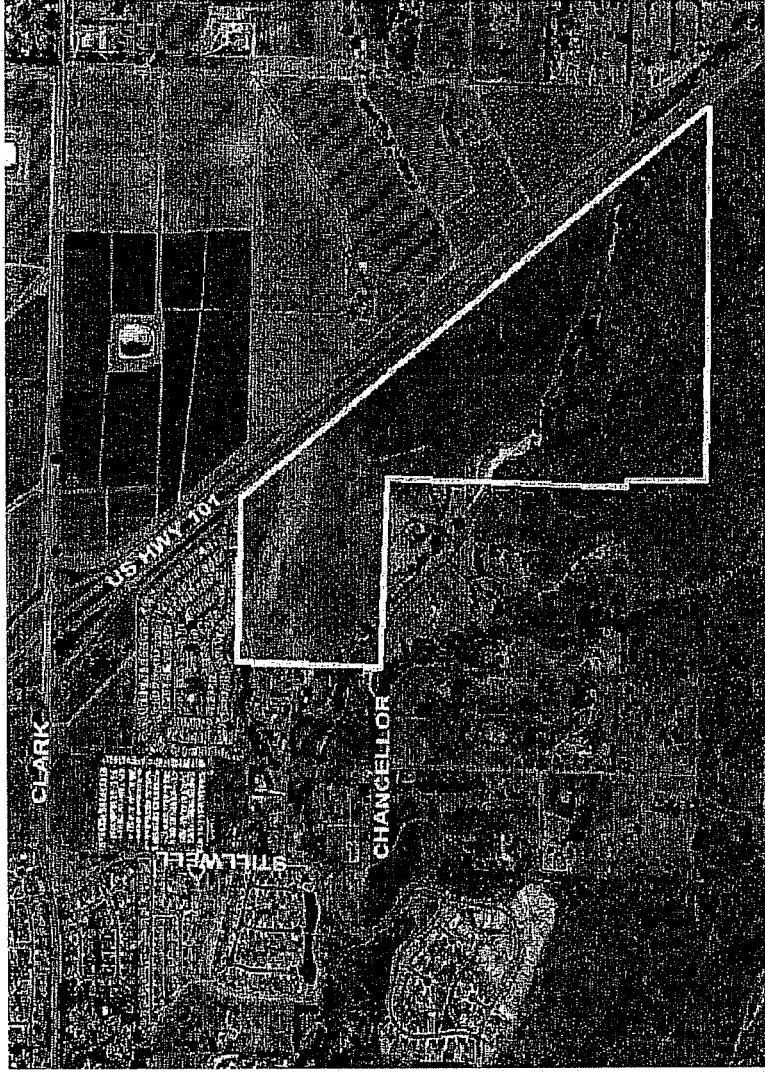


ORCUTT KEY SITE 3

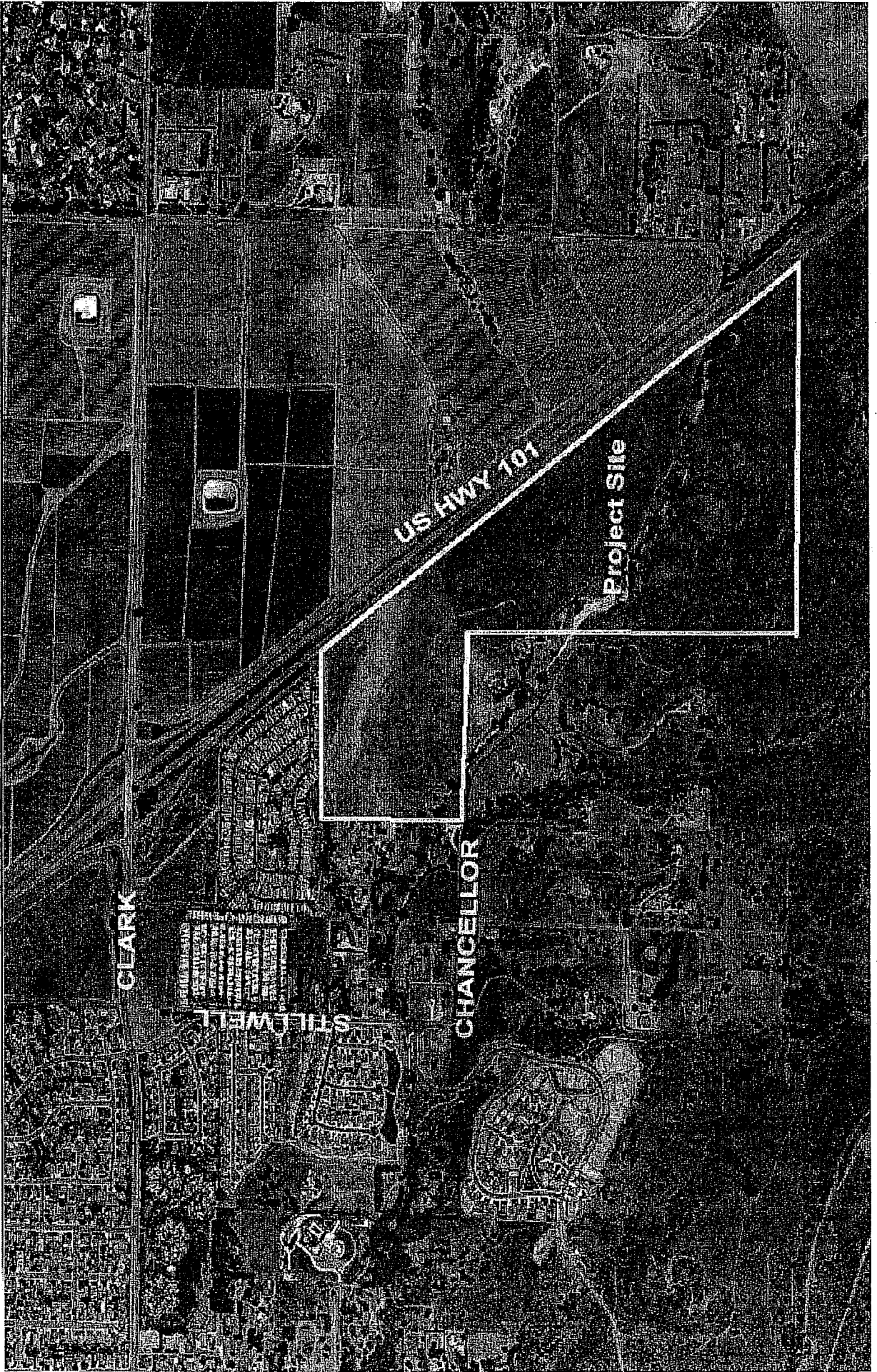


County of Santa Barbara

Board of Supervisors

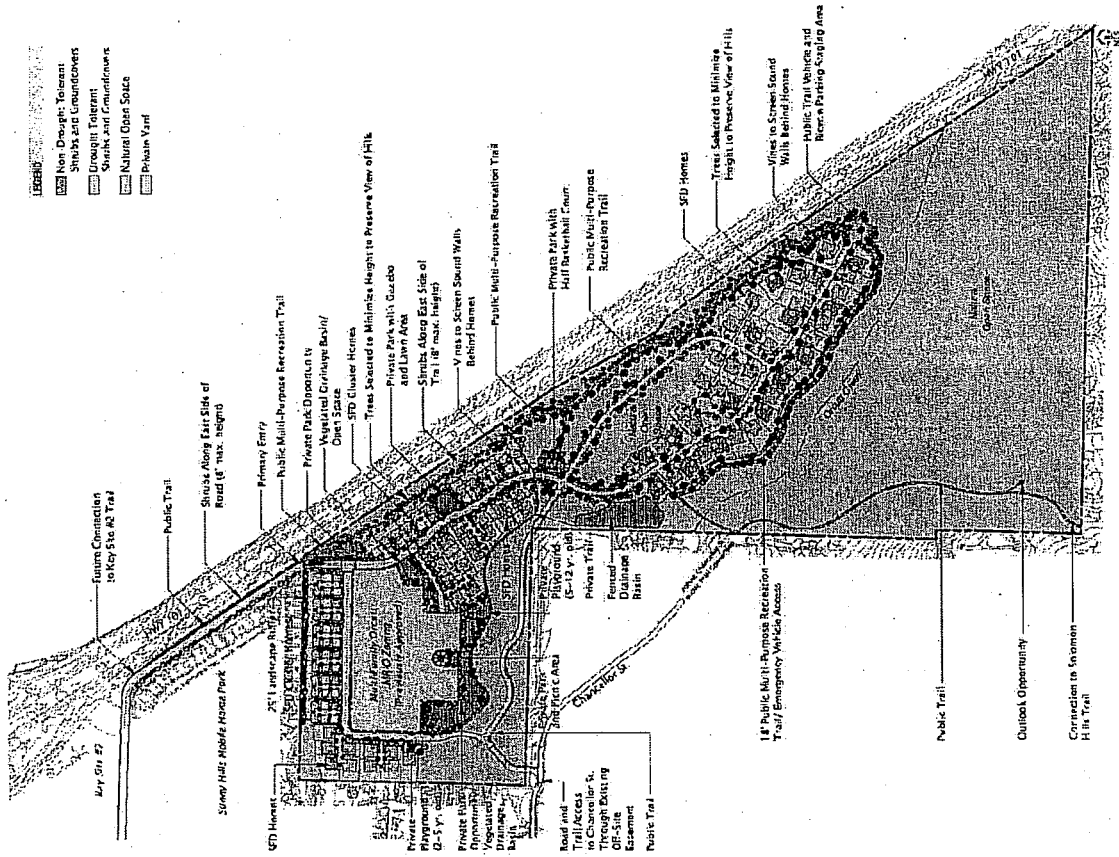
March 13, 2012

PROJECT VICINITY



RECONFIGURED PROJECT

- × 125 Units
- + 85 Northern Mesa
- + 40 Creekside area
- × MR-0 Zone
- + 160 units
- + Approved 2009
- × Access
- + Clark Avenue
- + Chancellor Street



