TO: Decision-Makers

FROM: Dana Eady, Planner
Development Review Division

DATE: December 8, 2016

RE: Vintage Ranch Project (Key Site #7)
Case Nos. 15TRM-00000-00002 / TM 14,812, 15DVP-00000-00002, 15CUP-00000-00006, 15RDN-00000-00002.
CEQA 15164 Addendum to the Orcutt Community Plan (OCP) EIR (95-EIR-01)

CEQA Determination: Finding that CEQA section 15164 (Addendum) applies to the Vintage Ranch Project. CEQA section 15164 allows an addendum to be prepared when some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of an EIR have occurred. The OCP EIR 95-EIR-01 prepared for the buildout of the Orcutt Community Plan, is hereby amended by this 15164 letter for the Vintage Ranch Project.

INTRODUCTION

CEQA section 15164 (Addendum) applies to the Vintage Ranch Project, Case Nos. 15TRM-00000-00002/TM 14,812, 15DVP-00000-00002, 15CUP-00000-00006, 15RDN-00000-00002. CEQA section 15164 allows an addendum to be prepared when only some changes or additions are necessary but none of the conditions described in Section 15162 have occurred. The California Environmental Quality Act (CEQA) requires analysis of environmental impacts which could occur as a result of project development. For the proposed revisions to the approved project, an Addendum to the previously adopted Orcutt Community Plan Environmental Impact Report (OCP EIR) (95-EIR-01) has been prepared 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.

An addendum has been prepared to reflect changes and additions that have occurred since the certification of the OCP EIR (95-EIR-01). 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 the 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 increase in the severity of previously identified significant effects under the approved 95-EIR-01 have been found with the 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 95-EIR-01. When compared to the analysis completed in the OCP EIR as well as the previously approved project, there are no substantial changes to the proposed project which

involves a new significant environmental effect or a substantial increase in the severity of a previously identified significant effect.

The project site was assessed in 95-EIR-01 as "Key Site 7". Notwithstanding the absence of substantial changes or substantial new information, there are now details about the project that were not previously known. For example, the layout of proposed streets, the arrangement of proposed homes and the size and architectural style of proposed homes were not known when the OCP EIR was prepared. The project proposes the same uses at a lesser density than previously analyzed. In addition, the analysis contained within the OCP EIR addresses the cumulative impacts that would be associated with the proposed project and identifies the mitigation measures that would mitigate those impacts to the extent feasible.

Each environmental impact section below addresses the previously analyzed and approved project, and proposed changes to the project, including reference to the previously certified Subsequent Environmental Impact Report. All documents incorporated into this Addendum by reference are on file with P&D and are available upon request.

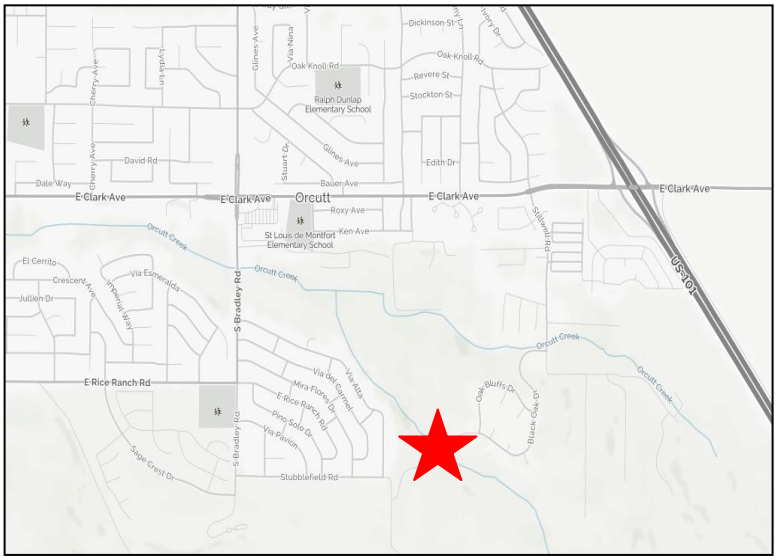
BACKGROUND

On March 9, 2005, the Santa Barbara County Planning Commission approved a Vesting Tentative Tract Map (TM 14,556), Development Plan, Lot Line Adjustment, and Conditional Use Permit to subdivide the 33.07-acre project site into 55 lots including 52 lots single family dwellings, two public open space lots totaling approximately 20 acres, and one private open space lot. Due to the downturn in the economy, this map was never recorded. Environmental review completed for this project consisted of the completion of an Addendum to the OCP EIR which concluded that the project would result in only minor technical changes or changes which did not result in new significant impacts that were not analyzed as part of the OCP EIR.

PROJECT LOCATION

Key Site 7 (APN 101-400-008) is located approximately 0.5 mile south of Clark Avenue off of Black Oak Drive in the Orcutt Community Planning area, Fourth Supervisorial District.

Vicinity Map -



SITE INFORMATION

Site Information	
Comprehensive Plan Designation	Residential, PD 52 (Planned Development, 52 units maximum)
Zoning District, Ordinance	PRD (Planned Residential Development), Santa Barbara County Land Use and Development Code (LUDC)
Site Size	33.07 acres (gross)
Present Use/Development	Vacant, Key Site 7 in the Orcutt Community Plan
Surrounding Uses/Zoning	North: Residential (1-E-1 and 2-E-1) South: Recreational & Residential (PRD) East: Residential (PRD) West: Residential (10-R-1)
Access	Black Oak Drive and Stubblefield Road
Public Services	Water Supply: Golden State Water Company Sewage: Laguna County Sanitation District. Fire: Santa Barbara County Fire Dept. Station #22 Schools: Orcutt Union School District and Santa Maria Joint High School District

PROPOSED PROJECT DESCRIPTION

This project is a request of Tim Walters of RRM Design Group, agent for Jon Martin, owner, to consider Case Nos. 15TRM-00002 / TM 14,817, 15DVP-00002, 15CUP-00006, and 15RDN-00002 for approval to: 1) subdivide 33.07 acres into 45 lots (41 lots for single family dwellings, 2 open space lots, 2 lots for private roads); (2) approval of a final development plan to develop 41 single family homes and common open space and landscaping; (3) approval of a minor conditional use permit to allow for fence/wall combinations of up to 10 feet in height to be constructed consistent with the grading plan and the development plan; and 4) the approval of the naming of four roads within the proposed tract. The proposed road names are Bouquet Lane, Blush Lane, Claret Lane and Bacchus Way.

Vesting Tentative Tract Map: A Vesting Tentative Tract Map (TM 14,812) to subdivide the 33.07-acre lot into 45 lots consisting of 41 lots to be developed with single family residences, two open space lots, and two lots consisting of private roads. Single family lots would range in size from 9,685 sq. ft. to 17,575 sq. ft. with an average size of 11,580 sq. ft.

Final Development Plan: A Final Development Plan (Case No. 15DVP-00000-00002) for the future development of 41 market rate single family residences, associated infrastructure including open space, access drives, and onsite detention areas. The Development Plan includes Design Guidelines for architectural design of the homes. . Proposed setbacks and height limits for homes on individual lots would be required as stated in the approved Design Guidelines. Development of the tract includes associated residential accessory development within the project, a preliminary grading and drainage plan with roads and utilities, landscaping plan, lighting plan, fencing plan, and an open space management plan for open space areas that would be dedicated to the County. Common area landscaping would be

provided in disturbed areas outside the private lots and along Black Oak Drive. The existing stream crossing along Black Oak Drive would be improved with a CON/SPAN (precast) bridge system. The proposed bridge would allow for ample clearance for wildlife movement and pedestrian access along the proposed hiking trail, as well as conveying stream flows.

Minor Conditional Use Permit: A Minor Conditional Use Permit (Case No. 15CUP-00000-00006) to allow for the construction of a retaining wall/privacy fencing combination of up to 10 feet in height. Proposed retaining walls would be up to 4 feet in height and composed of masonry or concrete material. The retaining wall/fence combination would be located along the property line of Lot 33 as shown on the grading plan.

Road Naming: A Road Naming application (Case No. 15RDN-00000-00002) for approval of the naming of four roads within the proposed tract. The proposed road names are Bouquet Lane, Blush Lane, Claret Lane, and Bacchus Way.

Affordable Housing: An "Agreement to Provide Affordable Housing" was recorded against the property by the previous developer. The applicant is requesting to terminate this agreement and would comply with the County's Inclusionary Housing Ordinance by paying in-lieu fees for affordable housing.

Open Space and Amenities: Approximately 55.8% of the site is to remain in open space that would be dedicated to the County. A multi-use trail, consistent with the location of trail GR-1 identified in the Orcutt Community Plan would be developed within the open space area, and would be dedicated to the County concurrent with the designated open space. A proposed Habitat Management and Restoration Plan would provide measures for the restoration and replacement of onsite oaks and other sensitive native habitat impacted by the project. Measures in the plan include but are not limited to the removal of existing invasive plants, protection of existing oaks and other sensitive native habitat, and the regeneration and supplement planting of oaks as annotated on the Landscaping Plans.

Grading and Drainage: Grading for the tract development, including roads and pads for homes is estimated at 87,200 cubic yards of cut, and 18,400 cubic yards of fill balanced onsite. Stormwater run-off from lots 1 through 37 would be conveyed to the street and then out to two concrete overland escapes and directed into the creek. Stormwater run-off from lots 38 to 41 would be directed to a storm drain on Black Oak Drive and then infiltrated into the creek. Stormwater would then be transported via the creek to Regional Basin B, which was approved with development on Key Site 5 (Jensen's Crossing) and was designed to accommodate the flows from Key Site 7.

Landscaping: Project landscaping includes the installation of a mixture of native, drought tolerant trees and shrubs to be installed along Black Oak Drive. A hydromulch mixture comprised of annual native California species would be spread on hillsides along the perimeter of the site and adjacent to open space areas.

Access: Access for the single family lots would be from two 37-foot-wide private drives that connect to Black Oak Drive. Lots 38-41 would take access directly off of Black Oak Drive.

Utilities and Service: Water would be provided by Golden State Water Company. Sewer service would be provided by Laguna County Sanitation District. Electrical service would be provided by PG&E, gas service by SOCAL Gas, telephone by Verizon, and digital services by Comcast.

PROJECT IMPACT ANALYSIS

Each major area of assessment is discussed below. The discussion for each section is focused on:

1. Setting, this includes a discussion of the area of impact.
2. Impacts, this includes a discussion of the overall area of analysis and the project specific impacts as assessed in 95-EIR-01.
3. Change in Impacts from 95-EIR-01. This includes a discussion of any change in impact levels as a result of the proposed project over what was anticipated in the OCP EIR.
4. Mitigation Measures, this includes the measures identified for the project site in 95-EIR-01.

Prior Environmental Documentation: Residential development of the project site with up to 56 dwelling units was reviewed under CEQA as part of the OCP EIR (95-EIR-01, certified 7/22/97). This EIR provided site specific analysis of the site's land use and zoning designation as Key Site 7, as well as cumulative impact analysis of build-out of the community plan. A site specific analysis was performed for the site in order to expedite the CEQA review process for development on the site. The issue areas discussed below were addressed in the OCP EIR. The discussion below includes the original cumulative analysis, original site specific analysis, a description of the proposed project's specific impacts, and any circumstances that may have changed.

In approving the Orcutt Community Plan, including the residential designation for the project site, the Board adopted a Statement of Overriding Considerations for those identified environmental impacts which would have Class I cumulative impacts even after incorporating all feasible mitigation measures. The OCP EIR further concluded that OCP implementation would have numerous Class II impacts, which are potentially significant impacts that are reduced to less than significant levels after the incorporation of feasible mitigation measures. The sections that follow do not include discussions of impacts to the following areas: Land Use, Agricultural Land Conversion, Air Quality, Energy, Historic Resources, Hazardous Materials/Risk of Upset, Noise, and Public Facilities. No significant impacts to these resources were identified during initial evaluation of the proposed project and project site and none of the project changes, changes in circumstances, or new information have occurred or become available to increase impacts to any of these resources.

Environmental Setting Identified in 95-EIR-01 (updated to reflect current features): The project site is undeveloped and largely undisturbed. It is located in a semi-rural area of southeast Orcutt, surrounded by low-density residential to the north and the moderate density Miraflores residential neighborhood to the west. The Mesa Verde and Rice Ranch residential subdivision projects are located to the east and south, respectively. The site is accessed from Black Oak Drive via Stillwell Road.

Topographically, the site consists of two relatively level mesas bisected from southeast to northwest by a tributary to Orcutt Creek. This tributary is located in a deep canyon with slopes exceeding 30 percent and up to 20 feet deep in some places. This area functions as one of the major wildlife corridors between central

Orcutt and the Solomon Hills. On the west side of the tributary, there is a narrow flat area and then a steep, densely vegetated slope leading to an elevated terrace. Near the south central border is a steep canyon leading into the main Orcutt Creek drainage corridor.

