent EIR or negative declaration have occurred, as indicated by the County analysis and determination provided below. Specifically, Section 15162(a), Subsequent EIRs, of the CEQA Guidelines states:

(a) *When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*

(1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant*

*environmental effects or a substantial increase in the severity of previously identified significant effects;*

- (2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
- (3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:*
  - (A) *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
  - (B) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
  - (C) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
  - (D) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

There are no substantial changes or changed circumstances under which the proposed project is to be undertaken. No new significant environmental effects or a substantial increases in the severity of previously identified significant effects under the certified SEIR (03-EIR-05) and related Addendum completed in 2015 will result from proposed project, as analyzed in the following Addendum. Further, there is no new information that the proposed project will have one or more significant effects not discussed in the approved SEIR (03-EIR-05) or Addendum completed in 2015.

Each environmental impact in the Project Impact Analysis section below addresses the previously analyzed and approved project, and proposed changes to the project, including reference to the previously certified SEIR (03-EIR-05) and Addendum completed in 2015. All documents incorporated into this Addendum by reference are on file with P&D and are available upon request.

## **BACKGROUND**

The current Rice Ranch Specific Plan allows for the construction of 725 dwelling units distributed among five different neighborhoods: Pine Creek, The Oaks, Meadows, Grove, and Valley View. Master Map

14,636 (Large Lot Conveyance Map) was recorded in 2005; Tract Map 14,430, Unit 1 recorded for Pine Creek and The Oaks neighborhoods in 2007; Unit 2 recorded for the Meadows and Grove neighborhoods in 2017; and Unit 3 recorded for the Valley View neighborhood in 2020. The Valley View neighborhood and a portion of the Meadows neighborhood and are currently under construction; all other neighborhoods are built out. The current Rice Ranch Specific Plan also includes the 25.7-acre Orcutt Community Park, as well as numerous pocket parks, open space areas, and public trails within the specific plan area. In January 2009, the Orcutt Community Park was completed and opened for public use with a mix of active and passive recreation opportunities. In March 2009, the Orcutt Community Park was dedicated to the County of Santa Barbara on Tract Map 14,636, and the Community Services Department (Parks Division) has maintained the park since then.

## **PROJECT LOCATION AND SITE DESCRIPTION**

Although the Rice Ranch Specific Plan covers an approximately 560-acre area, the proposed amendments to the Rice Ranch Specific Plan will only affect the Orcutt Community Park. The Orcutt Community Park is located on a 25.73-acre, County-owned parcel shown as Assessor's Parcel Number 101-390-012, and known as 5800 S. Bradley Road in the Orcutt Community Plan Area, Fourth Supervisorial District.

The Orcutt Community Park is currently developed with baseball and soccer fields that cover approximately 5.5 acres; an off-leash dog park; a playground; group picnic areas; barbeque grills; two restroom buildings; parking areas with approximately 166 standard parking spaces and equestrian trailer areas; and pedestrian walking areas, including a pedestrian bridge that crosses Pine Canyon Creek to access the sports fields. Pine Canyon Creek intermittently flows east to west and is nestled between the park's sports fields to the south and parking lot area to the north. The park is generally surrounded by natural open space areas with hiking trails to the south and west, and residential development to the north and east.

## **PROJECT DESCRIPTION**

The project is a request by the Santa Barbara County Community Services Department, Parks Division, for approval of amendments to the Rice Ranch Specific Plan to allow for future installation of permanent sports field and parking lot lighting at the Orcutt Community Park. The Rice Ranch Specific Plan currently does not include lighting within the Orcutt Community Park, therefore amendments to the Specific Plan are necessary to account for the change. Permanent lighting will provide the opportunity for local organized sports teams to utilize the existing sports fields past daylight hours, primarily during the months when daylight hours are shorter. The permanent lighting will replace portable, generator-powered lighting now being used by local sports teams in months where the sun sets in late afternoon or early evening. The permanent lighting will be used on a limited basis after dusk until 9:00 PM when daylight savings time is not in effect (i.e., standard time), plus one additional month in the fall and spring shouldering standard time. A full description of the proposed amendments to the Rice Ranch Specific Plan are included with Attachment C. The property is a 25.73-acre parcel zoned REC

and shown as Assessor's Parcel Number 101-390-012, located at 5800 S. Bradley Road in the Orcutt Community Plan area, Fourth Supervisorial District.

## **PROJECT IMPACT ANALYSIS**

Existing Conditions. As stated in the Project Description above, the proposed amendments to the Rice Ranch Specific Plan will allow permanent lighting in Orcutt Community Park. County Parks will replace portable, generator-powered lighting now being used by local sports teams in the evenings during months where the sun sets in late afternoon or early evening with permanent lighting that complies with Specific Plan requirements. According to Parks Division staff, local sports leagues have been renting and setting up the portable light fixtures during months with less daylight consistently for the past five years.