Illustrative Site Plan - Full Site

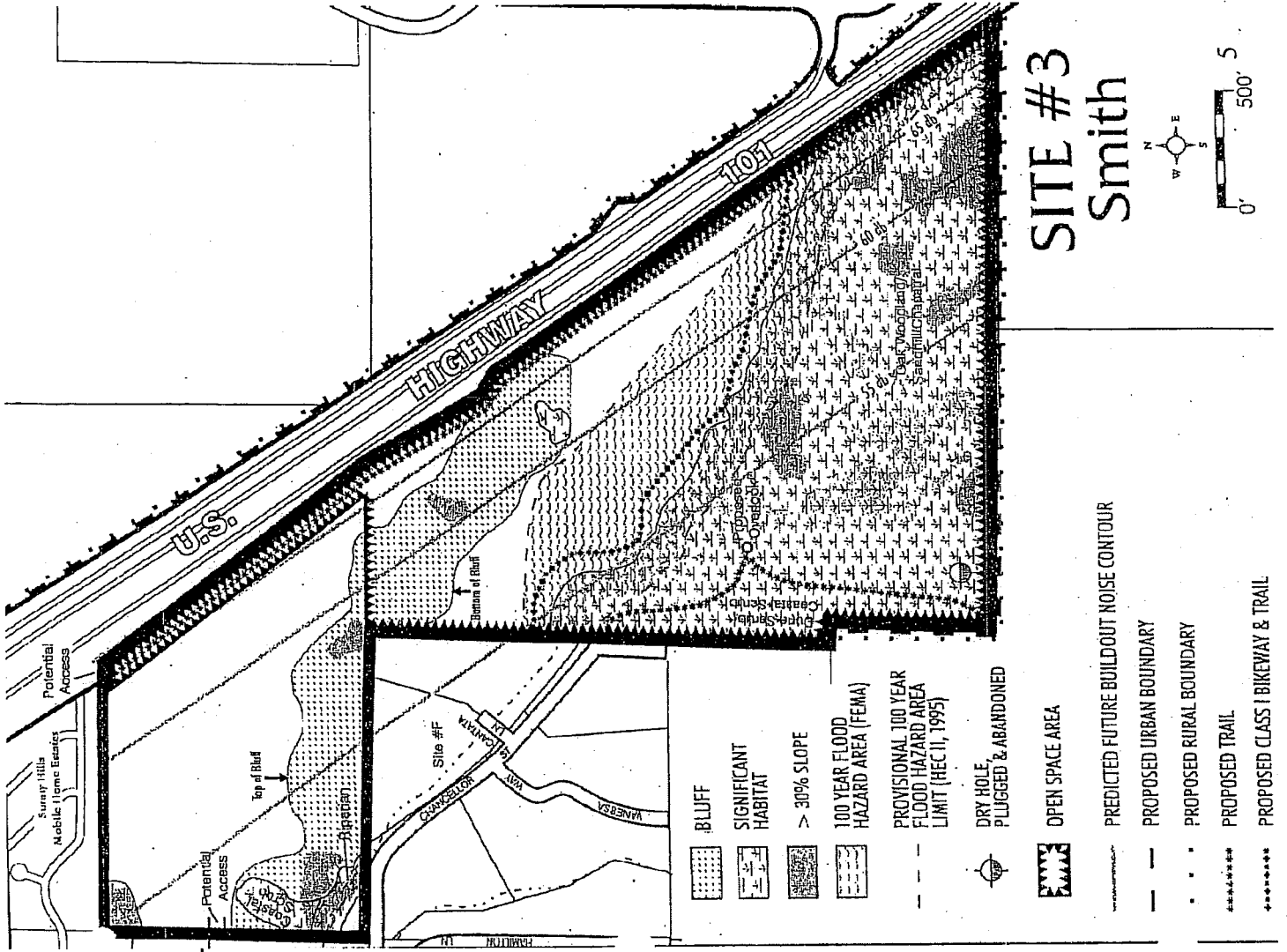
Orcutt Key Site 3
COUNTY OF SANTA BARBARA, CA

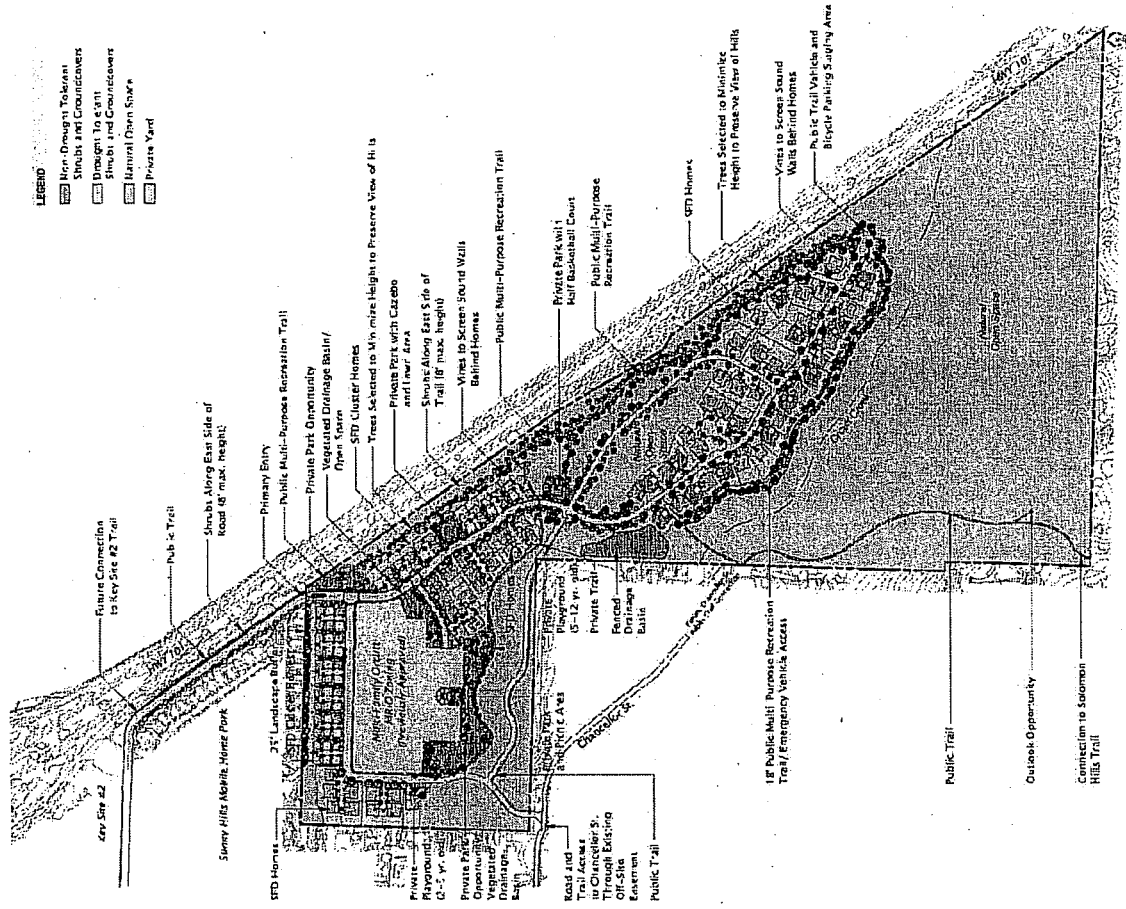
ISSUE SUMMARY

- x OCP Inconsistencies:**
 - + Preservation of open space
 - + Protection of visual and biological resources
- x Fragmented Open-Space Areas**