The biological value of this site is high owing to the varied habitats found on site, which support several sensitive plant and wildlife species. In addition to oak woodland and grasslands, the site supports remnants of sandhill chaparral, including extensive clumps of multi-trunked live oak woodland.

The site is on the edge of the Orcutt dune sheet. Soils west of the Orcutt Creek tributary consist of a reddish-brown, relatively compacted coarse sand of the Marina and Arnold series. The southwestern and northeastern portions of the site contain loose, sandy greyish-white soils of the Garey series supporting primarily grassland. The tributary is subject to gully erosion.

There is an abandoned oil well (dry hole) located in the south central portion of the site, a historic archaeological site and an isolated cultural resource find. There is also evidence of a trail system which includes a creek crossing near the confluence of the main drainage and the tributary canyon.

1. Biological Resources

Setting Identified in 95-EIR-01

Much of the information in this section was obtained from field surveys of this site performed by Rindlaub, Hunt & Storrer in Spring 1995 (Appendix C).

The northeast-facing slope of Orcutt Creek is vegetated by coast live oak woodland, with a two-layered understory of herbs and central dune scrub. This woodland continues off the site in both directions. The creek channel supports large colonies of herbs and shrubs. A stand of eucalyptus occurs along the creek at the northern portion of the site.

The southwestern corner of Key Site 7 supports open central dune scrub, dominated by coyote brush, coffeeberry, and California sagebrush. Two individuals of sand almond species were found among the shrubs. A few Monterey pines grow near the southwestern corner where annual grassland is mowed by adjacent residents to accommodate recreational use. The remainder of the western third of the site is also vegetated by annual non-native grassland.

Vegetation on the northeastern end of the creek channel is a mosaic of non-native annual grassland and central dune scrub. Over time, sandhill chaparral is likely to colonize the sandstone ridge outcrop at the northeastern end which is the same substrate that supports this community on Rice Ranch (Key Site 12). A few individuals of chamise occur on this ridge with numerous widely scattered coast live oaks indicating that this site is probably recovering following a 1985 fire. Patches of coastal sage scrub are found in the grassland. Eastwood's spineflower, a local endemic is common in the grassland (Rindlaub, 1994).

The chaparral/scrub/live oak complex offers excellent habitat for wildlife. Spring field surveys conducted during the preparation of the Orcutt Community Plan recorded 10 bird species typical of chaparral and oak woodland, including the Northern flicker, Anna's hummingbird and Hutton's vireo. The site contains a

variety of habitats for reptiles. Common widespread species expected to be here include western fence lizard, side-blotched lizard, striped racer, and others.

Key Site 7 is an essential link between the lower reaches of the Solomon Hills and the Orcutt Creek riparian corridor. The continuity of this site with contiguous undeveloped land including Rice Ranch (Key Site 12) increases the habitat values of the site. Wildlife dispersal (eg: mule deer) to and from the valley bottom and Solomon Hills through this site is facilitated by this habitat continuum. This habitat linkage is equally important for gene flow and dispersal of plant species. The connection to the oak woodlands, shrub, grassland, and wetland habitats on Rice Ranch (Key Site 12) provides a dispersal corridor for members of these communities to suitable habitats to the west.

Sensitive Species: Sensitive wildlife species likely include raptors using the site for foraging, and the silvery legless lizard which occurs in Marina sands associated with scrub and oak woodland vegetation southwest of the drainage ravine bisecting the site. Coast horned lizards occur in the grassland along scrub margins.

The site supports sensitive plant species in the oak woodland, grasslands and dune scrub areas. Sand almond grows in the dune scrub in the southwest corner of the site. San Luis Obispo wallflower grows around and within the well-developed oak woodland which could also shelter Kellogg's horkelia and Santa Barbara bedstraw. The creek is a likely habitat for black-flowered figwort. California spineflower probably occurs with Eastwood's spineflower in the sparse grasslands north of the creek. These sensitive species are all regionally rare and declining and may be qualified for future listing as endangered species.

Impacts Anticipated in 95-EIR-01

Section 5.2 of the OCP EIR Volume I anticipated the following general impacts to result from future development on the site (please refer to 95-EIR-01 for a full discussion of these impacts):

Impacts BIO-2: Stillwell-Stubblefield Extension,
Impacts BIO-8: Trail Construction and Use,
Impacts BIO-15: Creek Maintenance and Emergency Work,
Impacts BIO-17: Vegetation Clearing in Response to Increased Fire Risk in Foothills,
Impacts BIO-18: Fire Suppression,
Impacts BIO-19: Elimination of 2,000 acres of Habitat/Habitat Fragmentation,
Impacts BIO-23: Elimination of Grasslands,
Impacts BIO-25: Elimination of Sandhill Chaparral,
Impacts BIO-27: Elimination of Central Coastal Sage Scrub,
Impacts BIO-28: Elimination of Riparian Communities,
Impacts BIO-29: Elimination of Oak Woodlands,
Impacts BIO-31: Removal of Oak Trees, and
Impacts BIO-33: Weed Invasion.

The following site-specific impacts were also identified:

> **Impact KS7-BIO-1, Reduction in Habitat:** Grading and clearing associated with the construction of 56 residential units, extension of sewer lines and a trail, and the construction of a roadway across the site could create *potentially significant* impacts to biological resources through the loss of approximately 15 acres of coastal sage scrub, 4 acres of coast live oak woodland, 12 acres of grassland, the loss of sandhill chaparral recolonization, and approximately 75 oak trees scattered throughout the two terraces. This development will also remove habitat for known sensitive plant species such as sand almond, California spineflower, and San Luis Obispo wallflower and possible sensitive plant species including Kellogg's horkelia, Santa Barbara bedstraw and black-flowered figwort.
>
> **Impact KS7-BIO-2, Impacts to Wildlife:** Development of 56 units and the roadway would create *potentially significant* impacts to wildlife through disturbance of habitat by domestic animals, disturbance from noise and light sources, and disruption of a major wildlife movement route along the tributary to Orcutt Creek. Habitat will be lost for sensitive wildlife species including coast horned lizard, and silvery legless lizard. Development of the grasslands would result in loss of foraging habitat for raptors.
>
> **Impact KS7-BIO-3, Fragmentation of Habitat:** The removal of oak woodland, scrub and wetland habitat in connection with the construction of the Stubblefield Road extension across the Orcutt Creek tributary would *significantly* fragment the habitat linking the oak woodland, scrub and grassland habitats in Rice Ranch (Key Site 12) with those along Orcutt Creek to the west and obstruct wildlife movement along this major corridor.

Changes in Project Impacts

Impacts to Vegetation Communities: The project site has been the subject of numerous biological and ecological studies. Most recently, a Biological Resources Assessment (Rincon Consultants, June 2016) completed for the proposed project states that field reconnaissance surveys were conducted on the project site in November 2014, and focused botanical surveys were conducted in May and June 2015. The surveys identified six vegetation communities located on the project site: 1) central dune scrub, 2) central (Lucian) coastal scrub, 3) annual grassland, 4) coast live oak woodland, 5) eucalyptus grove, and 6) developed/disturbed area. Small patches of riparian vegetation consisting of interspersed individuals of arroyo willow and black cottonwood growing among scrub vegetation or with the coast live oak canopy were present intermittently along the tributary to Orcutt Creek. These patches were too small and intermixed with other vegetation types to warrant individual mapping.

The project site contains an unnamed ephemeral drainage which is a tributary to Orcutt Creek. According to the Biological Resources Assessment, where tree canopy is present along the stream, the majority of trees are coast live oak trees rather than typical riparian trees such as willow and cottonwood. Upstream from Black Oak Drive, tree canopy is primarily coast live oak. A few willows are present downstream of Black Oak Drive, and cottonwoods are present near the northern property boundary. Eucalyptus trees are also present along the drainage. Four special status plant species (Lompoc ceanothus, Island mountain

mahogany, San Luis Obispo wallflower, and California spineflower) were determined to be present primarily within the designated open space area.

The proposed project would result in impacts to vegetation communities as summarized in table 1.1 below. The proposed project's impacts to vegetation communities would be significantly reduced from what was anticipated for Key Site 7 in the OCP EIR as well as the previously approved project. The majority of vegetation within the project footprint would be permanently removed, with the exception of approximately one acre of coastal scrub and oak woodland along Black Oak Drive that would be impacted, but restored.

Table 1.1: Vegetation Communities at Vintage Ranch

Habitat Type	Total Approximate Acreage (Vintage Ranch)	Approximate Percent Area (Vintage Ranch)	Approximate Development Impact Acreage	Approximate Area preserved/restored in Open Space (acres)
Annual Grassland	10.9	33.0	7.9	3.1
Central (Lucian) Coast Scrub	8.6	26.0	4.5	4.8
Central Dune Scrub	1.1	3.3	0.009	1.1
Coast Live Oak Woodland	10.6	32.1	2.0	8.6
Disturbed Developed	1.5	4.5	1.5	0.4
Eucalyptus Grove	0.37	1.1	0	0.37
Total	**33.07**	**100**	**15.909***	**18.37***

*Note that areas along Black Oak Drive that currently consist of coastal scrub and oak woodland habitat will be disturbed for road construction, but subsequently restored and ultimately included with open space. This, plus rounding, explains why impact acreage plus open space acreage do not sum to total acreage. Developed/disturbed areas in open space after construction include an existing lift station and proposed stormwater facilities. Source: Rincon Consultants, Inc., 2015.

Oak woodland and central dune scrub:

Of the vegetation communities identified in Table 1.1 above, oak woodland and central dune scrub are identified as sensitive terrestrial habitat types. The potential loss of these habitat types on the project site would result in long-term impacts to native habitat for wildlife, a potentially significant impact. The Open Space Management Plan (OSMP) proposes to mitigate for impacts to these species by enhancing habitat in preserved open space areas. Specifically, oak woodland mitigation would consist of the following: 1) protection of seedlings and saplings to promote expansion of oak woodland habitat in the open space areas, as well as planting oaks from container stock; 2) protection of existing sensitive vegetation; 3) control of non-native invasive species to promote recruitment of natives, and 4) selective fuel management that avoids sensitive vegetation types.

In order to mitigate for impacts to central dune scrub vegetation, existing vegetation would be preserved within the open space areas. Future activities within open space areas would be limited to existing trails

and sidewalks and weed abatement measures to improve habitat quality. In order to promote recruitment of additional dune scrub vegetation, a seed mix would also be applied along margins of the existing dune scrub within open space area. These mitigation measures are intended to restore temporarily impacted dune scrub at a one to one ratio. In order to minimize the disturbance of central dune scrub, vegetation clearing prior to grading and development activities would be monitored by a qualified biologist. A worker awareness training program would be implemented prior to the start of development activities which will include a discussion of sensitive habitat types and their locations on the project site. All personnel, equipment, and ground vegetation removal would be prohibited within the designated open space areas with the exception of the installation of the necessary drainage improvements to Black Oak Drive, and the public trail. The location of the trail is based on what was anticipated in the OCP, and is meant to connect to trails located on properties located on the north and south of the project site. The southern segment of the trail follows an existing unofficial trail and would remain in the natural condition that exists. The northern portion extends through grassland/coastal scrub habitat to the west of the drainage. Minor impacts are anticipated to occur from formalizing the existing trails. According to the Biological Resources Assessment, adjusted portions of the trail would be routed to avoid important native species where possible.

These enhancement activities would functionally replace temporarily impacted sensitive dune scrub habitat impacted by the project. Success criteria would consist of maintaining stable native vegetation conditions in the open space area with incorporation of weed abatement techniques for the removal of weeds that could result in decline of habitat quality or change in habitat type.

Native and non-native grasslands:

Project development would result in the loss of approximately 72.4 percent (7.9 acres) of the total annual grassland on the site (10.9 acres). Non-native grasslands on the site support primarily non-native annual grasses and herbaceous species, which are known to be common locally and regionally; thus the loss would not contribute to the decline of any unique grass or other plant species or unique plant population in this community type. Although a substantial portion of the grassland and central coastal scrub habitat within the project boundary would be affected by project development, the project has been designed in conformance with the OCP Key Site 7 development standards, and includes measures to preserve and protect the remaining native grassland habitat within open space areas. However, even with the implementation of these measures, the impacts due to the loss of 72.4 percent of grassland and the habitat it provides to sensitive wildlife and plant species would remain Significant and Unavoidable (Class I) as identified in the OCP EIR.

Oak trees:

Impacts to oak trees were previously identified in the OCP EIR as well as the Key Site 7 EIR Addendum prepared for the previously approved project (TM 14,556). The OCP EIR anticipated that 75 individual mature coast live oak trees would be removed upon future development of the site. The previously approved project would have resulted in the removal of 208 established oaks, of which 88 were considered mature. Mature oaks are defined as those trees that are five inches in diameter at breast height (dbh) or greater, while all oaks greater than six feet in height, including those less than five inches dbh are defined as established oaks in the OCP.