The SEIR (03-EIR-05) prepared for the Rice Ranch Specific Plan and the Addendum completed for the 2015 amendments to the Rice Ranch Specific Plan analyzed project impacts related to buildout of the entire specific plan area. Significant and unavoidable impacts were identified for the following issue areas: 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, Aesthetics/Visual Resources, Parks Recreation & Trails, and Schools.

The proposed amendments to the Rice Ranch Specific Plan are limited to text changes that will allow installation of permanent lighting within previously disturbed areas of the existing Orcutt Community Park. The park operations and use will remain the same with the proposed amendments, therefore the project impact analysis is limited to issue areas where there is a minor change to some aspect of the project and the previous analysis requires minor revision. The following sections include discussions of impacts to Aesthetics/Visual Resources and Biological Resources. As discussed below, the proposed amendments to the Rice Ranch Specific Plan will not change the severity of impacts, or the conclusions in the SEIR (03-EIR-05) and Addendum completed in 2015 for these impact categories.

### **1. Aesthetics/Visual Resources**

#### Impacts Anticipated in the 03-EIR-05 and the 2015 Addendum

The 2003 SEIR and 2015 Addendum identified the following significant, but mitigable impact to Aesthetics/Visual Resources associated with glare or night lighting which may affect adjoining areas (please refer to 03-EIR-05 for a full discussion of this impact):

**Impact AES-3.1:** Residential development, including streets and recreational facilities, would introduce new glare sources that would substantially degrade existing visual conditions.

#### Existing Mitigation

The 2003 SEIR and 2015 Addendum identified the following mitigation measure for Impact AES-3.1:

**AES-3.1:** Exterior night lighting installed on the project site shall be of a low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Pole supports shall be of a darker finish to reduce glare. Building wall-mounted and pedestrian walkway lighting fixtures shall be placed at heights that would be sufficiently high to promote project safety, but low enough to limit unnecessary spill effects. A Common Area Lighting Plan for parks and recreation areas shall incorporate these requirements and demonstrate how low level lighting shall be controlled at all times (i.e., use of lighting timers). The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m. Lighting associated with the community clubhouse amenities (i.e., pool area with spa, shade pavilion barbeque, picnic area, etc.) shall be turned off at 10:00 p.m. The locations and heights of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture shall be depicted on the final Lighting Plan.

**Plan Requirements and Timing:** The Owner/Applicant shall develop a Lighting Plan for BAR approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture. The neighborhood specific lighting plans shall be reviewed and approved by P&D and the Board of Architecture Review prior to land use clearance of the Final Development Plan for each neighborhood.

**MONITORING:** P&D and/or BAR shall review the neighborhood specific lighting plans for compliance with this measure prior to approval of a Zoning Clearance for structures. P&D Permit Compliance staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

#### Changes in Project Impacts

The proposed amendments to the Rice Ranch Specific Plan will allow for future installation of permanent lighting within the Orcutt Community Park. County Parks Division staff provided a conceptual lighting plan in order for P&D staff to better understand the scope of necessary changes to Specific Plan language (included as Attachment I of the staff report dated April 30, 2024, and incorporated herein by reference; for reference only). Light fixtures shown on the conceptual lighting plan comply with the existing lighting restrictions noted in Mitigation Measure AES-3.1 above. All fixtures are of hooded, low intensity, low glare design; will be finished with non-reflective earth-tone paints/material; and are mounted at the minimum acceptable height to adequately light the sports fields for amateur play and the parking areas for safety purposes. Photometric drawings included with the conceptual plans indicate that lighting will be directed downward with no spill-over to adjacent parcels. Lighting will only be used when daylight savings time is not in effect (i.e., standard time) plus one additional month in the fall and spring shouldering standard time, and will be controlled by a timer to turn on after dusk and off at 9:00 PM.

As is described above, portable generator-powered light fixtures have been used by sports teams in the evenings during months with limited evening light for the past five years. Based on this consistent use of lighting in the sports fields, the proposed project will be substantially the same as existing conditions. The proposed amendments to the Rice Ranch Specific Plan will ensure that future permanent lighting will adhere to specific height, intensity, and aesthetic requirements going forward. The potential lighting impact of the proposed Specific Plan amendments would therefore be similar to that of the approved 2015 Specific Plan and existing conditions. Adherence to Mitigation Measure AES-3.1 will ensure that impacts from lighting in Orcutt Community Park are insignificant. Section 7 of the Rice Ranch Specific Plan includes Design Guidelines for lighting that incorporate provisions from Mitigation Measure AES-3.1, directing exterior lighting to be low intensity, low glare design, and hooded or directed downward to prevent spill-over. The proposed amendments to the Rice Ranch Specific Plan specify that exterior night lighting at the Orcutt Community Park must comply with these design guidelines. Therefore, lighting impacts associated with the proposed project will not be substantially more severe than impacts associated with the approved project.