OCP KEY SITE 3

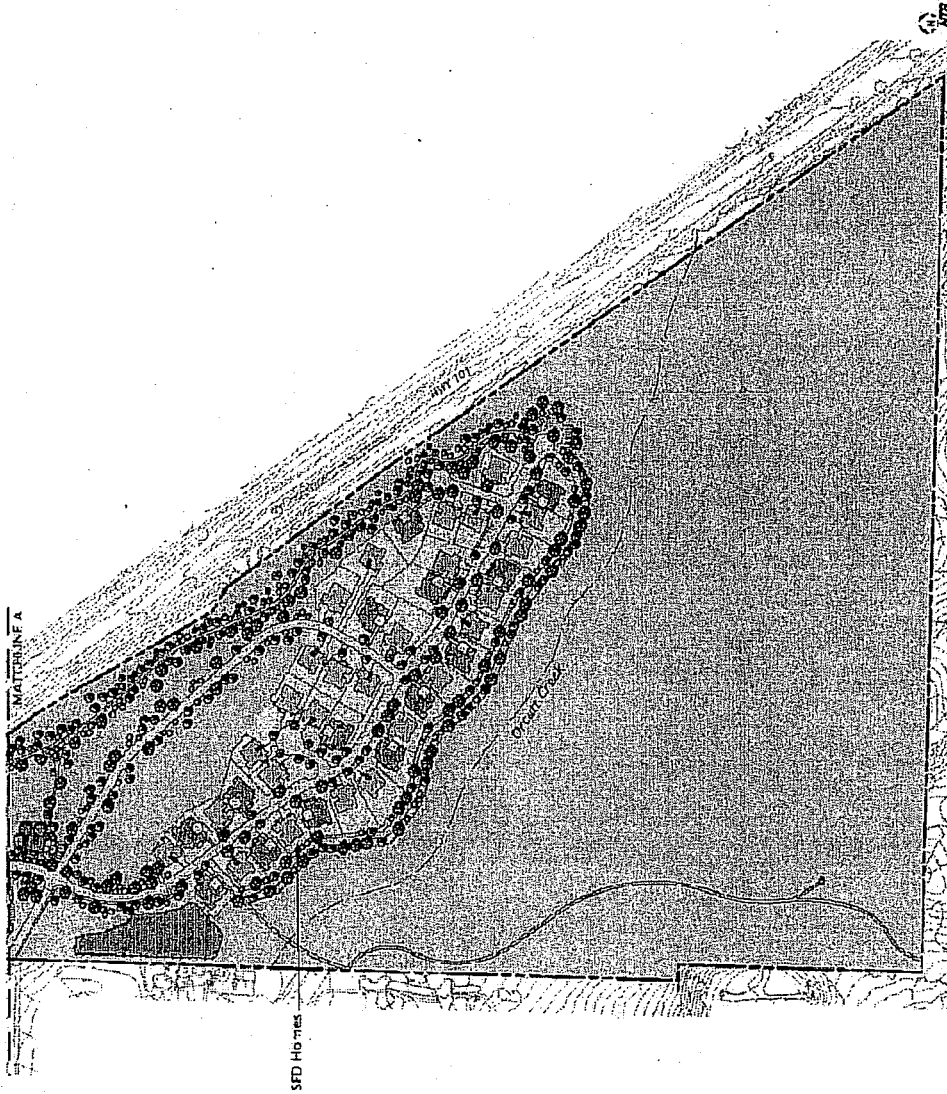
- ✘ Highly Visible
 - + Gateway entrance to the community.
- ✘ Limit development to northern mesa
- ✘ Large contiguous open-space area for protection of resources





Illustrative Site Plan - Full Site

Circuit Key Site 3
 COUNTY OF SANTA BARBARA, CA



Illustrative - Creekside

Orcutt Key Site 3
COUNTY OF SANTA BARBARA, CA
creekside - architectural floor plans and elevations

PROJECT APPLICATION BOOKLET

NOVEMBER 2011

PAGE 19

STAFF ANALYSIS (CONTINUED)

✘ Adequate inventory of similar sized lots

Key Site	Similar Sized Lots	Developed Lots
Mesa Verde	64	34
Vintage Ranch*	11	-
Harp Springs	19	17
Rice Ranch	26	10
Rice Ranch*	193	-
Old Mill	12	2
Total	320	63

CEQA REVIEW

xSection 15270

- + “CEQA does not apply to projects which a public agency rejects or disapproves.”
- + Notice of Exemption

PLANNING COMMISSION RECOMMENDATION

Recommend that the Board of Supervisors:

- ✘ Make the required findings to deny the project specified in Attachment 1 of this staff report.
- ✘ Determine the project to be exempt from CEQA pursuant to CEQA Guideline Section 15270.
- ✘ Deny the project

BACK UP SLIDES

ENVIRONMENTAL IMPACT SUMMARY

x *Reduced Impact Classification*

Biological Resources

- Reduced impacts to sensitive habitat and rare plants, Class I to Class II

Hazardous Materials

- Reduced impacts related to potential contamination, Class II to III

Land Use

- Reduced impacts to quality of life - Class II to Class III

Utilities

- Reduced impacts to solid waste, Class I to Class III

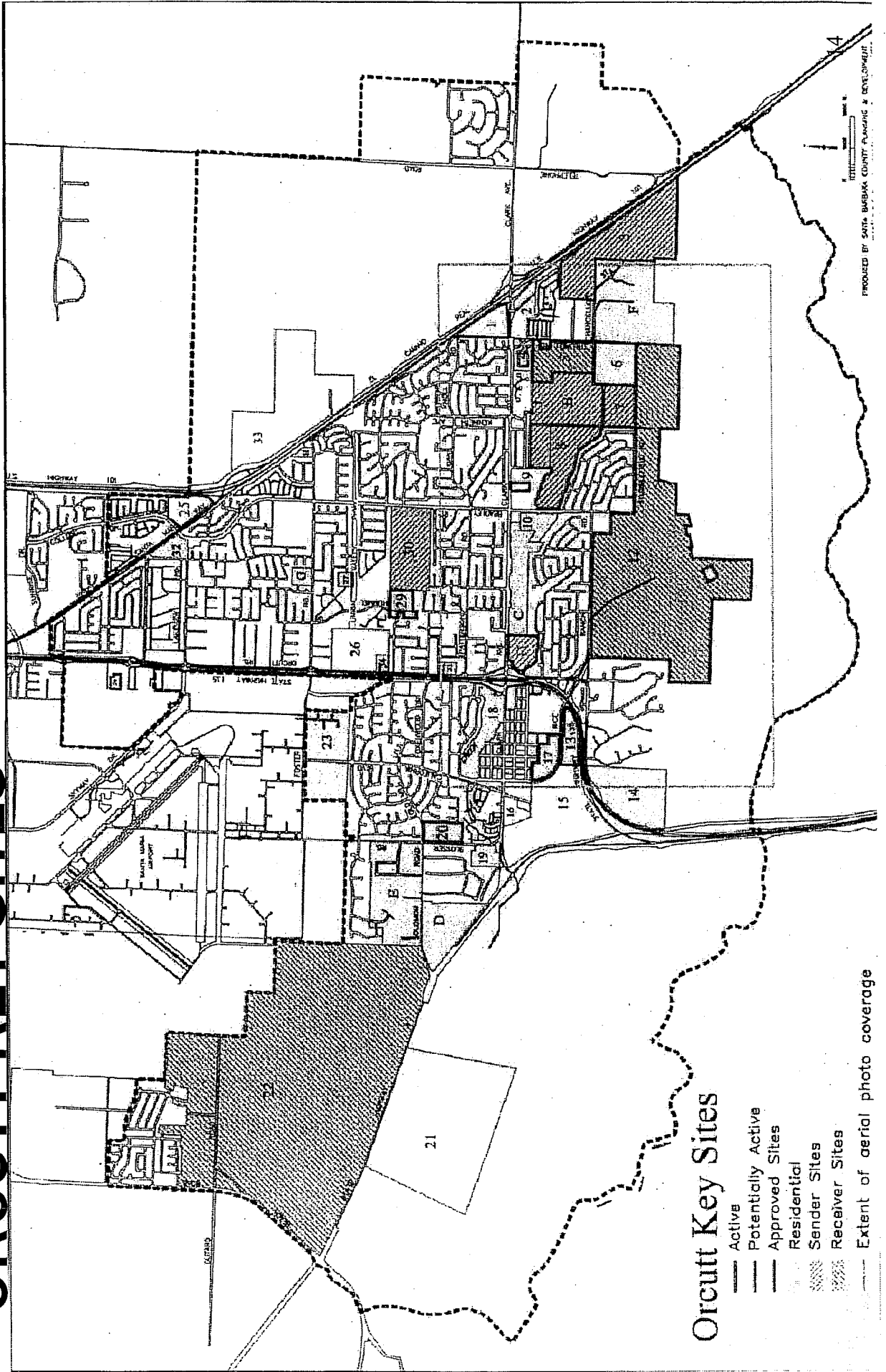
ENVIRONMENTAL IMPACT SUMMARY

Reconfigured Project Compared to Original Project

Reduced Impact Severity, Same Impact Classification

- | | |
|-------------------------|-------------------|
| × Aesthetics | × Land Use |
| × Air Quality | × Noise |
| × Biological Resources | × Public Services |
| × Geologic Resources | × Recreation |
| × Greenhouse Gases | × Traffic |
| × Hazards/Risk of Upset | × Utilities |

ORCUTT KEY SITES



ENVIRONMENTAL IMPACT SUMMARY

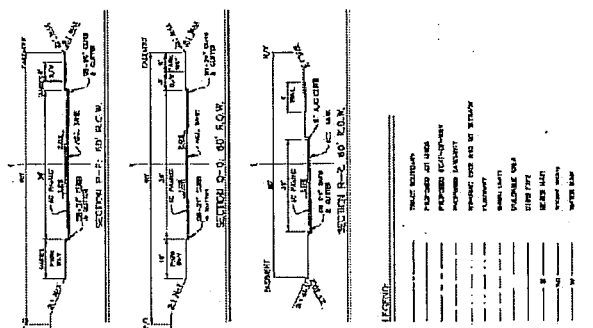
Reconfigured Project Compared to Original Project