The proposed project would result in the removal of approximately 80 mature coast live oak trees and an additional approximately 68 established coast live oak trees. There are many oaks that occur within the coastal scrub habitat on the western portion of the site. These trees are growing in the relatively dense scrub vegetation and need to grow tall to access sunlight before growing a wide canopy or trunk; as a result, many of these trees are relatively "skinny" but still meet the height requirement to qualify as established. Although there is a substantial number of "established" oak trees on the project site that were not quantified during the OCP EIR process, the number of "mature" oak trees that would be lost as result of build-out of the proposed project has not changed substantially (e.g. 75 vs. 80). It is likely that there would not be the disparity in the estimated quantity of trees that would be identified for removal had the OCP EIR evaluation also used the 6-foot or taller standard. Furthermore, it should be noted that the 68 established Coast Live Oak trees that have been identified for possible removal are located in the terraced areas, which are the buildable areas identified in the Orcutt Community Plan for Key Site 7. For these reasons, staff does not consider the removal of the additional oak trees as a new impact that was not already contemplated when the OCP EIR was certified. The loss of these species would remain *potentially adverse, but feasibly mitigated (Class II)* as identified in the OCP EIR.

According to the OSMP, an integrated management approach utilizing a combination of seedling protection within the open space areas, and planting oaks along Black Oak Drive bordering the designated open space area would satisfy the County requirement for the planting and/or protection of 444 oak trees (3:1 ratio). Specifically, the OSMP proposes to preserve and protect 348 seedlings and saplings located in protected open space areas and outside storm drain easements and retention basins. An additional 96 coast live oak trees are planned to be planted along Black Oak Drive.

The OCP does not provide a formal mitigation approach for oak trees. The OCP EIR states that where oak trees are impacted, they shall be replaced in a manner consistent with County standards. The project site offers substantial areas of non-native grassland areas that could be converted to dense oak woodland to satisfy a higher mitigation ratio (ex. 10:1). However, enhancing the existing resources through planting additional oak trees and protecting existing oaks trees located within open space areas would protect and preserve the remaining native habitats located on the site. This approach is consistent with the oak tree replacement and protection measures that were approved by the Planning Commission in 2005 for the 52 unit subdivision on Key Site 7 which was never completed.

Special Status Plant Communities:

According to the Biological Resources Assessment, special status plant species which would be impacted by the proposed project include one individual of Lompoc ceanothus, and some small seeded fiddleneck individuals (exact number variable for annual plants). Seeded fiddleneck is a species no longer treated as locally rare. Impacts to vegetation, including special status plants, were previously considered in the OCP EIR. The removal of a single Lompoc ceanothus would not significantly affect its viability in the Orcutt area. In addition, Lompoc ceanothus would be planted along Black Oak Drive as part of the Open Space Management Plan (OSMP), compensating the removal of one individual of this species. With implementation of the OSMP, impacts would be considered temporary. The duration of this temporary impact would depend on the length of time for the habitat to be successfully restored on the site. The impacts to special status plant communities would be similar to or less than the impacts

identified in the OCP. Therefore, the loss of these species would be *potentially adverse, but feasibly mitigated (Class II).*

Impacts to special status wildlife species: The primary impacts to wildlife are anticipated to be associated with loss of natural open space, the disruption of wildlife corridors for movement, and increased activity in the area associated with occupation of the development. The development may also result in disruption of potential raptor nesting habitat in the trees remaining on the site.

Ten special status wildlife species have low to moderate potential to occur within the project site. These include Blainville's horned lizard, silvery legless lizard, Coast patch-nosed snake, American badger, western spadefoot toad, western red bat, California Tiger Salamander (CTS), California red-legged frog (CRLF), burrowiong owl, and Monarch butterfly. In addition, vegetation outside the project site but within the subject parcel offers potential nesting habitat for bird species that are protected under the federal Migratory Bird Treaty Act and California Fish and Game Code. No special status animal species were detected during the 2014 and 2015 field surveys.

California Tiger Salamander:

At the time of the OCP EIR certification, the California Tiger Salamander (CTS) was not a federally listed endangered species. However, since that time CTS has been Federally listed as an endangered species and is protected under the Endangered Species Act. According to the Biological Resources Assessment prepared for the proposed project, four CTS occurrences have been recorded by the CNDDB within 3.1 miles of the project site, the following six known breeding ponds have been recorded within 3.1 miles of the project site: SAMA-1, TWDA-15, SAMA-10, ORCU-3, ORCU-12, and ORCU-13. ORCU-1, ORCU-2, and ORCU-4 occur within 1.24 miles of the project site. The project site does not contain suitable breeding habitat for CTS. Other potential breeding areas include any of the ponds that occur within 1.24 miles of the project site. One basin to the northwest is known to contain water for extended periods of time based on examination of aerial imagery; however, the exact hydro-period could not be determined and no protocol level surveys for the presence of CTS within this basin have been completed.

Upland habitats in the region are mixed. To the northwest and east of the project site, upland habitat is generally of a low quality. The upland habitat to the south is generally high quality habitat. The project site is connected from the south to three potential CTS ponds (ORCU-1, ORCU-2, and ORCU-4) and one known CTS breeding pond (ORCU-3) through high quality upland habitat. The areas containing grassland on the subject parcel contains the highest quality upland habitat, and are most probable of being utilized as upland refuge areas. These grassland areas contain small mammal burrows which could be utilized by CTS for upland refuge. As a result, there is potential for CTS to utilize the project site as both dispersal habitat as well as upland refuge.

According to the Biological Resources Assessment prepared for the project, studies have shown that 95% of CTS individuals are found within approximately 0.4 mile of breeding ponds. The nearest potential breeding pond is 1.24 miles from the project site which is well outside of this distance. Therefore, it has been determined that there is a low probability for CTS to occur onsite.

California red-legged frog:

The project site is within the range of the federally threatened California red-legged frog (CRLF). No CRLF occurrences have been recorded within 1.0 mile of the project site. Other occurrences in the vicinity, but outside of 1.0 mile of the project site are associated with ponds. Two are located west of State Route 135 approximately three miles northwest while a third is located approximately 2.6 miles south. According to the Biological Resources Assessment, the project site does not provide suitable breeding habitat for CRLF. The only aquatic feature within the project site area is an ephemeral drainage without suitable pools or emergent vegetation. Potential CRLF habitat does occur approximately 0.6 mile northwest of the project site consisting of a basin. In addition, portions of Orcutt Creek that contain pooling could be utilized by CRLF. Undeveloped natural communities occur between these features and the project site. In addition, the ephemeral drainage is directly connected to Orcutt Creek. To date, no protocol level surveys have been completed for these areas.

Vegetation communities onsite such as oak woodlands can provide suitable foraging habitat as well as sufficient cover and moisture to facilitate movement of CRLF. Other upland areas onsite are open and exposed with little cover and would only be suitable for CRLF for short periods of time during rain events or dense fog. Since the onsite drainage is ephemeral, the potential for CRLF within the project site area is low. Other potential aquatic habitats in the vicinity of the project site are within the dispersal distance of the project site and any occurrences of CRLF within the project site would be transient as frogs are dispersing. These dispersal events would be limited to favorable conditions (i.e. sufficient moisture is present that would facilitate upland movement) and would be most likely to occur within the drainage, if at all.
Other species listed as California Species of Special Concern or CDFW Special Animal:

The Western spadefoot, Coast patch-nosed snake, Silvery legless lizard, Blainville's (coast) horned lizard, Western red bat, American badger and burrowing owl are all species which are listed as California Species of Special Concern. According to the Biological Resources Assessment prepared for the project, Western spadefoot are not expected to occur on the project site. The remaining species listed above are expected to occur onsite based on habitat requirements and suitable habitat found within the project site area. The Monarch butterfly is listed as a special animal by the California Department of Fish and Wildlife (CDFW). Individual monarchs may occur on the project site but are not expected to overwinter there as the existing eucalyptus grove would not provide suitable roosting habitat.

Special Status Animal Recommended Avoidance and Minimization Measures:

The Biological Resources Assessment (Rincon Consultants, June 2016) includes recommended measures to further avoid and minimize impacts to special status animal species which have the potential to occur onsite. A brief summary of these measures is provided below:

- Worker Environmental Awareness Program (WEAP). Prior to initiation of construction activities (including staging and mobilization), all personnel associated with project construction shall attend a WEAP training, conducted by a qualified county approved biologist. The purpose of the training is to aid workers in recognizing special status resources that may occur in the project area.

- CTS and CRLF Avoidance Measures. To minimize the potential for encountering CTS and CRLF, ground disturbing activities associated with any improvements to the existing Black Oak Drive crossing would be conducted between May 1 and October 31 during dry weather conditions, which are periods of low activity for these species in dry habitats. A qualified biologist should conduct a survey of the drainage crossing improvement site within 48 hours of initial ground disturbing activities. If any life stage of CTS or CRLF is found within the survey area, the biologist shall visit the site on subsequent days to determine if the species has left the site. If the species has not left the site within three days, USFWS and CDFW should be consulted. If construction must occur between November 1 and April 30, the qualified biologist should conduct a pre-activity clearance sweep each morning prior to the start of project activities after any rain event of 0.1 inch or greater. All trash shall be removed from the site daily and disposed of properly. All project activities shall not be conducted during rain events occurring at night to the extent feasible. If project activities are to occur at night during rain events, a qualified biologist shall conduct a pre-construction survey each night. No pets or firearms are permitted onsite during construction activities. All trenches shall include adequate means of escape and be inspected daily. Vehicle shall be in good working condition and free of leaks. All refueling, maintenance and staging of equipment and vehicles should occur at least 100 feet from riparian habitat or water bodies.

- American Badger Avoidance and Minimization Measures. Surveys of the project site by a county approved biologist at a minimum of two weeks prior to initiation of ground disturbing activities. If dens are found, they shall be mapped and monitored until no longer in use.

- Blainville's (coast) horned lizard, Silvery legless lizard, Coast Patch-nosed snake, and Western spadefoot Avoidance and Minimization Measures. Surveys of the project site by a county approved biologist at a minimum of two weeks prior to initiation of ground disturbing activities. Any individuals captured shall be re-located to designated open space areas onsite or county-approved off-site locations. If injured, the animal shall be turned over to a CDFW-approved specialist until they are in a condition suitable for release into a designated release area, or deposited at an approved vertebrate museum.

- Western red bat Avoidance and Minimization Measures. Pre-construction surveys by a county approved biologist no more than 14 days prior to tree removal activities (September –may). If active roosts are located, all construction work shall be conducted outside a buffer zone from the roost to be determined by the qualified biologist.

- Burrowing Owl Avoidance and Minimization Measures. Pre-construction surveys completed by a county approved biologist no more than 14 days prior to the start of construction activities. The survey should include the entire area of disturbance including the access road plus at least a 500-foot buffer where feasible. If burrowing owls are detected, a no disturbance buffer should be established around occupied burrows under the guidance of a qualified biologist.

- Preconstruction Surveys for Nesting Birds. For construction activities occurring during the nesting season (generally February 1 to September 15), surveys for nesting birds shall be conducted by a county approved qualified biologist no more than 14 days prior to vegetation removal. The survey shall include the entire area of disturbance plus a 500-foot buffer around the site where feasible.

- Protection measures designed to reduce inadvertent impacts to native vegetation and wildlife habitat during construction. Applicant proposed mitigation measures include, but not limited to: avoidance of oak tree removal, where possible, fencing of sensitive habitat and oak trees prior to ground disturbance, installation of silt fencing, limiting construction activities in the drainage corridor to the dry season (March 15 to October 15), and having a county–approved biologist on site during initial site preparation and ground disturbance activities.

- Mitigation for permanent loss of the following species and habitat: Native plant restoration efforts would be carried out to replace impacted oak trees and native habitat. Species selected for the planting are based on native species that are most characteristic of the site and include: coast live oak trees, sand almond, coast live oak woodland, and riparian habitat. San Luis Obispo wallflower, Lompoc ceanothus, California spineflower, small-seeded fiddleneck, and Lompoc monkeyflower would also be included in the mitigation and planting.

- Monitoring of construction activities and mitigation success. To ensure that the minimum amount of habitat is disturbed during construction, flagging, fencing and grading shall be monitored. The Plan requires that monitor shall be on-site (or shall spot check) during: initial walk-overs and crew orientation meetings(s).

- Contingency planning: Contingency measures have been identified by the applicant to address problematic issues that may come up during the restorations project. Issues identified in the report that may arise are: plant mortality, predation by insects and animals, weeds, and erosion. Potential contingencies include caging or screening of plants to protect them from animals and insects, importation of portable water tanks if naturally occurring rain is not sufficient; and increased weed maintenance and removal.

- Reporting: Annual reports documenting restoration success shall be submitted to the County through the maintenance and monitoring period or until all performance criteria have been satisfied.