## **2. Biological Resources**

### Impacts Anticipated in the 03-EIR-05 and the 2015 Addendum

The 2003 SEIR and 2015 Addendum identified the following potentially adverse, but insignificant impacts to Biological Resources associated with increases in noise, lighting, human activity which may disrupt wildlife habitat areas or movement corridors (please refer to 03-EIR-05 for a full discussion of these impacts):

**Impact BIO-1.7:** Potential indirect impacts on vegetation and wildlife habitats, including sensitive plant species and oak trees, would potentially occur due to occupancy of the site, public access into open space (trails and park), and fencing.

**Impact BIO-5:** Site development would interfere with the movement of resident wildlife between natural habitats in the project area and in the region.

### Existing Mitigation

In accordance with the Orcutt Community Plan Development Standards for Key Site 12, an Open Space and Habitat Management & Restoration Implementation Plan (OSHRIP) has been prepared and incorporated into the Rice Ranch Specific Plan (Appendix C of Attachment D of the staff report dated April 30, 2024, and incorporated herein by reference). The OSHRIP describes how the Rice Ranch project open space is to be managed during residential development and occupancy. The OSHRIP includes mitigation planting for impacts to oak woodland, central maritime chaparral, native grassland, riparian, and central coastal scrub habitat affected by project development. The major elements of the OSHRIP include the following:



- A project-wide construction management program, including measures to protect sensitive biological resources.
- Detailed habitat restoration plans with prescriptive implementation and performance criteria addressing all habitats requiring mitigation.
- Maintenance plans for weed control and irrigation as well as a monitoring and reporting plan.
- Management strategies to protect resources within and surrounding passive and active recreational areas. This includes discussion of allowable and prohibited uses of open space.

The OSHMRIP also includes measure OS11.1, which states that “[l]ighting shall not be installed within any of the parks in order to protect the surrounding wildlife habitat at night.”

### Changes in Project Impacts

The proposed amendments to the Rice Ranch Specific Plan will allow for future installation of permanent lighting within the Orcutt Community Park. As discussed in the impact analysis for Aesthetics/Visual Resources above, light fixtures shown on the conceptual lighting plan provided by the County Parks Division are of hooded, low intensity, low glare design, and will be finished with non-reflective earth-tone paints/material. Photometric drawings included with the plans indicate that lighting will be directed downward with little to no spill-over to adjacent open space areas or riparian habitat associated with Pine Canyon Creek. Lighting will only be used when daylight savings time is not in effect (i.e., standard time) plus one additional month in the fall and spring shouldering standard time, and will be controlled by a timer to turn on after dusk and off at 9:00 PM.

Arcadis U.S., Inc. conducted a Reconnaissance Biological Survey on May 1, 2023, and prepared a Biological Survey Report for the project dated September 18, 2023 (Attachment J of the staff report dated April 30, 2024, and incorporated herein by reference) to determine if there are common or special status species inhabiting the Orcutt Community Park or its vicinity that would be adversely affected by the use of lighting on the sports fields, parking lot, and pedestrian bridge. According to the Biological Survey Report, the site provides minimal habitat for special status species. Several common species occur at the site, but are generally acclimated to human presence. No observations of special status species or signs of special status species occurred during the survey. Additionally, there has been consistent use of lighting for nearby residential uses and for seasonal lighting of the sports fields. The Biological Survey Report speaks to existing lighting in the area and concludes that wildlife is already subjected to a certain degree of lighting, therefore no impacts to wildlife as a result of using lighting at the Orcutt Community Park are anticipated.

The potential lighting impact of the proposed project on biological resources would therefore be similar to that of the approved 2015 Specific Plan and existing conditions. Section 7 of the Rice Ranch Specific Plan includes Design Guidelines for lighting that incorporate provisions from Mitigation Measure AES-3.1 directing exterior lighting to be low intensity, low glare design, and hooded or directed downward to prevent spill-over. The 2024 Specific Plan Design Guidelines specify that exterior night lighting at the Orcutt Community Park must comply with these design guidelines, which will also reduce impacts on

wildlife corridors. Lighting impacts to wildlife associated with the proposed project will not be substantially more severe than impacts associated with the approved project or current operations.

## **FINDINGS**

Staff has concluded that the previous environmental document as herein amended may be used to fulfill the environmental review requirements of the current project. Because the current project meets the conditions for the application of State CEQA Guidelines Section 15164, and none of the conditions described in Section 15162 have occurred, preparation of a subsequent EIR is not required. In 2003, the Board of Supervisors adopted a Statement of Overriding Considerations for significant impacts associated with build-out of the Rice Ranch Specific Plan, including the Orcutt Community Park. As discussed above, the proposed project would not result in new significant environmental impacts or a substantial increase in the severity of previously identified environmental impacts than were identified in the 2003 SEIR or 2015 Addendum.