Similar Impact Severity

- x Cultural Resources**

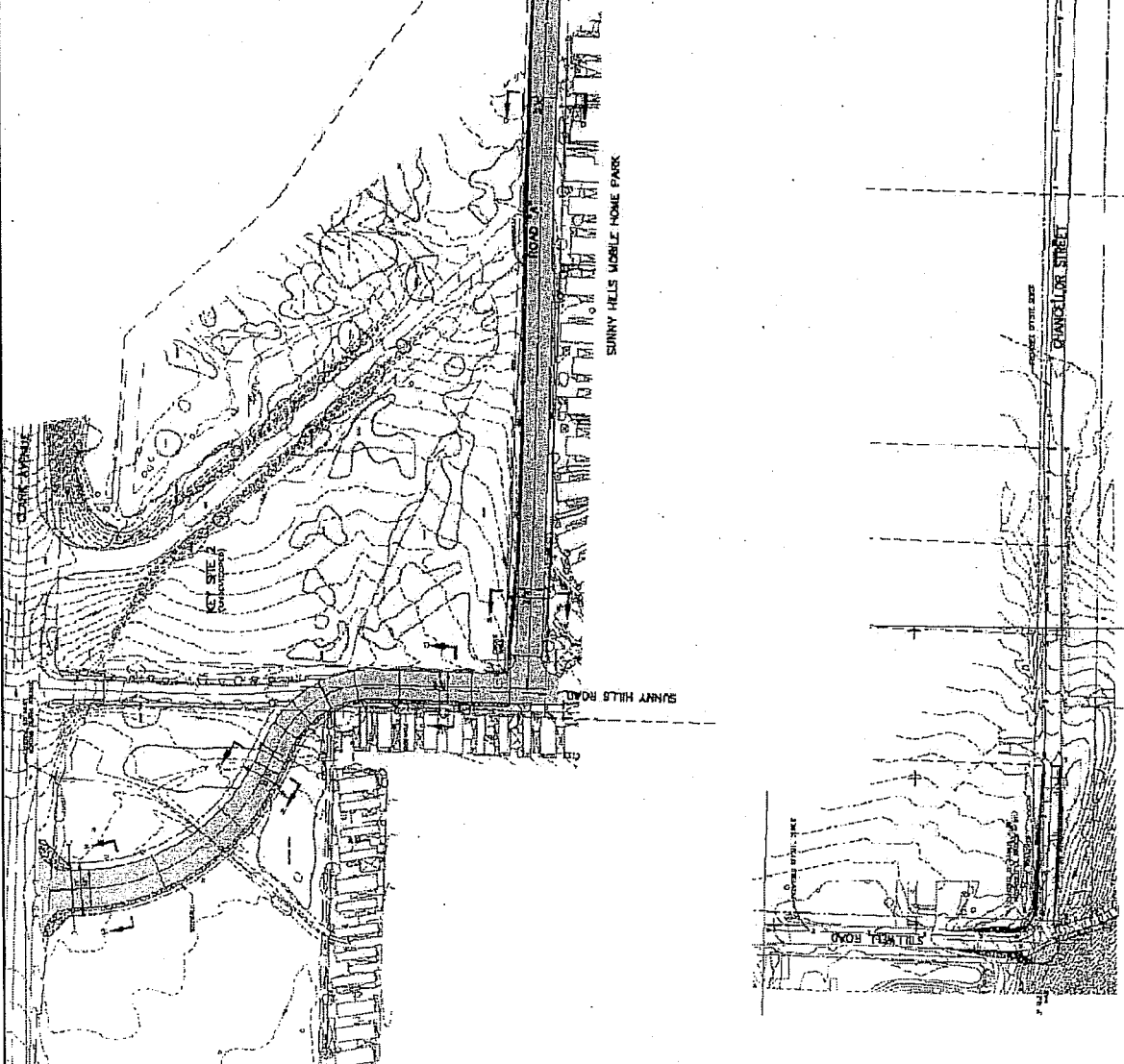
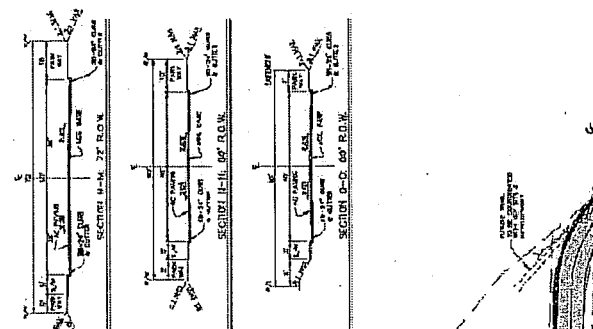
Increased Impact Severity

- x None**



LEGEND

---	PROPOSED 10' SIDEWALK
---	PROPOSED 6' SIDEWALK
---	PROPOSED 4' SIDEWALK
---	PROPOSED 2' SIDEWALK
---	PROPOSED 1' SIDEWALK
---	PROPOSED 0' SIDEWALK
---	PROPOSED 1' SHOULDER
---	PROPOSED 2' SHOULDER
---	PROPOSED 4' SHOULDER
---	PROPOSED 6' SHOULDER
---	PROPOSED 8' SHOULDER
---	PROPOSED 10' SHOULDER
---	PROPOSED 12' SHOULDER
---	PROPOSED 14' SHOULDER
---	PROPOSED 16' SHOULDER
---	PROPOSED 18' SHOULDER
---	PROPOSED 20' SHOULDER
---	PROPOSED 22' SHOULDER
---	PROPOSED 24' SHOULDER
---	PROPOSED 26' SHOULDER
---	PROPOSED 28' SHOULDER
---	PROPOSED 30' SHOULDER
---	PROPOSED 32' SHOULDER
---	PROPOSED 34' SHOULDER
---	PROPOSED 36' SHOULDER
---	PROPOSED 38' SHOULDER
---	PROPOSED 40' SHOULDER
---	PROPOSED 42' SHOULDER
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---	PROPOSED 46' SHOULDER
---	PROPOSED 48' SHOULDER
---	PROPOSED 50' SHOULDER
---	PROPOSED 52' SHOULDER
---	PROPOSED 54' SHOULDER
---	PROPOSED 56' SHOULDER
---	PROPOSED 58' SHOULDER
---	PROPOSED 60' SHOULDER

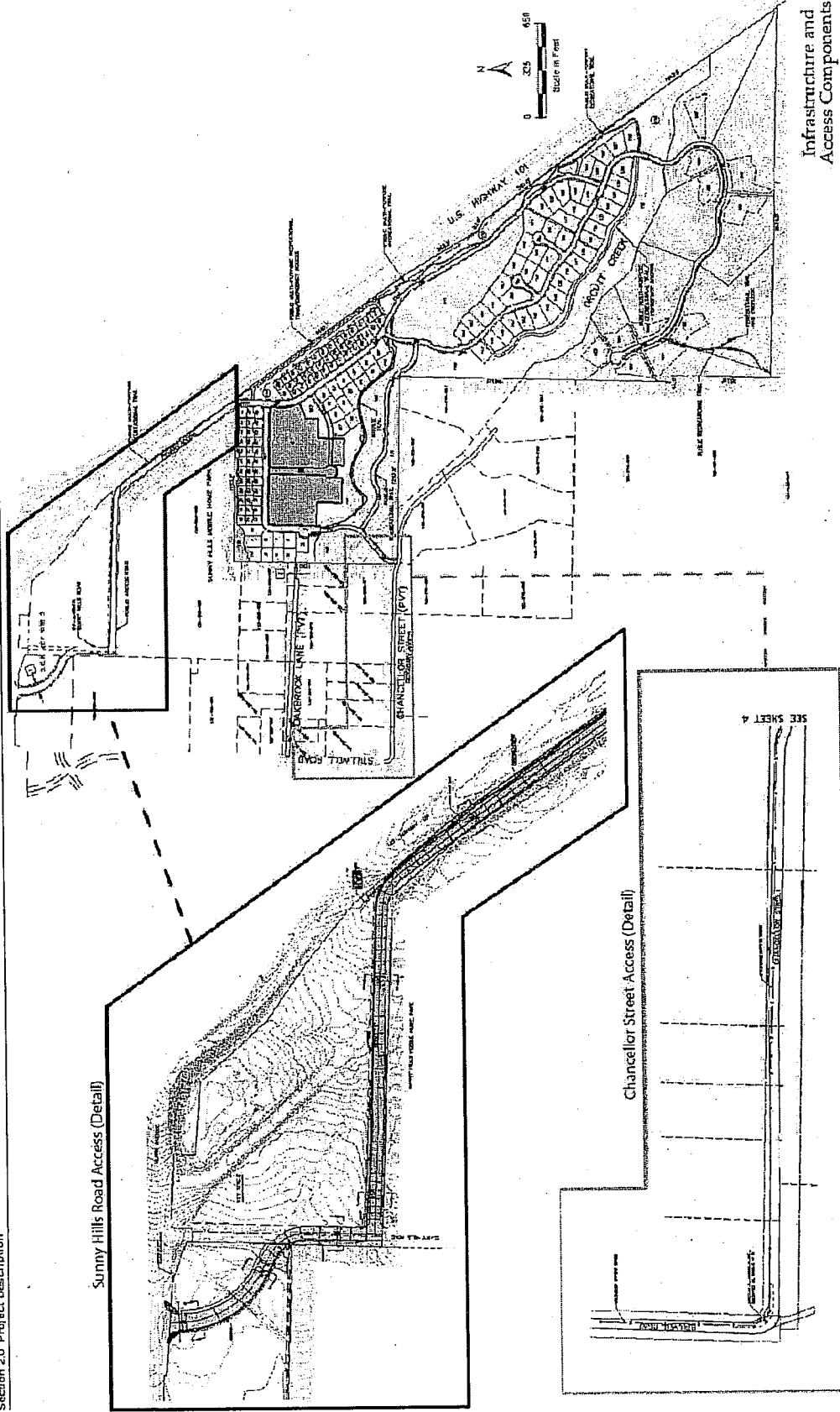


SEE SHEET 4

SEE SHEET 4

O.C.P. KEY SITE 3
Vesting Tentative Tract Map 14,716
Proposed Site Improvements

DATE: 10/15/03
SCALE: AS SHOWN
DRAWN BY: J. H. [unreadable]
CHECKED BY: [unreadable]
APPROVED BY: [unreadable]