- Restricted and allowable use of the Open Space: To ensure the perpetuation of the native habitat and to increase the habitat value, the applicant is proposing general restrictions that would apply to all protected areas. These include: No overnight camping or tents within the Open Space; no permanent development except for trails and flood control facilities and utilities designated on the Final Development Plan and no removal of native vegetation from the designated open space unless required for fire protection or public health and safety or is identified in the proposed restoration plan.

Mitigation Measures Identified in 95-EIR-01. The general and site-specific mitigation measures have been amended and expanded in order to reflect updated language and project specific details. Even with implementation of these mitigations and the site-specific mitigation measures, the impacts due to loss of grassland and sandhill chaparral, and the habitat these communities provide for sensitive wildlife and plant species would be **Significant and Unavoidable (Class I)** similar to what was identified in the OCP EIR. In approving the Orcutt Community Plan, including the residential designation for the project site, the Board adopted a Statement of Overriding Considerations for those identified environmental impacts which would have Class I cumulative impacts even after incorporating all feasible mitigation measures.

Fragmentation of habitat and the loss of oak trees, however, would be mitigated to a **Less than Significant (Class II)** level.

The following general and site specific mitigation measures from the OCP EIR Volume I and II were identified to reduce the cumulative impacts to less than significant levels:

1. **Mitigation BIO-1/BIO-20/ KS7-BIO-6:** Black Oak Drive shall be constructed in a manner that minimizes filling within the Orcutt Creek tributary and that completely avoids or minimizes removal of riparian vegetation. Bridges over major creeks, streams and within wildlife corridors under the open space overlay shall be constructed with maximum vertical clearance for adequate wildlife passage as determined by Planning and Development in consultation with Public Works. A minimum 6-foot vertical clearance above the channel should be the minimum, unless flood flows or topography dictates a different height. If a span bridge is not feasible, a box culvert (or other less intrusive structure) shall be designed to permit wildlife passage. The bridge shall be designed to maintain the area's rural character through the use of stone, rough hewn timbers or other rustic materials. **Plan requirements and Timing:** Prior to map recordation, specifications for the bridge design shall be submitted and approved by Public Works, Flood Control and P&D. The Bridge shall be constructed to approved specifications prior to issuance of the first zoning clearance for the first residential structure. **Monitoring:** Completion of improvements in accordance with approved plans shall be monitored by P&D and Public Works. *(Addresses Impacts BIO-1, 2, 3, 4, 19, 21 and 22; KS7-BIO-3).*

2. **Mitigation BIO-3/ KS7-BIO-3:** Implementation of the Open Space Management Plan (Rincon Consultants, June 2016) and Biological Resources Assessment (Rincon Consultants, June 2016) shall be required to offset disturbance to riparian and oak woodland habitats and wildlife from project improvements. The Plan shall use native trees and shrubs, including but not limited to, coastal live oaks, black cottonwoods and elderberry. The intent of this condition is to allow establishment of revegetated areas in a natural manner that will not require long-term maintenance, except as required for fire safety purposes within established fire buffers. Success criteria should be clearly stated. **Plan Requirements and Timing:** a Final Open Space Management Plan shall be prepared by a Planning and Development (P&D) - qualified biologist and reviewed and approved by P&D and the County Fire Department prior to map recordation. The plan should clearly state who will fund and be responsible for long-term maintenance, who will monitor for success, and specific remedial measures. Installation shall be completed prior to zoning clearance issuance for the first residential structure. **Monitoring:** P&D Permit Compliance to monitor restoration in accordance with the approved restoration plan. *(Addresses Impacts BIO-1 through 5, 8 through 12, 15, 17, 18, 19, 21 and 22; KS7-BIO-1)*

3. **Mitigation BIO-9:** All trails shall be sited and designed to minimize removal of native vegetation. To the maximum extent feasible, trails shall follow existing dirt road and trail alignments. Where this is not possible, prior to final trail alignment of these trail segments, the proposed trail route shall be surveyed by a P&D-qualified botanist. The botanist, in consultation with P&D, shall reroute the trail alignment to avoid sensitive species. Signage shall be placed alongside the trails providing educational and interpretive information. **Plan Requirements and Timing:** Prior to map clearance for final map recordation and land use clearance for the development plan, the applicant shall

submit specifications and biological reports for trails and off-road bicycle paths for review and approval by Planning and Development (P&D) and Park Department. Trails and the bicycle path shall be completed prior to zoning clearance issuance for the first residential structure. **Monitoring:** P&D Permit Compliance to monitor installation in accordance with the approved plans. (*Addresses Impact BIO-8 and -9)*

4. **Mitigation BIO-10:** All sewer trunk line extensions shall be constructed with a minimum of 50 feet between the inside edge of the construction zone and the dripline of riparian and marsh vegetation. **Plan requirements and Timing:** Prior to map recordation, specifications for the sewer trunk line shall be submitted and approved by Public Works, and P&D. The sewer trunk line shall be constructed to approved specifications prior to zoning clearance issuance for the first residential structure. **Monitoring:** Completion of improvements in accordance with approved plans shall be monitored by P&D and Public Works. (*Addresses Impact BIO-10 and -11*)

5. **Mitigation BIO-23, -24:** Riparian vegetation, including, but not limited to sandhill chaparral, central dune scrub, oak woodlands and central coastal sage scrub shall be preserved to the maximum extent feasible. A minimum buffer of 50 feet from the dripline of riparian vegetation shall be maintained, where feasible. Development adjacent to these areas shall employ setbacks, native landscape buffers and restoration of degraded areas including any impacted rare species. The applicant shall hire a P&D-qualified arborist/biologist to evaluate all proposed riparian vegetation removals within 25 feet of potential ground disturbances. The arborist/biologist report shall present biologically favorable options for access roads, utilities, drainages and structure placement taking into account native tree and shrub species, age, and health with preservation emphasized. All development and potential ground disturbances shall be designed to avoid the maximum number of natives possible. **Plan Requirements and Timing:** Prior to map clearance for final map recordation and land use clearance for the final development plan, the applicant shall submit the above report to P&D for review and approval. Recommendations in this report shall be incorporated into the project prior to issuance of land use clearance for grading and tract improvements. **Monitoring:** P&D shall check all plans for incorporation of recommendations and shall site inspect as appropriate. (*Addresses Impacts BIO-25, -26, -27, -28, and -29*)

6. **Mitigation BIO-26/KS7-BIO-2:** In order to protect existing native trees such as the Coast Live Oak and minimize adverse effects of grading and construction onsite, the applicant shall implement a tree protection and replacement plan. No ground disturbance including grading for buildings, accessways, easements, subsurface grading, sewage disposal and well placement shall occur within the critical root zone of any native tree unless specifically authorized by the approved tree protection and replacement plan. The tree protection and replacement plan shall include the following:
   a. An exhibit showing the location, diameter and critical root zone of all native [and specimen] trees that are located onsite for preservation within 25 feet of ground disturbance.

   b. Fencing of all trees to be protected at or outside of the critical root zone. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every 6 feet. The applicant shall place signs stating “tree protection area” at 15 foot intervals on the fence. Said fencing and signs shall be shown on the tree protection exhibit, shall be

installed prior to zoning clearance issuance and shall remain in place throughout all grading and construction activities.

c. The tree protection plan shall clearly identify any areas where landscaping, grading, trenching or construction activities would encroach within the critical root zone of any native or specimen tree. All encroachment is subject to review and approval by P&D.

d. Construction equipment staging and storage areas shall be located outside of the protected area and shall be depicted on project plans submitted for land use clearance. No construction equipment shall be parked, stored or operated within the protected area. No fill soil, rocks or construction materials shall be stored or placed within the protected area.

e. All proposed utility corridors and irrigation lines shall be shown on the tree protection exhibit. New utilities shall be located within roadways, driveways or a designated utility corridor such that impacts to trees are minimized.

f. Any proposed tree wells or retaining walls shall be shown on the tree protection plan exhibit as well as grading and construction plans and shall be located outside of the critical root zone of all protected trees unless specifically authorized.

g. Any encroachment within the critical root zone of native trees shall adhere to the following standards:
   i. Any paving shall be of pervious material (gravel, brick without mortar or turf block).
   ii. Any trenching required within the critical root zone of a protected tree shall be done by hand.
   iii. Any roots one inch in diameter or greater encountered during grading or trenching shall be cleanly cut and sealed.

h. All trees located within 25 feet of buildings shall be protected from stucco and/or paint during construction.

i. No permanent irrigation shall occur within the critical root zone of any native [or specimen] tree. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.

j. Only trees designated for removal on the approved tree protection plan shall be removed.

k. Any protected trees which are removed, relocated and/or damaged (more than 20% encroachment into the critical root zone) shall be replaced on a 10:1 basis with 1 gallon size saplings grown from seed obtained from the same watershed as the project site. Where necessary to remove a tree and feasible to replant, trees shall be boxed and replanted. A drip irrigation system with a timer shall be installed. Trees shall be planted prior to occupancy and irrigated and maintained until established (five years). The plantings shall be protected from predation by wild and domestic animals, and from human interference by the use of staked, chain link fencing and gopher fencing during the maintenance period.

l. Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by P&D. This mitigation may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consultant biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of P&D prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and approval of such installation.

Plan Requirements: This requirement shall be recorded with the final map. Prior to zoning clearance issuance, the applicant shall submit grading plans, building plans and the tree protection and replacement plan to P&D for review and approval. All aspects of the plan shall be implemented as approved. Prior to zoning clearance issuance, the applicant shall successfully file and receipt evidence of posting a performance security which is acceptable to P&D to guarantee tree replacement. **Timing:** Timing on each measure shall be stated where applicable; where not otherwise stated, all measures must be in place throughout all grading and construction activities. **Monitoring:** Permit Compliance shall conduct site inspections throughout all phases of development to ensure compliance with and evaluate all tree protection and replacement measures. Release of performance security requires Permit Compliance staff signature. (*Addresses Impact BIO-31; KS7-BIO-1*)

2. Geology/Soils

Setting Identified in 95-EIR-01

The project site is on the southern edge of the Orcutt dune sheet. Soils west of the Orcutt Creek tributary consist of a reddish-brown, relatively compacted coarse sand of the Marina and Arnold series. The southwestern and northeastern portions of the site contain loose, sandy greyish-white soils of the Garey series. The tributary traversing the site supports steep, sandy terrace escarpment soils which are subject to gully erosion. These soils are highly erosive and have medium to rapid runoff. Marina sands present a high hazard for blowing sand, and would be potentially subject to collapse under heavy load and high moisture conditions.

Impacts Anticipated in 95-EIR-01

Section 5.4 of the OCP EIR Volume I anticipated the following general impacts to result from future development on the site (please refer to 95-EIR-01 for a full discussion of these impacts):

GEO-1: Increased erosion
GEO-2: Blowing sand

The following site-specific impacts were also identified:

Impact KS7-GEO-1, Siltation of Orcutt Creek: Grading and clearing associated with development of 56 residential units, roadway across the creek, trail and sewer line on highly erosive soils would create potentially significant impacts by increasing siltation of this tributary and Orcutt Creek, downstream. This would further decrease channel capacity downstream and impact flood control basins and cause *potentially significant* localized erosion at drainage outlet points.

Impact KS7-GEO-2, Soil Blowing: Removal of surface vegetation during construction activities could result in potentially significant severe soil blowing and deposition of sand on adjacent properties.

Impact KS7-GEO-3, Soil Settlement: Irrigation and roadway runoff on collapsible soils would create a potentially significant impact resulting in substantial and rapid settlement under relatively low loads when these soils are saturated.

Changes in Project Impacts:

The grading for the tract development, including roads and pads for the homes, is estimated at approximately 87,200 cubic yards of cut, and 18,400 cubic yards of fill balanced onsite. The proposed earthwork would allow for the development of the site including access roads and building pads for the future development of 41 single family residences. Final finished lot grading would be completed with construction of each home. The project would contribute incrementally to Geology impacts identified in the Orcutt Community Plan EIR. Project specific impacts associated with potential erosion/sedimentation and blowing sand would remain potentially significant as identified in the OCP EIR.

Mitigation Measures Identified in 95-EIR-01. The general and site-specific mitigation measures have been amended and expanded in order to reflect updated language and project specific details. These mitigation measures in conjunction with the site-specific mitigation measures would reduce the significance of impacts referenced above, but impacts would remain **Significant and Unavoidable (Class I).** However, in approving the Orcutt Community Plan, the Board adopted a Statement of Overriding Considerations for those identified environmental impacts which would have Class I cumulative impacts even after incorporating all feasible mitigation measures.