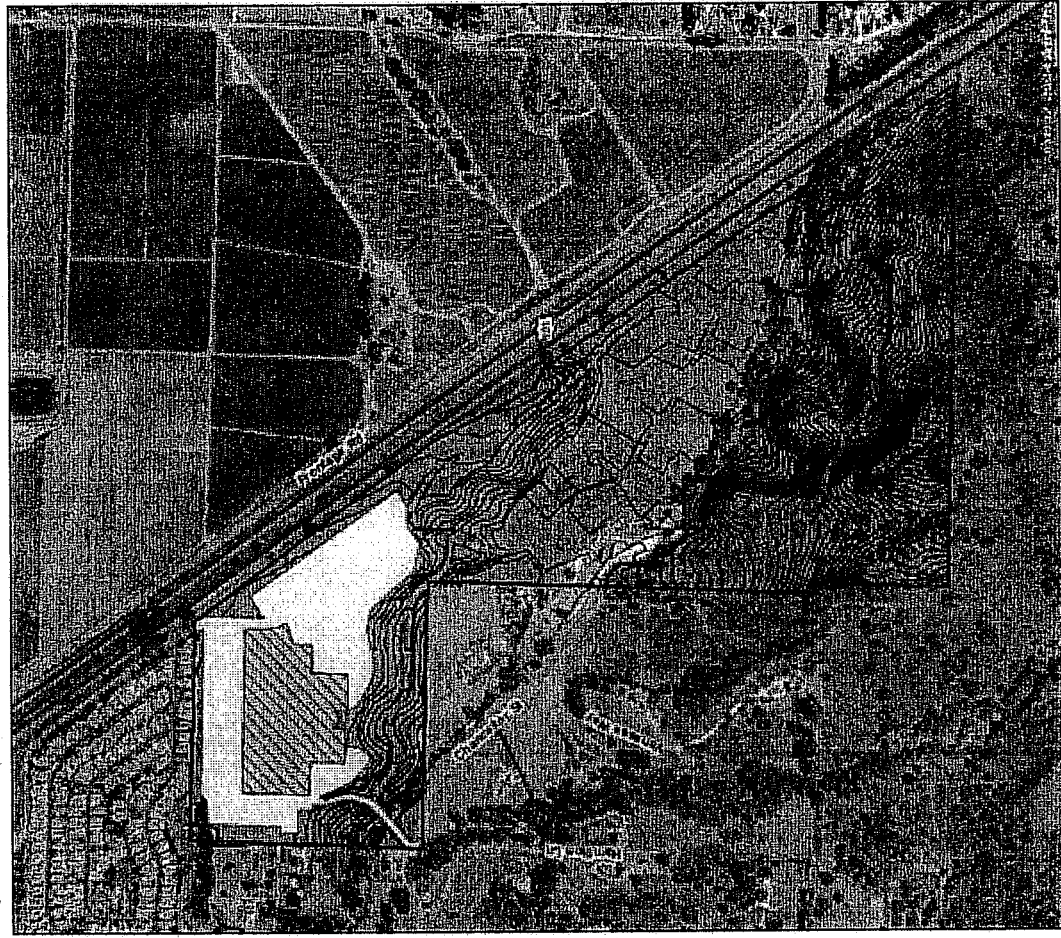
Infrastructure and
Access Components

Figure 2.5

County of Santa Barbara

ALTERNATIVE #6 OCP PREFERRED

- × Consistent with OCP
- × Assumes 95 homes
- × Provides large contiguous open space

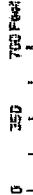


April Source: AirPhoto USA, 2004. Base Map Source: Pennington & Smith, 1970, Spang Brothers County, 2000.

Site Boundary

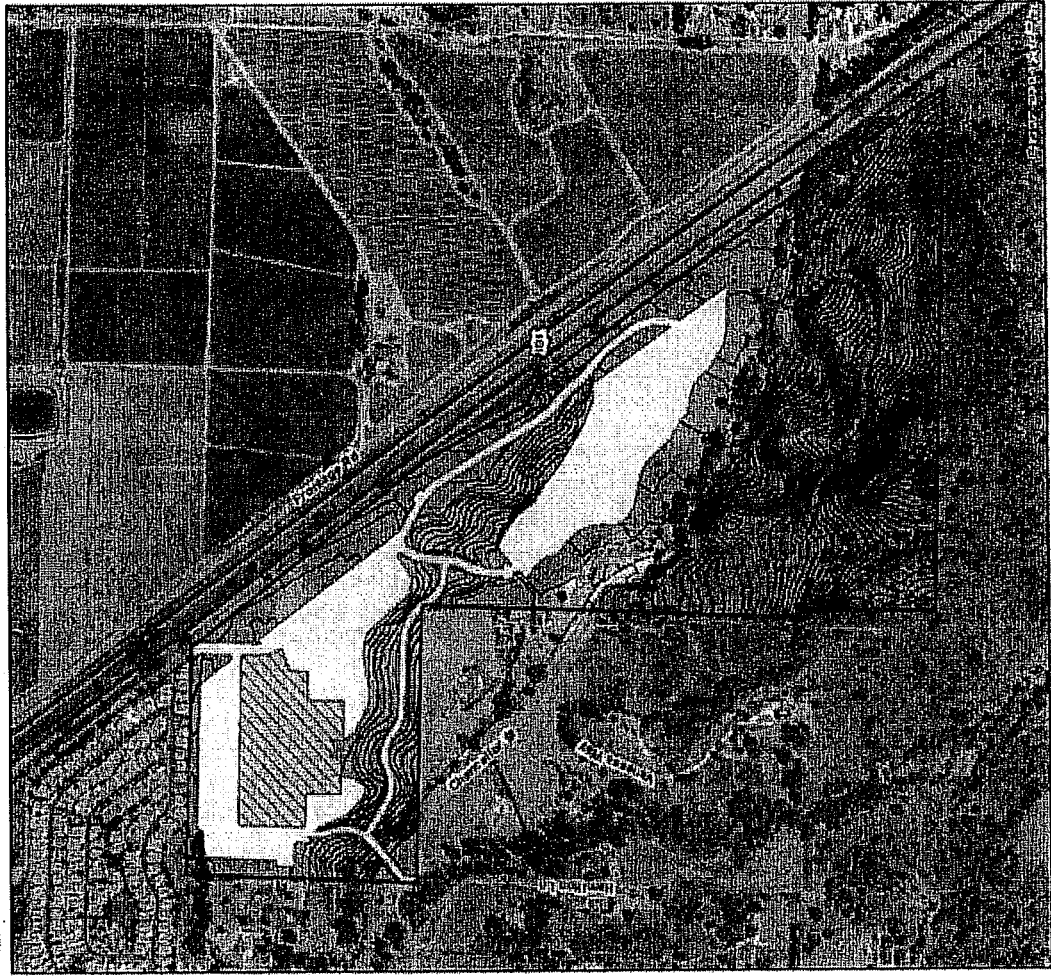
MR-O Zoned Area

Alternative 6 Approximate Development Area



ALTERNATIVE #7 REDUCED PROJECT

- × Environmentally Superior Alternative
- × 250-foot building setback from Hwy 101
- × Assumes limited development south of the northern mesa
 - + 45 northern mesa
 - + 7 creekside neighborhood

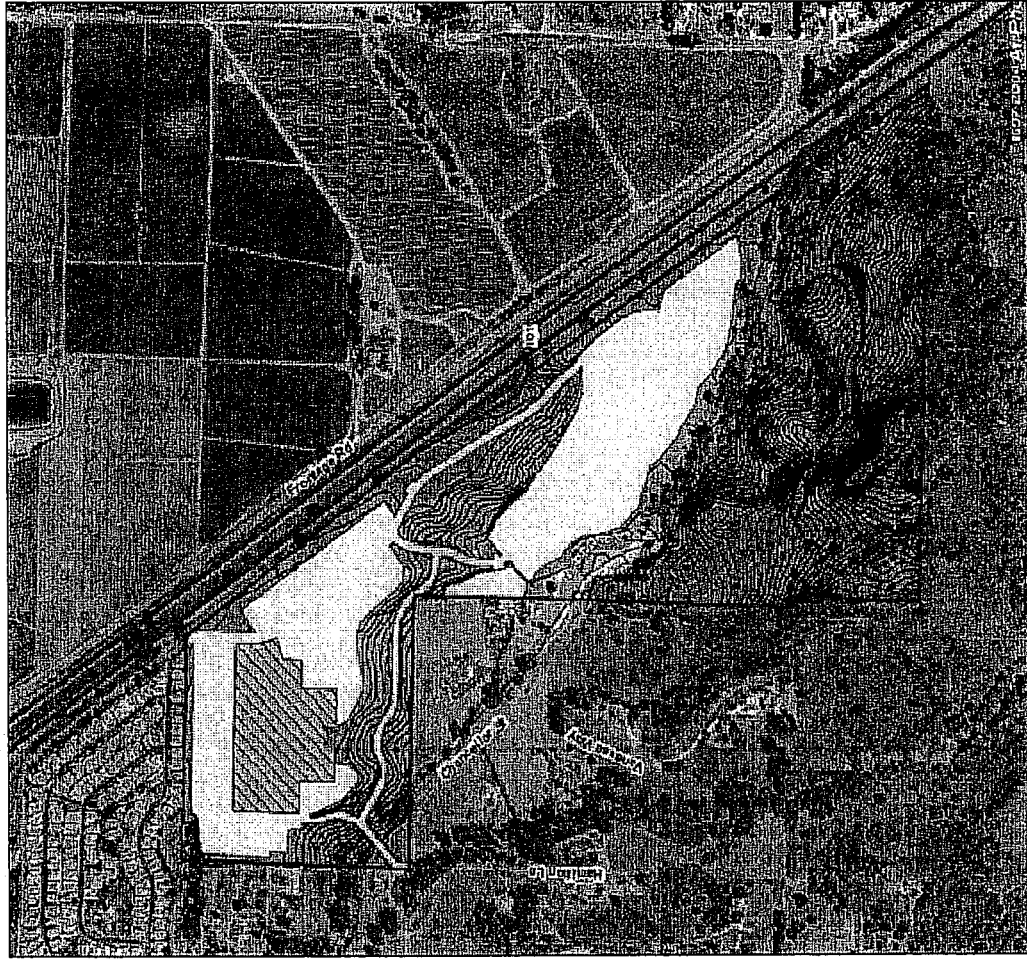


Aerial source: AirPhoto USA, 2004. Base map source: Paradise & Smith, 2010, Santa Barbara County, 2000.