7. **Mitigation GEO-2, 3, -4, -5, -7, -8, -9, -10, -11; KS7-GEO-1, -2, -3, -4; and FLD-11** *(addresses Impacts GEO- 1, -2, -3, -4; KS7-GEO-1, -2, -3; and FLD-4, 5, 6, 7, 8, 10, and 11; BIO-28)***:**

   A grading, erosion control, and drainage plan which minimizes erosion/sedimentation and unstable slopes shall be implemented, including the following:

   a. Methods such as retention basins, drainage diversion structures, spot grading, silt fencing/coordinated sediment trapping, straw bales, sand bags, etc. shall be used to prevent erosion on slopes and siltation during grading and construction activities.

b. Graded areas shall be re-vegetated within 4 weeks of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. If necessary, as determined by Planning and Development (P&D), irrigation shall be provided. Geotextile binding fabrics shall be used if necessary to hold slope soils until vegetation is established.

c. Exposed areas shall be watered at the end of each work period or more frequently as conditions require.

d. The applicant shall limit excavation and grading to the dry season of the year (i.e. April 15 to November 1) unless a P&D Building & Safety approved erosion control plan is in place and all measures therein are in effect.

e. After construction of tract improvements and until construction of individual homes, exposed areas shall be stabilized to prevent wind and water erosion, using methods approved by the P&D Grading Division and Air Pollution Control District.

f. Where necessary, site preparation shall include the removal of all or a portion of the collapsible soils and replacement with compacted fill, or pre-collapsing of the on-site soils by ponding water prior to construction of homes.

g. Where necessary, construction on transitional lots shall include overexcavation to expose firm subgrade, use of post tension slabs in future structures, or other geologically acceptable method.

h. Landscaped areas adjacent to structures shall be graded so that drainage is away from structures.

i. 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.

j. All surface water runoff shall be culverted and diverted to avoid exposed slopes and directed to the nearest natural drainage channel across an energy-dissipating outfall.

k. Drainage outlets into the creek channel shall be constructed in a manner which causes outlet flow to approximate the general direction of natural stream flow. Energy dissipators beneath outlet points shall be incorporated where appropriate, and designed to minimize erosion.

l. Grading on slopes steeper than 5:1 shall be designed to minimize surface water runoff.

m. Fills placed on slopes steeper than 5:1 shall be properly benched prior to placement of fill.

n. Brow ditches and/or berms shall be constructed and maintained above all cut and fill slopes, respectively.

o. Cut and fill benches shall be constructed at regular intervals.

p. Retaining walls shall be installed to stabilize slopes where there is a 10-foot or greater difference in elevation between buildable lots.

q. A detailed geological and soils engineering study addressing structure sites and the access road shall be prepared to determine structural design criteria, as recommended by the P&D Building and Safety Division. The study shall be submitted for review and approval by Building and Safety.

r. Ground disturbances and development on slopes of 20 percent or greater shall be avoided, unless such avoidance would prohibit development.

s. All new development shall be sited in close proximity to the nearest access road to minimize the need for new roads/driveways, where such roads/driveways would require substantial grading.

t. The applicant shall post a bond with the County and hire a P&D-qualified geologist or soils engineer prior to land use clearance for grading, and to ensure that erosion is controlled and geologic mitigation measures are properly implemented.

Plan Requirements: Plan Requirements: The grading and erosion and sediment control plan(s) shall be submitted for review and approved by P&D prior to zoning clearance issuance. The plan shall be designed to address erosion and sediment control during all phases of development of the site. The applicant shall notify Permit Compliance prior to commencement of grading. **Timing:** Components of grading plans shall be implemented prior to occupancy clearance. **Monitoring:** Permit Compliance will photo document re-vegetation and ensure compliance with plan. Grading inspectors shall monitor technical aspects of the grading activities.

8. **Mitigation GEO-6:** Landscape plans shall be required for all new development in areas of sandy soils to ensure revegetation of graded areas. All landscape plans shall be reviewed by the County BAR; landscape securities (bonds) shall be required unless expressly waived by P&D. *(addresses Impact GEO-1 and 2)*

Landscape Requirements: Two performance securities shall be provided by the applicant prior to zoning clearance issuance, one equal to the value of installation of all items listed in section (a) below (labor and materials) and one equal to the value of maintenance and/or replacement of the items listed in section (a) for three (3) years of maintenance of the items. The amounts shall be agreed to by P&D. Changes to approved landscape plans may require a substantial conformity determination or an approved change to the plan. The installation security shall be released upon satisfactory installation of all items in section (a). If plants and irrigation (and/or any items listed in section (a) below) have been established and maintained, P&D may release the maintenance security two (2) years after installation. If such maintenance has not occurred, the plants or improvements shall be replaced and the security held for another year. If the applicant fails to either install or maintain according to the approved plan, P&D may collect security and complete work on property. The installation security shall guarantee compliance with the provision below:

a. Installation of all landscaping and irrigation with timers in accordance with the approved landscape plan prior to occupancy clearance.

MONITORING: P&D shall inspect landscaping and improvements for compliance with approved plans prior to authorizing release of both installation and maintenance securities.

The OCP EIR identified the impacts to geology/soils as significant and unavoidable, but was overridden by the Board of Supervisors upon adoption of the OCP. No new impacts associated with the proposed development would occur and no new mitigation measures would be required. The mitigation measures identified in 95-EIR-01 have been applied to the project consistent with the OCP EIR and development standards.

3. Flooding/Drainage

Setting Identified in 95-EIR-01

Water flows from the southeast across the site and merges with Orcutt Creek to the north. The central drainage channel collects the runoff from the adjacent terraces. The depth of this channel varies, but is most defined in the central portion of Key Site 7 where the channel banks may exceed 20 feet in depth. There are no current Flood Insurance Rate Maps (FIRM) covering this site; however, development near the central drainage channel could be subject to flooding from a 100-year flood event. Another shorter drainage is located near the southern boundary adjacent to a dense oak woodland. This narrow drainage is well defined in places with steep banks ranging from 5 to 15 feet in depth. The depth of this channel gradually decreases as it meets up with the central drainage channel near the trail crossing.

Impacts Anticipated in 95-EIR-01

Section 5.5 of the OCP EIR Volume I anticipated the following general impacts to result from future development on the site (please refer to 95-EIR-01 for a full discussion of these impacts):

FLD-3: Increased storm flows from impervious surfaces,
FLD-4: Decreased channel capacity from increased sedimentation,
FLD-7: Increased erosion,
FLD-8: Inadequate storm drain/retention basin capacity,
FLD-10: Maintenance of flood channels/regional basins,

The following site-specific impacts were also anticipated:

FLD-11: Increased storm flows, erosion and sedimentation, flooding, personal injury and property damage, and
FLD-12: Parks and recreation

Changes in Project Impacts:

The OCP EIR assessed potential impacts that could result from an envisioned total buildout of 56 residential units. The benefit of the use of an addendum to the OCP EIR is to assess the actual build out of a proposed project as a result of implementation of the OCP and its level of impact in relation to the anticipated buildout. The actual project proposed for the Key Site 7 site proposes 41 residential units, 15 units less than originally assessed in the OCP. Due to the smaller scale of actual development proposed versus what was planned in the OCP, the level of impacts are anticipated to be at the same or less levels than the analysis afforded in 95-EIR-01.

Underground storm drains would be installed at the end of the cul-de-sacs to direct drainage to the bottom of the on-site drainage channel, at which point the water would flow into Orcutt Creek and to Regional Retention Basin B (located on Key Site 8), which was approved with development on Key Site 5 (Jensen's Crossing) and was designed to accommodate the flows from Key Site 7.

No new impacts associated with the proposed development would occur and no new mitigation measures, other than those anticipated in the OCP EIR, would be required to reduce any potential impacts to less than significant levels.

Mitigation Measures identified in 95-EIR-01. The general and site-specific mitigation measures have been amended and expanded in order to reflect updated language and project specific details. These mitigation measures would reduce all flooding impacts to a level of **Less than Significant (Class II)**.
The following general mitigation measures from Section 5.5 of the OCP EIR Volume I were identified to reduce the cumulative impacts to a less than significant level:

9. **Mitigation-FLD-4** *(address Impacts FLD-3, 4, 5, 7, 8, 9, 10, 12)***:** All development shall contribute its proportionate share of installation and maintenance for a regional retention basin. Prior to land use clearance, all new developments shall purchase capacity within regional recharge basins as determined appropriate by the Flood Control District (flooding volumes shall be noted on all Development Plans). **Plan Requirements and Timing:** Prior to final map recordation, the subdivider shall annex the project into the Community Facilities District. **Monitoring:** P&D shall ensure compliance.

10. **Mitigation-FLD-7, 8** *(addresses Impacts FLD-3, 4, 6, 8, and 11)***:** To reduce runoff from impervious areas and allow for infiltration, the applicant shall incorporate pervious materials or surfaces (e.g., porous pavement or unit pavers on sand) into the project design. **Plan Requirements and Timing**: Pervious surfaces shall be described and depicted graphically on the site, building, grading and landscape plans. The plans shall be submitted to P&D for review prior to zoning clearance issuance. **Monitoring:** P&D shall site inspect for installation.

11. **Mitigation-FLD-10** *(addresses Impacts FLD-3, 4, 6, 8, and 11)***:** Outlet structures for energy dissipation shall minimize disturbance to the natural drainage and avoid the use of unnatural materials, such as concrete, grouted rock, and asphalt rubble. Where hard bank materials must be used, natural rock, gabions, crib wall or other more natural means of energy dissipation shall be preferred. Rock grouting shall only be used if no other feasible alternative is available as

determined by P&D and Flood Control. **Plan Requirements:** Plans shall be submitted for review and approval by P&D and Flood Control prior to issuance of zoning clearance for grading. **Timing:** Structures shall be installed during grading operations. **Monitoring:** P&D staff shall ensure construction according to plan.

4. Water Resources

Setting Identified in 95-EIR-01

Orcutt Community Plan Policy WAT-O-2 requires that the water demand of new development under the Orcutt Community Plan be supported by supplemental water supplies, rather than an increase in groundwater pumpage and overdraft of the Santa Maria Groundwater Basin. The only supplemental supply recognized by the County to date has been the State Water Project (SWP) entitlement held by the two SWP contractors located within the Santa Maria Groundwater Basin: Golden State Water Company and the City of Santa Maria.

Impacts Anticipated in 95-EIR-01

Section 5.6 of the OCP EIR Volume I anticipated the following general impacts to result from future development of this and other sites (please refer to 95-EIR-01 for a full discussion of these impacts):

WAT-1: Increased overdraft by 2006
WAT-2: Increased overdraft at buildout

The following site-specific impact was also anticipated:

Impact KS7-WAT-1, Long Term Increase in Water Demand: Based upon standard water duty factors, construction of 56 units would result in *significant and unavoidable* impacts through increased demand on the overdrafted Santa Maria Groundwater Basin of approximately 36.12 AFY, exceeding the adopted threshold of 25 AFY.

Changes in Project Impacts:

Water service would be provided by an extension of the existing water line along Stubblefield Road from the west in an easement over the Rice Ranch (Key Site 12) property, and would connect to the proposed water lines from the east (the Mesa Verde Project located on Key Site 6). The proposed project would be constructed at a density which is less than that what was identified in the OCP EIR (41 vs. 56 single family dwellings). Therefore, less water would be needed for the project than anticipated. However, the impacts to water resources were identified as significant and unavoidable and were overridden by the Board of Supervisors upon adoption of the OCP. The applicant has entered into a water service contract with the City of Santa Maria and Golden State Water Company to purchase 22 acre feet of supplemental water, as required by OCP policies. This contract has been finalized and executed. Therefore, the project has complied with OCP Policies WAT-O2, WAT-O5 and OCP Development standards WAT-O-2.1 and WAT-O-2.3. No additional supplemental water would be required for this project. No new impacts associated with the proposed development would occur and no new mitigation measures would be

required. The remaining mitigation measures identified in 95-EIR-01 have been applied to the project consistent with the OCP EIR and development standards.

Mitigation Measures identified in 95-EIR-01. The following mitigation measures presented in Section 5.6 of the OCP EIR would help reduce site-specific and cumulative impacts associated with the project's anticipated water demand. However, the cumulative impacts referenced in this section would remain significant and unavoidable (Class I). The general mitigation measures and the site-specific mitigation measure have been expanded in order to reflect updated language and project specific details.

12. **Mitigation WAT-4** *(addresses Impacts WAT-1 and 2)***:** The County requires that the maximum feasible water conservation measures be included in all new development projects. The project landscaping shall consist of drought-tolerant native and/or Mediterranean type species. Landscaping shall be compatible with the character of the surroundings and the architectural style of the structure. **Plan Requirements/Timing:** Prior to occupancy clearance the applicant/owner shall enter into an agreement with the County to install required landscaping and water-conserving irrigation systems and maintain required landscaping for the life of the project. The applicant shall also submit four copies of a final landscape and water-conserving irrigation plan to P&D for review and approval. Prior to occupancy clearance, landscape and irrigation shall be installed.

    MONITORING: Prior to occupancy clearance, Permit Compliance staff shall photo document installation. Permit Compliance staff shall check maintenance as needed. Release of any performance security requires Permit Compliance signature.

5. Archaeological Resources

Setting Identified in 95-EIR-01

The records and literature search revealed that a portion of this property had been previously surveyed by L. Spanne in 1994 for an access route to the proposed Mesa Verde Project (Spanne 1994). The remainder of the property had not been previously surveyed for cultural resources. In 1995, a survey of the site was conducted covering 31.52 acres, including those areas previously surveyed. Steep slopes of greater than 30 percent were not surveyed. A sufficient amount of the ground surface was inspected through readily visible ground surface or through vegetation clearing to adequately determine the presence or absence of cultural materials. One previously unrecorded historic site and one isolated artifact were found.

ISERA 7-6H: This site consists of historic artifacts that appear to originate prior to 1920. A long-time resident and caretaker of the property reported that an abandoned oil well that he had sealed with concrete was in this area. This site matches his description of the well location and other materials confirm the site of the well. The scatter of historic artifacts suggests that the well crew also lived at the site. A neighbor reported that a structure was previously located on the southwest corner of the property. This structure was apparently moved up from another portion of the property sometime between 1915 and 1925. No direct evidence of this structure was observed during the course of the survey but it is possible that subsurface features associated with this occupation may still remain.

Modern Material: In addition to the recorded site and isolated find, isolated fragments of concrete and building material were noted elsewhere on the property. None of these materials are old enough to be considered historic artifacts.

Changes in Project Impacts:

Development could result in potentially significant impacts to one historic site (ISERA 7-6H) through grading and other earth disturbing activities. This site is partially contained in, or adjacent to, areas slated for development. In May 2002, Cultural Resource Management Services conducted a preliminary evaluation of cultural resources on the project site. Dense vegetation on the site did no allow for a close inspection of the site. In summary, the report recommends that additional archaeological work be conducted prior to disturbance of the historic site's immediate area. No new impacts associated with the proposed development would occur and no new mitigation measures would be required. The mitigation measures identified in the OCP EIR have been applied to the project consistent with the OCP EIR and development standards.

Impacts Anticipated in 95-EIR-01

The OCP EIR Volume I anticipated the following impact to result from future development on this and other sites:

> **Impact KS7-ARCH-1:** *Potentially significant* direct impacts caused by grading of the proposed road may occur to ISERA 7-6H, and the potentially present subsurface features associated with it.

Mitigation Measures Identified in 95-EIR-01. The following general mitigation measures from Section 5.7 of the OCP EIR Volume I were identified to reduce the cumulative impacts to a less than significant level. These mitigation measures in conjunction with the Key Site 7 site-specific mitigation measures would reduce the impacts to **Less Than Significant (Class II)**. The general and site-specific mitigation measures have been expanded in order to reflect updated language and project specific details. *(Mitigation Measures ARCH1-9 address Impact ARCH-1)*

13. **Mitigation ARCH-1/KS7-ARCH-1:** All development within the boundaries of the known historic site shall be avoided and the site contained in the open space easement to avoid damage. This area shall be seeded with shallow rooted vegetation. Capping the site may be permitted when avoidance of the site is not feasible. If a site is to be capped to avoid direct impacts from ground disturbance, a Phase 2 subsurface testing program shall be conducted prior to capping the site. **Plan Requirements and Timing:** Prior to zoning clearance issuance for development, the County of Santa Barbara shall retain a County of Santa Barbara-qualified archaeologist funded by the applicant to review and approve the final Phase 2 report. The County of Santa Barbara shall approve the Open Space Overlay and/or application for an open space easement prior to zoning clearance issuance for development. **Monitoring:** Planning and Development shall review the plan and ensure recommendations are carried out prior to issuance of zoning clearance and shall field check development operations. =

14. **Mitigation ARCH-2:** Where a potentially significant archaeological site is contiguous with an area designated as Open Space, an Extended Phase 1 subsurface investigation shall be completed to determine the boundaries of the site. The Open Space Overlay shall be adjusted to fully encompass the archaeological site boundary. **Plan Requirements and Timing:** The Extended Phase 1 subsurface program shall be undertaken by a County-qualified archaeologist. A proposal and contract to carry out this work shall be reviewed and approved by Planning & Development. The results of the investigation shall be reviewed and approved prior to issuance of zoning clearance. **Monitoring:** Planning and Development shall review the Extended Phase 1 subsurface program and ensure that recommendations are carried out prior to issuance of zoning clearance and shall field check development operations.

15. **Mitigation ARCH-3:** If avoidance of potentially significant archaeological sites is not possible, a Phase 2 subsurface testing program shall be completed prior to issuance of zoning clearance on the property to evaluate the nature, extent and significance of the cultural resource. If a site is to be capped to avoid direct impacts from ground disturbance, a Phase 2 subsurface testing program shall be conducted prior to capping the site. The program shall be funded by the applicant, shall be performed by a County-qualified archaeologist, shall include:

    - Mapping the location of the surface remains with the proposed area of fill;
    - Surface collection of artifacts;
    - Excavation of a small sample of the cultural deposit to characterize the nature of the buried portions of the site;
    - Monitoring of excavations by a Native American representative; and
    - Analysis of all remains, submission of a final report detailing the results of the investigations, and curation of all artifacts and records detailing the results of the investigations at a County – approved curation facility. All material used as fill deposit shall be culturally sterile and chemically neutral.

    Plan Requirements and Timing: The County of Santa Barbara shall retain a County of Santa Barbara-qualified archaeologist funded by the applicant to review and approve the following prior to zoning clearance issuance: 1) the final Phase 2 technical report; and 2) the final Phase 2 report, including associated archaeological artifact collections, catalog, and field notes, have been submitted to and been accepted by a County–approved curation facility. **Monitoring:** The County of Santa Barbara-retained archaeologist shall review the Phase 2 report and ensure that approved recommendations are implemented. The County of Santa Barbara -retained archaeologist shall review and approve written confirmation from a County – approved curation facility stating that the Final Phase 2 report and associated collections and associated documentation have been accepted for curation.

16. **Mitigation ARCH-4:** If the Phase 2 determines that a resource is significant and it cannot be avoided, then a Phase 3 Data Recovery program shall be implemented. The program shall be funded by the applicant, and shall be performed by a County–qualified archaeologist following County guidelines for Phase 3 Data Recovery programs for both prehistoric and historic resources. **Plan Requirements and Timing**: A Phase 3 data recovery research design pursuant to County Cultural Resources Guidelines, and a copy of a contract for the Phase 3 investigation

between the applicant and a County of Santa Barbara-qualified archaeologist and Native American observer, and the subsequent draft and final Phase 3 report shall be reviewed and approved by the County of Santa Barbara -retained archaeologist prior to zoning clearance issuance for development. The data recovery plan shall include a map and tabular information showing the location and quantifies the area (m^2) and depth (cm) of direct impacts to archaeological deposits determined to be significant in the Final Phase 2 report. The applicant shall provide a bond to the County of Santa Barbara for completion of the Phase 3 report and associated artifact curation that shall be returned upon completion of all mitigation requirements pursuant to the approved contract. All curation requirements shall be met within 60 days following County of Santa Barbara approval of the final Phase 3 Report. **Monitoring**: County of Santa Barbara staff shall verify the receipt of the contract between the project applicant, archaeologist, and Native American monitor, and will verify in the field the presence of the archaeologist and Native American monitors during construction. The draft Phase 3 Report shall be reviewed and approved by the County of Santa Barbara-retained archaeologist. The applicant shall provide County of Santa Barbara staff with a letter from a County–approved curation facility indicating that all required materials have been accepted for curation.

17. **Mitigation ARCH-5:** All earth disturbances including scarification and placement of fill within archaeological sites shall be monitored by a County-qualified archaeologist and a Native American representative pursuant to County archaeological guidelines. The applicant shall prepare a contract between the County and the archaeologist, consisting of a project description and scope of work. The applicant shall pay for the preparation of the contract and monitoring covered therein. **Plan Requirements and Timing**: Prior to zoning clearance issuance for development a Construction Monitoring Treatment Plan shall be developed by a County of Santa Barbara-qualified archaeologist retained by the applicant and implemented to ensure that any previously unknown archaeological site areas, features, or artifact concentrations are adequately recorded, evaluated, and, if significant, mitigated. The Plan shall minimally describe the following:

    a. Qualifications and organization of monitoring personnel;

    b. Procedures for notifying the County and other involved or interested parties in case of a previously unknown archaeological site area, feature, or artifact concentration;

    c. Procedures that would be used to record, evaluate, and mitigate a previously unknown archaeological site area, feature, or artifact concentration with a minimum of delay;

    d. Procedures that would be followed in case of discovery of disturbed as well as intact human burials and burial-associated artifacts;

    e. Specifications that all ground disturbances within 100 feet of the recorded boundaries shall be monitored by a County of Santa Barbara -qualified archaeologist (and a Native American representative if prehistoric resources could be present) funded by the applicant. The monitor(s) shall have the authority to temporarily halt or redirect construction in the vicinity of any potentially significant discovery to allow for adequate

recordation, evaluation, and mitigation. Evaluation and mitigation could require additional archaeological testing and data recovery;

f. The monitoring program and its results shall be documented in the project's Phase 3 Data Recovery Mitigation Report or, if a Phase 3 report is not required, in a standalone monitoring report to be submitted prior to issuance of the first Building Permit for the project.

Monitoring: County of Santa Barbara staff shall verify in the field the presence of the applicant-retained County of Santa Barbara -qualified archaeologist and Native American construction monitors. In the event of the identification of any previously unknown archaeological site area, feature, or artifact concentration, the County of Santa Barbara -retained archaeologist shall be consulted and review and approve any treatment plan for evaluating the significance of the find and determining appropriate mitigations.

18. **Mitigation ARCH-6:** In the event an archaeological site is encountered, the site and a 50-foot buffer area shall be temporarily fenced with chain link or other structurally sound material in the event of proposed construction within 100 feet of the sensitive area, prior to construction. Fencing shall be maintained until the archaeological site is treated in accordance with Mitigation Measures ARCH-3 and ARCH-4 and the provisions of the County Cultural Resources Guidelines. **Plan Requirements and Timing:** All mitigation of resource impacts shall be funded by the developer. This measure shall be printed on all overall project grading and public improvement plans. This measure shall be in effect throughout all project grading and building activities. **Monitoring:** Planning and Development shall verify installation of fencing by reviewing documentation or by site inspection prior to issuance of zoning clearance for structures and ensure fencing is in place throughout grading and construction through site inspections.

19. **Mitigation ARCH-7:** Off-road vehicle use, unauthorized collecting of artifacts, and other activities other than development that would potentially destroy or damage archaeological or cultural sites shall be prohibited where significant resources are found. Signs shall be posted on the property and along multi-use trails to discourage these types of activities. **Plan Requirements and Timing:** A cultural resources sign plan shall be prepared by the applicant that identifies the types of signs and locations along the onsite multi-use trail system. The signs shall describe the importance of cultural resources, their heritage value, and identify penalties for illicit artifact collection. The cultural resources sign plan shall be reviewed and approved by Planning & Development prior to zoning clearance issuance. **Monitoring:** Planning and Development shall review the cultural resources sign plan and ensure that signs are erected in approved locations prior to zoning clearance issuance for the first phase of development.

20. **Mitigation ARCH-8**: Project applicants shall cooperate with the State of California Native American Heritage Commission. The Commission shall be notified by the applicant when a project may potentially affect Native American cultural and religious values as they pertain to the appropriate treatment and disposition of human remains and items directly associated with Native American burials. **Plan Requirements and Timing:** All mitigation of resource impacts

shall be funded by the developer. This measure shall be in effect throughout all overall project grading and building activities. **Monitoring:** Planning and Development shall review the study and ensure recommendations are carried out prior to zoning clearance issuance and shall field check development operations.

21. **Mitigation ARCH-10.** In the event that archaeological or paleontological remains or historical artifacts are uncovered during construction on any site, excavation shall be temporarily suspended and redirected until a County-qualified archaeologist and, as applicable, a Native American representative or historic archaeologist are retained by the applicant to evaluate the find, in accordance with the provisions of CEQA Guidelines Section 15064.5 (f). If a cultural resources site is found, Orcutt Community Plan 95-EIR-01 Mitigation Measures ARCH-1 through ARCH-9 shall apply. In the event burials are encountered, they shall be treated according to procedures set forth in the Archaeological Resource Protection Act and implementing regulation (43 CFR Part 7), CEQA Guidelines Sections 15064.5 (e), and the Public Resources Code Section 5097.98. These California State and local procedures require notification of the appropriate local coroner to determine the origin of the remains. If the remains are of Native American origin, procedures established by Public Resources Code Section 5097.98 regarding Native American consultation will be followed. The above measures shall be applied consistent with the most current provisions of CEQA, the archaeological guidelines of Santa Barbara County, the State Office of Historic Preservation, and the State of California Native American Heritage Commission. **Plan Requirements and Timing:** All mitigation of resource impacts shall be funded by the developer. This measure shall be printed on all overall project grading and public improvement plans. This measure shall be in effect throughout all overall project grading and building activities. **Monitoring:** Planning and Development shall check plans prior to zoning clearance issuance and shall field check development operations.