Site Boundary
MR-O Zoned Area
Alternative 7 Development Area

ALT. #9 ELIMINATION OF SOUTH HILLS RANCHETTES

- × 145 units
+ 99 units on n. mesa
+ 46 units in Creekside neighborhood
- × Avoids impacts to biological resources located south of Orcutt Creek.
- × Significant impacts to land use.



Project prepared by: GPC/John F. A. 2004. Project map prepared by: Etkin & Smith, 2010. Source: Barlow, County, 2008.

Site Boundary
MIR-O Zoned Area
Alternative 9 Approximate Development Area

STAFF IDENTIFIED ALTERNATIVE

- ✘ 45 units located on northern mesa
- ✘ Consistent with OCP

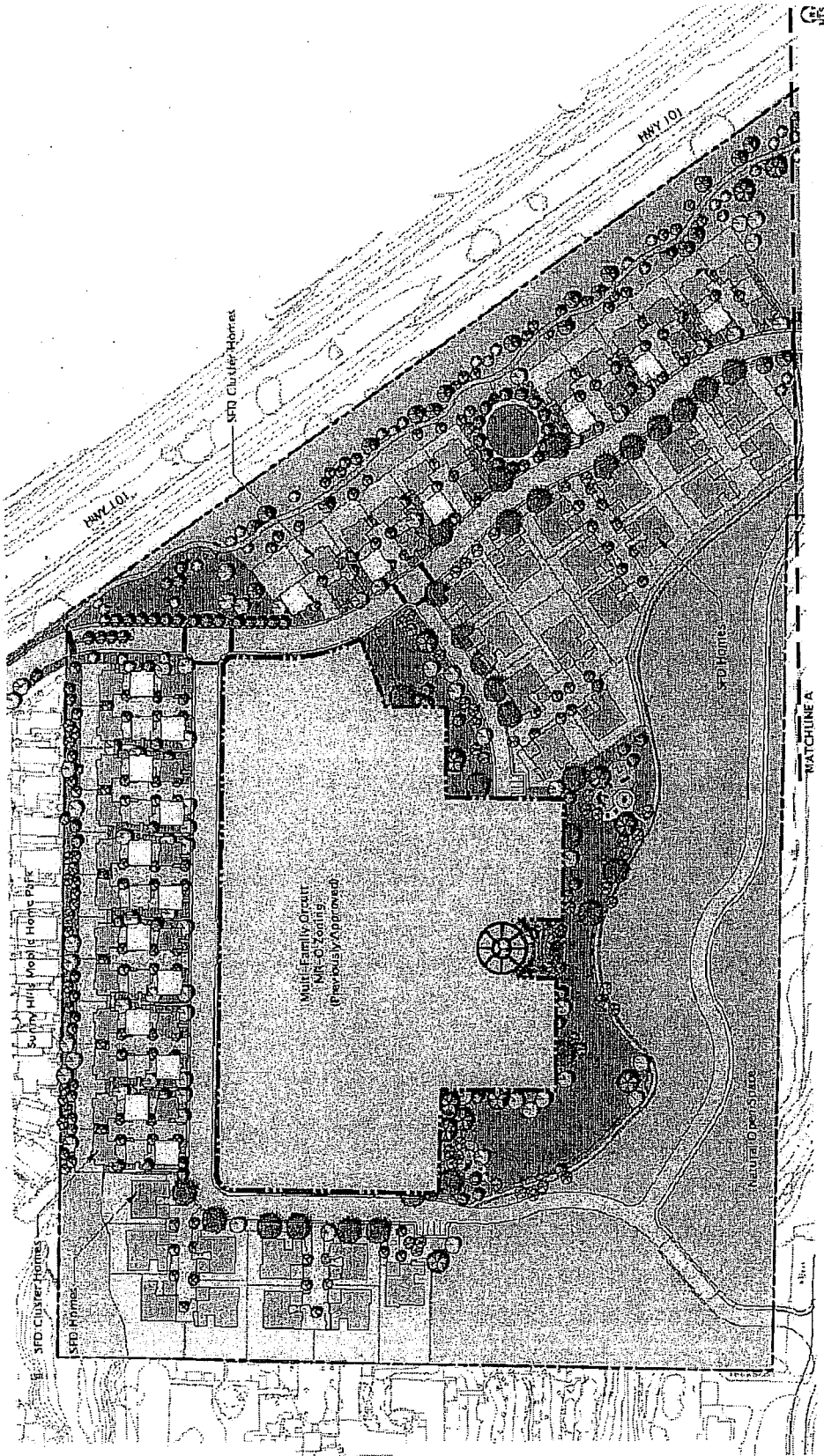


Aerial source: AerialView USA, 2004. Base map source: Perfield & Smith, 2010, Santa Barbara County, 2006.

- Site Boundary
- UR-O Zoned Area
- Proposed Approach in Development Area

PROJECT ALTERNATIVES COMPARISON

	Northern Mesa	Central Plain	South of Orcutt Creek	Total Units
Proposed Project	99	46	11	156
Alt. #6	95	0	0	95
Alt. #7	45	7	0	52
Alt. #8	125	0	0	125
Alt. #9	99	46	0	145
Redesigned	85	40	0	125
Staff Identified	45	0	0	45