6. Traffic/Circulation

Setting Identified in 95-EIR-01

Trip Generation. The project is located approximately 0.5 miles south of the intersection of Clark Avenue and Stillwell Road. Access to the site is provided from Black Oak Drive. Bradley Road is located approximately 0.6 miles to the west. All of the roadways and intersections in the southern Orcutt area operate at acceptable levels of service. According to the OCP EIR, existing traffic levels are 17,600 ADT on Clark Ave., 1200 ADT on Stillwell Rd., 8450 ADT on Bradley Rd., and 1100 on Stubblefield Rd.

Circulation. According to the OCP EIR, access to the project site and future residences would be provided from the east by an extension of Black Oak Drive, which is to be constructed from Stillwell Road through the Mesa Verde Project to this project's east property line. Black Oak Drive has been installed and will provide adequate access for the proposed project. An emergency access connection to Stubblefield Road would be provided through Rice Ranch (Key Site 12) by the Mesa Verde project. Interior project roadways other than Black Oak Drive would be private roads, designed with a 36-foot paved section with curb and gutters and parking on both sides. All private interior roads would be maintained by the Homeowners Association. Public street lighting would be constructed with the

extension of Black Oak Drive, and private street lighting would be provided along the private open space road on the western mesa.

Changes in Project Impacts:

The OCP EIR assessed potential traffic impacts that could result from an envisioned total buildout of 56 residential units. The benefit of the use of an addendum to the OCP EIR is to assess the actual build out of a proposed project as a result of implementation of the OCP and its level of impact in relation to the anticipated buildout. As noted above, the Key Site 7 project proposes 41 residential units. Due to the smaller scale of actual development proposed versus what was planned in the OCP, the level of impacts are anticipated to be at the same or less levels than the analysis afforded in 95-EIR-01. A comparison of the proposed project and the smallest and largest scenario analyzed in the OCP EIR is annotated below. As identified in the comparison, the proposed project's volume of traffic generation is consistently less than the analysis afforded in the OCP EIR.

Impacts Anticipated in 95-EIR-01

Trip Generation: The Orcutt Community Plan EIR determined that a 56-unit project on Key Site 7 would generate 573 Average Daily Trips (ADTs), and 57 p.m. Peak Hour Trips (PHTs). The proposed Vintage Ranch project is smaller than the project analyzed in the OCP EIR and as a result traffic generated by the proposed project is expected to be less. The proposed Vintage Ranch project is anticipated to generate 392 ADT's, and 41 p.m. PHT's.

Project Area Road Segments:

The county defines roadway and intersection operation in terms of level of service (LOS) A-F, with A being free flow and F being highly congested. LOS C is the County's current acceptable standard. All of the roadways and intersections in the southern Orcutt area adjacent to Key Site 7 currently operate at acceptable levels of service (source: *Rice Ranch Specific Plan Traffic and Circulation Study Orcutt, County of Santa Barbara, CA: Penfield and Smith, February 21, 2014*). Table 6.1 below lists the existing levels of service for the relevant intersections and shows the PHTs which would be added by Key Site 7 at each location.

Table 6.1: Existing + Project P.M. Peak Hour Intersection Volumes

Intersection	Existing	Existing + Project LOS	Change in V/C or Delay	Impact?
SR 135/Lakeview Road	0.78/LOS C	0.80/LOS C	0.02	NO
SR 135/Foster Road	0.68/LOS B	0.71/LOS C	0.03	NO
Bradley Road/Patterson Road	0.43/LOS A	0.45/LOS A	0.02	NO
SR 135 SB Ramps/Clark Avenue	0.51/LOS A	0.56/LOS A	0.05	NO
SR 135 NB Ramps/Clark Avenue	0.50/LOS A	0.52/LOS A	0.02	NO
Orcutt Road/Clark	0.55/LOS A	0.61/LOS B	0.06	NO
Bradley Road/Clark	0.61/LOS B	0.69/LOS B	0.08	NO
Stillwell Road/Clark	0.41/LOS A	0.43/LOS A	0.02	NO
U.S. 101 SB Ramps/Clark Avenue	17.1 sec/LOS C	18.7 sec/LOS C	1.6 sec	NO
U.S. 101 NB Ramps/Clark Avenue	16.6 sec/LOS C	17.7 sec/LOS C	1.1 sec	NO
Orcutt Road/Rice Ranch Road	8.5 sec/LOS A	9.3 sec/LOS A	0.8 sec	NO
Bradley Road/Rice Ranch Road	0.34/LOS A	0.45/LOS A	0.12	NO
SR 135 /UVR	0.47/LOS A	0.48/LOS A	0.01	NO

The data presented in Table 6.1 indicates that the traffic generated by complete development of Key Site 7 would not cause project-specific impacts at the study-area intersections. At the peak hour, intersection levels of service would remain at LOS C or better with the addition of project traffic. In addition, the proposed project would not cause project-specific impacts to area intersections. Table 6.2 below lists the cumulative intersection levels of service and peak hour trip additions from Key Site 7 at each intersection (source: *Rice Ranch Specific Plan Traffic and Circulation Study Orcutt, County of Santa Barbara*. Santa Barbara, CA: Penfield and Smith, February21, 2014). The levels of service are based on the future traffic volume forecasts derived from the Orcutt Traffic Model 10-year growth scenario. The table also shows the peak hour trip additions from Key Site 7 at each intersection. The existing plus project ADT volumes are illustrated in Table 6.2 below and show the existing plus project ADT and level of service for the critical roadway segments.

Table 6.2: Existing + Project Roadway Levels of Service

Roadway Segment	Classification	Existing ADT	Existing + Project ADT	LOS C Threshold	Existing LOS
Lakeview Rd e/o Orcutt Rd	Secondary 1	10,400 ADT	10,792 ADT	11,200 ADT	LOS C
Clark Avenue e/o SR 135	Primary 2	14,900 ADT	15,292 ADT	34,000 ADT	LOS A
Clark Avenue e/o Bradley Rd	Primary 2	16,900 ADT	17,292 ADT	34,000 ADT	LOS A
Rice Ranch Rd e/o Orcutt Rd	Primary 3	3,500 ADT	3,892 ADT	12,500 ADT	LOS A
Rice Ranch Rd w/o Bradley Rd	Primary 3	4,900 ADT	5,292 ADT	30,100 ADT	LOS A
Stubblefield Rd e/o Bradley Rd	Secondary 3	450 ADT	842 ADT	6,300 ADT	LOS A
Bradley Rd n/o Clark Ave	Primary 3	12,000 ADT	12,392 ADT	30,100 ADT	LOS A
Bradley Rd s/o Clark Ave	Primary 3	8,900 ADT	9,292 ADT	30,100 ADT	LOS A
Stillwell Rd s/o Clark Ave	Secondary 3	3,150 ADT	3,542 ADT	6,300 ADT	LOS A

The roadway level of service data contained in Table 6.2 indicates that the study area roadway segments continue to operate in the LOS A – C range under project-specific conditions, which is acceptable based on County standards. The project would therefore not generate any project-specific roadway impacts based on County impact thresholds.

Cumulative Impacts

Table 6.3: PM Peak Hour Cumulative + Project Intersection Level of Service

Intersection	Cumulative LOS	Cumulative + Project LOS	Change in V/C or Delay	Impact?
SR 135/Lakeview Rd	**1.02/LOS F**	**1.05/LOS F**	0.03	**Yes**
SR 135/Foster Rd	0.63/LOS B	0.64/LOS B	0.01	No
Bradley Rd/Patterson Rd	0.50/LOS A	0.53/LOS A	0.03	No
SR 135 SB Ramps/Clark Ave	0.67/LOS B	0.73/LOS C	0.06	No
SR 135 NB Ramps/Clark Ave	0.56/LOS A	0.58/LOS A	0.02	No
Orcutt Rd/Clarke Ave	0.61/LOS B	0.66/LOS B	0.05	No

Bradley Rd/Clark Ave	0.66/LOS B	0.71/LOS C	0.09	**Yes**
Stillwell Rd/Clark Ave	0.66/LOS B	0.69/LOS B	0.03	No
U.S. 101 SB Ramps/Clark Ave	**37.2 sec/LOS E**	**47.4 sec/LOS E**	10.2 sec	**Yes**
U.S. 101 NB Ramps/Clark Ave	**25.9 sec/LOS D**	**38.4 se/LOS E**	12.5 sec	**Yes**
Orcutt Rd/Rice Ranch Rd	8.7 sec/LOS A	9.8 sec/LOS A	1.1 sec	No
Bradley Rd/Rice Ranch Rd	0.37/LOS A	0.48/LOS A	0.11	No

Table 6.3 shows that most of the study area intersections would operate at acceptable levels of service under cumulative conditions. However, the Clark Avenue/ U.S. Highway 101 north and south bound intersections are forecasted to operate at LOS E and LOS F, respectively. The 41 PHTs added by the proposed project would not significantly exceed the County's cumulative traffic impact threshold (Threshold D).

Impacts

Section 5.9 of the OCP EIR Volume I anticipated the following general impacts to result from future development on this site (please refer to 95-EIR-01 for a full discussion of these impacts):

CIRC-1: Significant overall increases in traffic volumes/delays,
CIRC-2: Traffic volume increase to unsignalized intersections,
CIRC-7: Stillwell Road s/o Clark Ave. congestion,
CIRC-14: Alternative Transportation Mode Deficit,
CIRC-15: Significant overall increases in traffic volumes/delays,
CIRC-16: Traffic volume increase to un-signalized intersections,
CIRC-22: Clark Avenue/Stillwell Road,
CIRC-30: Stillwell Road s/o Clark Ave. congestion,
CIRC-35: Alternative Transportation Mode Deficit,
CIRC-36: U.S. 101/Santa Maria River Bridge widening, and
CIRC-38 Regional traffic increase on Hwy 154, listed in Section 5.9 are anticipated to result from future development on this site.

Generally, the cumulative impacts identified are associated with levels of service of roadways and intersection in the Orcutt and Santa Maria area. The impacts identify roadway sections and intersections that need to be improved as the community is built out in order to keep service at acceptable levels. (For a full discussion of the cumulative impacts please see OCP 95-EIR-01)

The following site-specific impacts were also anticipated. The intersections discussed in impact KS-7-CIRC-1 and impact KS-7-CIRC-5, have been signalized since the adoption of the OCP EIR.

Impact KS7-CIRC-1, Turning Movement Safety Hazards at Clark Ave./Stillwell Rd: Under the project's access proposal, 44% of the project's generated PHTs would utilize the Stillwell/Clark intersection. Given the existing poor line of sight, these trips would create *potentially significant*

impacts and increased turning movement conflicts at this intersection until the intersection is realigned and signalized.

Impact KS7-CIRC-2, Increased Traffic Generation at Clark Ave./U.S. 101 Interchange: Although the project-generated 41 PHTs at Clark/U.S. 101 southbound and northbound ramps would be insignificant, the project would contribute to the regionally *significant cumulative impacts* to this intersection.

Impact KS7-CIRC-3, Stubblefield Road Congestion: Project generated ADTs on Stubblefield Road would contribute to the potentially significant cumulative congestion and perceived safety impacts due to increases in ADT and vehicle speeds.

Impact KS7-CIRC-4, Stillwell Road Congestion: Project generated ADTs on Stillwell Road south of Clark Avenue would contribute to the *potentially significant* cumulative congestion and perceived safety impacts due to increases in vehicle speeds and existing roadway geometry.

Impact KS7-CIRC-5, Increased Traffic at Bradley Rd/Patterson Rd: Although the project's impacts to this signalized intersection would be insignificant, the project would contribute to the *potentially significant* cumulative impact by exceeding the P.M. peak hour traffic signal warrant thresholds for this intersection based on Caltrans signal warrant criteria.

Mitigation Measures Identified in 95-EIR-01. All of the identified cumulative mitigation measures require new development to pay fees so that the County can continue to study traffic flows and construct necessary roadway improvements. The mitigation measures listed below would reduce site-specific impacts associated to traffic and circulation to a level of less than significant (Class II).

22. **Mitigation KS7-CIRC-1, 2, and 3: Traffic/Circulation Fees.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees (DIMF) to finance the development of facilities for transportation. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total DIMF amount for Transportation is currently estimated to be $180,441.00 (January 11, 2017). This is based on a project type of a subdivision for 41 new single family dwellings. **TIMING:** Transportation DIMFs shall be paid to the County Public Works Department-Transportation Division prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st). **Monitoring:** Compliance shall be monitored by P&D. *(addresses impact KS7-CIRC-1, 2, 3, and 4)*

As mentioned above, the proposed project would be constructed at a density less than that which was identified in the OCP EIR. The proposed project would not cause greater impacts or additional impacts to traffic/circulation than those that were identified. Therefore, the mitigation measures identified in the OCP EIR have been applied to the proposed project and no new mitigation would be necessary.