Illustrative Site Plan - The Mesa

Orcutt Key Site 3
 COUNTY OF SANTA BARBARA, CA

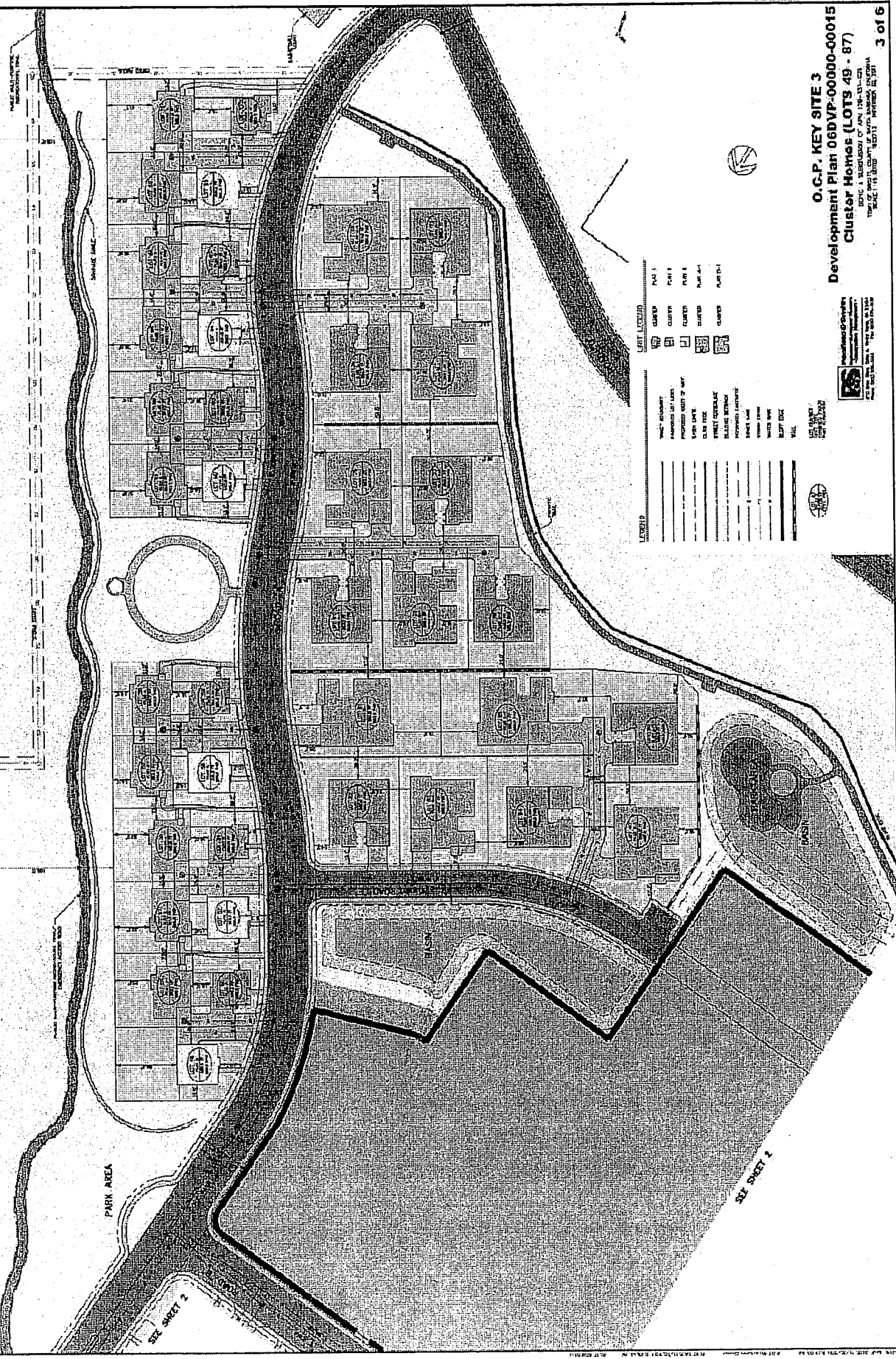
PROJECT APPLICATION BOOK LET

NOVEMBER 2011

PAGE 15

the mesa - architectural floor plans and elevations

HIGHWAY 101

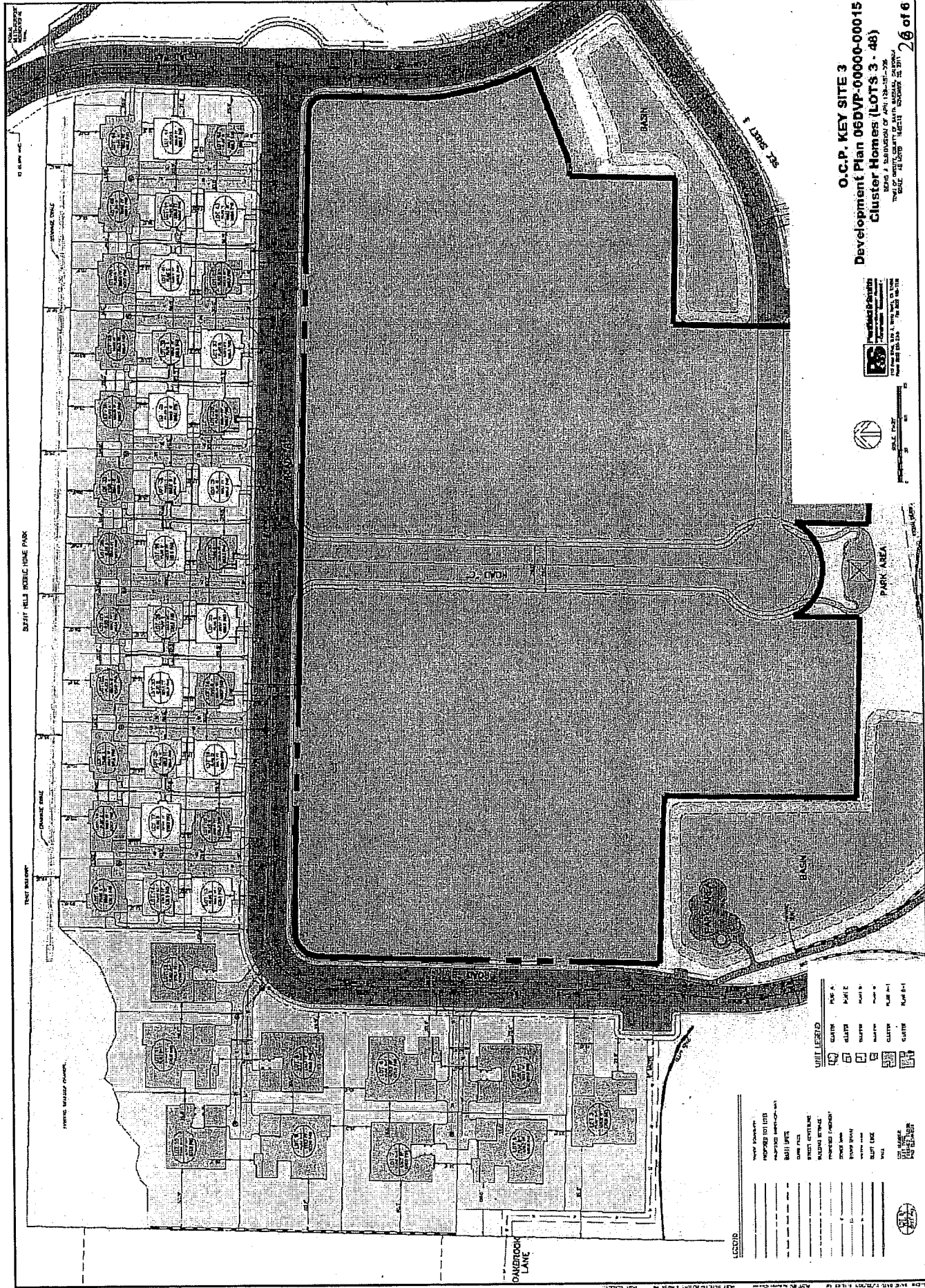


LEGEND

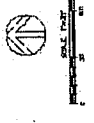
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O.C.P. KEY SITE 3
Development Plan 06DVP-00000-00015
Cluster Homes (LOTS 49 - 87)
 THE CITY OF SANTA ANA, CALIFORNIA
 DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
 100 N. GATEWAY AVENUE, SUITE 1000, SANTA ANA, CA 92701
 DATE: 11/15/05





O.C.P. KEY SITE 3
 Development Plan 06DVP-00000-00015
 Cluster Homes (LOTS 3 - 48)

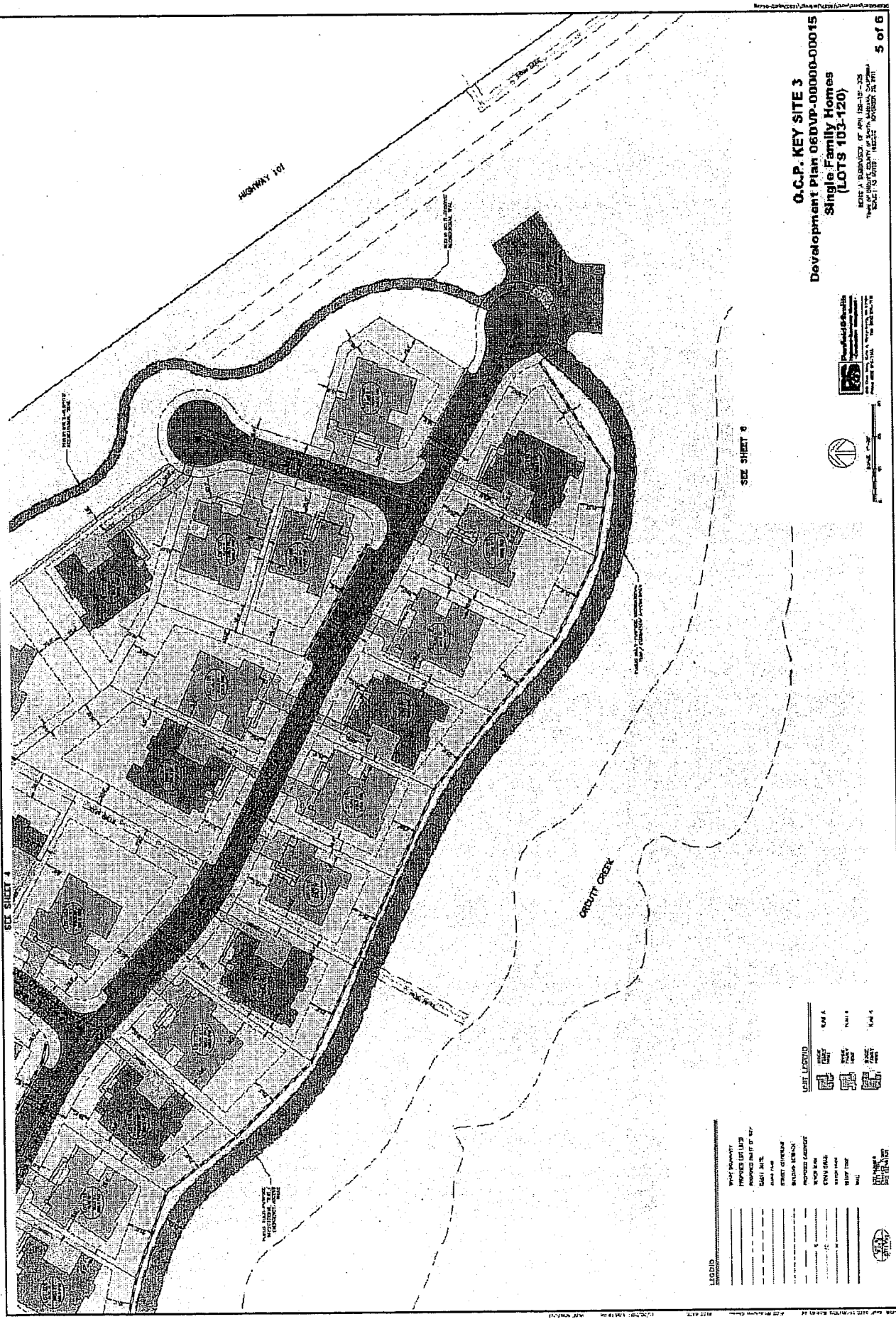


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26 of 6



O.C.P. KEY SITE 3
 Development Plan O.C.D.U.P. 00000-00015
 Single Family Homes
 (LOTS 103-120)
 MADE A PART OF THE COUNTY OF SANTA BARBARA, CALIFORNIA
 COUNTY CLERK'S OFFICE - SANTA BARBARA, CALIFORNIA
 5 of 6



SEE SHEET 4

SEE SHEET 4

UNIT LEGEND

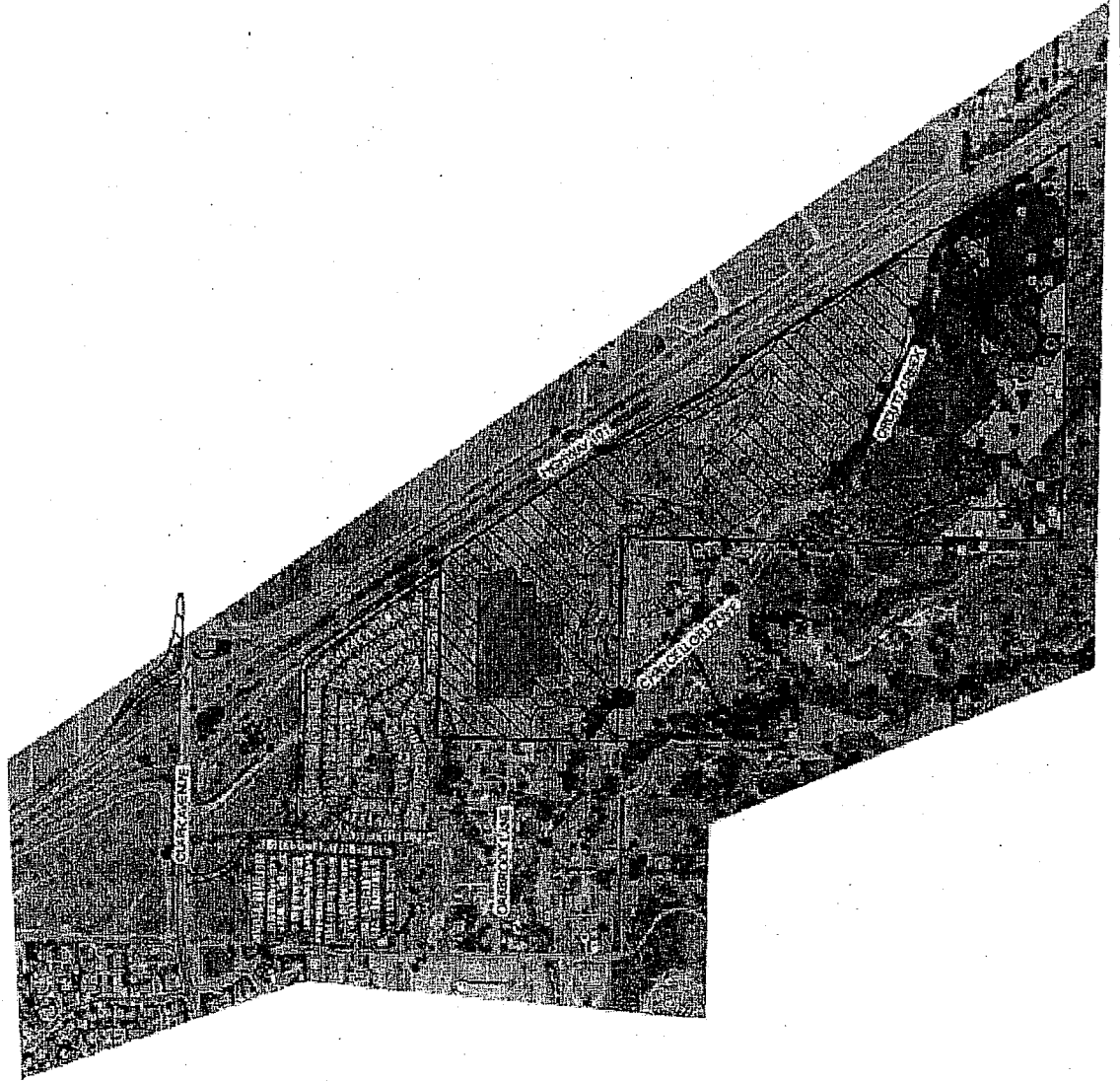
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SENSITIVE HABITATS



LEGEND

- Site Boundary
- Lines of Disturbance
- MFC Area

SENSITIVE HABITATS

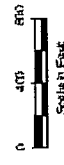
- Coastal Maritime Chaparral
- Coastal Dunes Scrub
- Coastal Chaparral/Wetland Riparian Scrub
- Coastal Live Oak Riparian Forest
- Coastal Live Oak Woodland
- Dry Wash
- Temporarily Flooded Soils (determined by Bureau of Reclamation, August 2005)

SENSITIVE PLANTS

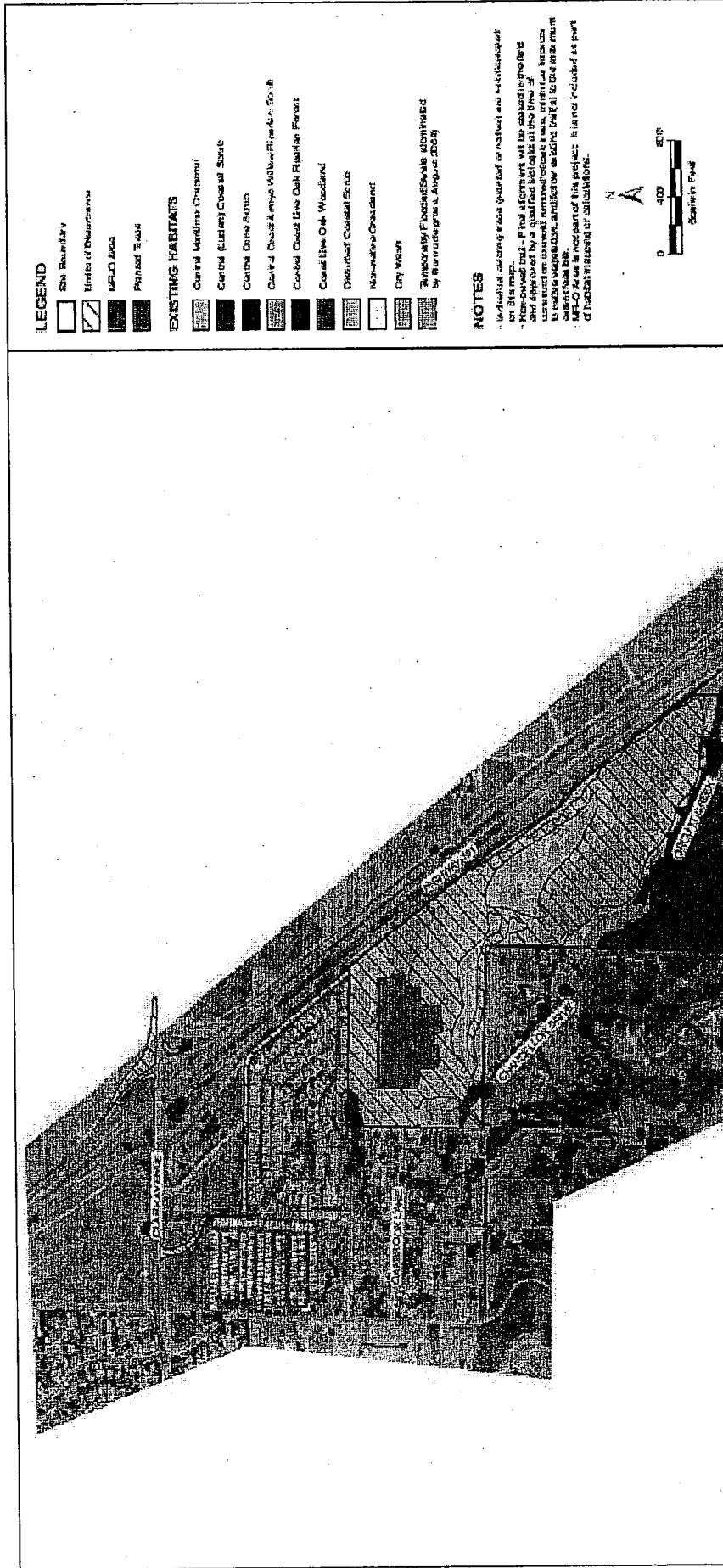
- Shearwater (Shearwater)
- Laysan Albatross (Laysan Albatross)
- Black-footed Albatross (Black-footed Albatross)
- Brown Noddy (Brown Noddy)
- San Luis Obispo Woodrat (San Luis Obispo Woodrat)
- California Sparrowhawk (California Sparrowhawk)
- California Sparrowhawk (California Sparrowhawk)
- California Sparrowhawk (California Sparrowhawk)

NOTES















- Coast Line only (Coastal approach) indicates the project boundary and not the actual coastline.
- Two species of land snails, Laysan snail and San Luis Obispo snail (Murex edentatus and Murex edentatus) are not included in the list of sensitive plants.
- All coastal riparian species (Spartina, Salicornia, etc.) are not included in the list of sensitive plants.
- All coastal riparian species (Spartina, Salicornia, etc.) are not included in the list of sensitive plants.



HABITAT MAP



LEGEND

-  SRA Boundary
 -  Limits of Discontinuity
 -  MFO Area
 -  Paved Road
- ### EXISTING HABITATS
-  Central Maritime Deciduous
 -  Central (Eastern) Coastal Scrub
 -  Central Dune Scrub
 -  Central Coastal Scrub with Pines to 50 ft
 -  Central Coastal Scrub with Pines to 50 ft
 -  Coastal Live Oak Woodland
 -  Coastal Live Oak Woodland
 -  Disturbed Coastal Scrub
 -  Non-native Grassland
 -  Dry Wren

NOTES

- Habitat patterns from (natural or natural-like) are indicated on this map.
- Non-wooded land - if not indicated will be cleared in project and approved by a qualified biologist at the time of construction to avoid removal of critical habitat areas.
- MFO Areas are not part of this project. It is not included as part of habitat planning or delineation.