7. Fire Protection

Setting Identified in 95-EIR-01

Fire protection service for the Orcutt area is provided by the Santa Barbara County Fire Department. The project site would be served by County Station 22, located at 1596 Tiffany Park Court. Response time to this site would be about 5 minutes. Back up assistance would also be available from County Station 21, located at the airport at 3339 Skyway Drive. The Orcutt area has experienced a steadily increasing demand for fire protection service, and the existing level of service falls slightly below County standard of 1 fire fighter/4,000 residents (currently 1/4,066).

The site is located within a County Fire Department designated "High Fire Hazard" area. The adopted "High Fire Hazard" area serves mainly for determining insurance rates. OCP Policy FIRE-O-2 states that Fire hazards in Orcutt shall be minimized in order to reduce the cost of/need for increased fire protection services and to protect the natural resources in undeveloped open space areas. Some of the existing vegetation on the project site, within the creek corridor and the northeast-facing slope, is considered highly flammable and is shown on Figure 5.14.1-1 in the main EIR. This site's location at the edge of the urban core in the foothills makes it susceptible to high wildland fire hazards. Portions of the site burned in 1985.

Impacts Anticipated in 95-EIR-01

Section 5.14.1 of the OCP EIR Volume I anticipated the following general impacts to result from future development on this site (please refer to 95-EIR-01 for a full discussion of these impacts):

> **FIRE-1:** Inadequate Number of Firefighters,
> **FIRE 3:** Wildland Fire Hazards, and
> **FIRE-4:** Fiscal Impacts to Fire District.

The following site-specific impacts are also anticipated:

> **Impact KS7-FIRE-1, Exposure of Development to High Fire Hazards:** Development at the foot of the Solomon Hills could expose residents to *potentially significant* wildfire hazards.
>
> **Impact KS7-FIRE-2, Reduction in Level of Fire Protection Service:** The development of 56 units with approximately 165 residents would create *potentially significant* impacts by substantially worsening the firefighter/resident ratio, causing the ratio in Orcutt to fall further below County fire protection standards.

Changes in Project Impacts

As mentioned above, the proposed project would be constructed at a density less than that which was identified in the OCP EIR (41 units proposed versus 56 units anticipated). The project site would continue to receive fire protection services from the Santa Barbara County Fire Department Station 22, located at 1596 Tiffany Park Court. The project site is located within a five-minute fire response area upon completion of proposed and required project road improvements.

Construction of the 41 residential units would result in the introduction of additional development in a high fire hazard area, a significant but mitigable impact associated with fire protection. In addition, the County Fire Department has identified development standards that would adequately mitigate potential fire hazards on the site. These measures include requirements for specified road widths and adequate fire vehicle turnarounds, adequate site addressing, installation of fire hydrants where needed, adequate onsite water pressure and payment of fire mitigation fees.

Mitigation Measures Identified in 95-EIR-01. The general and site-specific mitigation measures have been amended and expanded in order to reflect updated language and project specific details. These mitigation measures in conjunction with the site-specific mitigation measures would reduce the impacts to **Less than Significant (Class II)**.

The following general mitigation measures from Section 5.14.1 of the OCP EIR Volume I and site specific mitigation measures were identified to reduce the cumulative impacts to a less than significant level:

23. **Mitigation FIRE-2, -3, -6, -7, -8, -9, 10, -11, -13, 14, -15, KS7-FIRE-1, and BIO-15 and -16:** The following fire protection measure shall be implemented to minimize fire hazards: *(addresses Impacts FIRE-1, 2, 4 5 and BIO-17 and -18)*

    a. *Fees*. Fire protection fees shall be paid.

    b. *Structural Requirements*. All new development shall adhere to building standards as outlined in the Uniform Fire Code, unless directed otherwise by the Fire Department. Building materials for all structures including residences, fences and accessory structures shall be constructed of fire resistant materials: P&D Building & Safety Class A roofing (i.e. non-combustible tile or asphalt composite shakes) shall be required for all future on-site structures. Spark arresters shall be required for wood burning fireplaces. Private decks proposed for all new structures shall be constructed with fire retardant materials or heavy timber. Where wood structural overhangs are used, eave vents and wood eave blocks are prohibited. Buildings over 5,000 square feet shall install sprinkler systems.

    c. *Access.* Adequate primary access to the tract, secondary emergency access, and individual structural access shall be provided in accordance with Fire Department standards for road and driveway widths, all-weather surfaces, grades, and turn-arounds.

    Plan Requirements: Fire protection components, including primary and secondary access routes, landscape plans, and structural requirements shall be submitted to Planning and Development (P&D) and the Fire Department for review and approval prior to zoning clearance issuance. Where appropriate, the fire prevention measures shall be graphically depicted on grading and building plans. **Timing:** Primary and secondary emergency access, fire hydrants, and tract landscaping for common and open space areas shall be installed as part of initial tract improvements. Fire protection fees shall be paid to the County Fire Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st). Individual lot driveways, addressing,

and individual lot landscaping shall be installed prior to individual lot occupancy. **Monitoring:** Site inspection for compliance shall be conducted by Fire and P&D personnel following initial tract improvements, prior to occupancy clearance for individual lots, and as needed for vegetation management.

As mentioned above, the proposed project would be constructed at a density less than that which was identified in the OCP EIR. The proposed project would not cause greater impacts or additional impacts to fire protection than those that were identified. Therefore, the mitigation measures identified in the OCP EIR have been applied to the proposed project and no new mitigation would be necessary

8. Schools

Setting Identified in 95-EIR-01

The project site is located within the Orcutt Union School District (OUSD) and the Santa Maria Joint Union High School District (SMJUHSD). Most of the facilities within these districts are at or exceeding capacity, and the districts are experiencing funding shortfalls, making improvements difficult. The site would be served by Pine Grove Elementary School located at 1050 Rice Ranch Road, Orcutt Junior High School, located at 501 Dyer Street, and Ernest Righetti High School, located at 941 East Foster Road. All three of these schools are operating above design capacity with the aid of portable classrooms.

Impacts Anticipated in 95-EIR-01

Section 5.17 of the OCP EIR Volume I anticipated the following impacts to result from future development on this site (please refer to 95-EIR-01 for a full discussion of these impacts):

SCH-1: Exceedance of OUSD's permanent/expanded school capacities,
SCH-2: Capacity exceedance at Righetti High/need for new high school,
SCH-3: Need for 1-2 additional elementary schools,
SCH-5: Exceedance of capacity at OUSD,
SCH-6: Exceedance of capacity at SMJUHSD,
SCH-7: Lack of school sites and
SCH-8: Lack of funding .

The following site-specific impact was also anticipated:

Impact KS7-SCH-1, Generation of Students: The proposed project would generate 15 additional elementary students, 5 additional junior high students, and 5 additional high school students, as indicated in Table KS7-3. Although the number of students generated from this project would be below the project specific threshold, future buildout and population of the project site would constitute a substantial contribution to a *cumulative significant* impact to the increased demand for public schools.

TABLE KS7-3

EDUCATION LEVEL	GENERATION RATE[1]	SPLIT FACTOR[2]	# OF STUDENTS	THRESHOLD[3]
Elementary	.38 students/unit X 41 units = 16 students	.75 X 16 students	12	29
Elementary/Junior High	.38 students/unit X 41 units = 16 students	.25 X 16 students	4	29
High School	.099 students/unit X 41 units = 4 students	No Split Factor	4	28

Changes in Project Impacts

The Orcutt Union School District and Santa Maria Union High School District would serve the project site. Assuming all students attend public schools, about 12 students would be sent to Pine Grove Elementary School and 4 would attend Orcutt Junior High. The project would also generate 4 high school students. The proposed project would be constructed at a density less than that which was identified in the OCP EIR. Therefore, fewer students than anticipated would be generated as a result of the project. State law sets the amount of school facility fees that can be collected by school districts from new development to mitigate school impacts. However, the current amount does not cover the full cost of service. Some operational mechanisms that can be used by school districts to alleviate overcrowding and accommodate growth include intra- or inter-district student transfers, reconfiguration of school or district boundaries; double session or year-round schedules; combining of classes; and use of temporary or portable classrooms.

Mitigation Measures Identified in 95-EIR-01. The general and site-specific mitigation measures have been amended and expanded in order to reflect updated language and project specific details. These mitigation measures in conjunction with the site-specific mitigation measures would substantially reduce project impacts. However, the project contribution to regional impacts to schools would remain **Significant and Unavoidable (Class I)** as identified in the OCP EIR.

The general mitigation measures from Section 5.17 of the OCP EIR Volume I were identified to reduce the cumulative impacts to a less than significant level. The following site-specific mitigation measure shall also apply:

24. **Mitigation SK7-SCH-1:** The developer shall contribute the maximum fees allowable to the Orcutt Union School District and Santa Maria Joint Union High School District pursuant to State Law. **Plan Requirements and Timing:** Documentation of payment shall be provided by the developer prior to land use clearance. **Monitoring:** Permit Compliance to verify payment of the school fees. *(addresses impact KS7-SCH-1)*

As mentioned above, the proposed project would be constructed at a density less than that which was identified in the OCP EIR. The proposed project would not cause greater impacts or additional impacts to

[1] OUSD Developer Fee Justification Study, April 1984.
[2] Based upon current enrollment figures for OUSD schools.
[3] County of Santa Barbara Environmental Thresholds and Guidelines Manual 1/95.

schools than those that were identified. Therefore, the mitigation measures identified in the OCP EIR have been applied to the proposed project and would be considered adequate to mitigate impacts to less than significant levels. No new mitigation would be necessary as there would be no new impacts.

9. Solid Waste

Setting Identified in 95-EIR-01

Solid waste collection service in Orcutt is provided by Waste Management (formerly Health Sanitation Service), a private refuse collection, recycling, and disposal company. Solid waste is transported to the City of Santa Maria landfill, a Class III solid waste disposal site located at the northeastern corner of the Santa Maria city limits adjacent to the Santa Maria River. This 290-acre landfill is the second largest in the County, and receives approximately 300 to 400 tons/day of waste (109,500 to 146,000 tons/year). Although this facility is fully permitted by the Regional Water Quality Control Board (RWQCB), its capacity has been limited due to concerns about its proximity to the Santa Maria River, and corresponding threat to water quality. The estimated capacity of the landfill is approximately 3.0 million cubic yards, and could accommodate the current level of demand until 2008-2009. The County maintains a threshold of significance for solid waste generation of 196 tons/year.

Impacts Anticipated in 95-EIR-01

Section 5.14.3 of the OCP EIR Volume I anticipated the following general impacts to result from future development on this site (please refer to 95-EIR-01 for a full discussion of these impacts):

SW-1: Increase in Solid Waste from 10-Year Buildout,
SW-2: Increase in Solid Waste from Full Buildout, and
SW-3: Increased Need for a New Landfill

The following site-specific impact is also anticipated:

Impact KS7-SW-1 Generation of Waste: The project would result in **significant** impacts to landfill capacity through generation of at least 160 tons per year of solid waste (56 units x 3.01 residents/unit x 0.95 tons/resident/yr), which is 5% of the expected annual increase in waste generation.

Changes in Project Impacts

The City of Santa Maria landfill is approaching its site life capacity, and is anticipated to close in the next 10 years. Once this landfill has reached capacity, solid waste from the project site would be transported to the new Integrated Waste Management Facility located in Los Flores Ranch Park in Santa Maria. As mentioned above, the proposed project would be constructed at a density less than that which was identified in the OCP EIR. The proposed project would not cause greater impacts or additional impacts to solid waste than those that were identified. Utilizing the formula provided in the OCP EIR for solid waste generation, the proposed project would be expected to generate approximately 112 tons of solid

waste per year (41 units x 2.87 residents/unit x 0.95 tons/resident/year), which is below what was estimated in the OCP site analysis and below the threshold for project specific significance.

The mitigation measures identified in the OCP EIR have been applied to the proposed project and would be considered adequate to mitigate impacts to less than significant levels. No new mitigation would be necessary as there would be no new impacts.

Mitigation Measures Identified in 95-EIR-01. The following mitigation measures could reduce the project's waste-stream by as much as 50%. This would decrease the amount of solid waste generation to 56 tons/year, well below County thresholds (196 tons/year). As a result, impacts would be considered to have a **less than significant impact (Class II).**

25. **Mitigation SW-1 & SW-2** *(addresses Impacts SW-1, SW-2, SW-3 and KS1-SW-1)***,** The project shall be served by a recycling service which provides pick-up service of all accepted recyclable materials. If such a service is not available the applicant shall develop and implement a Solid Waste Management Program. The program shall identify the amount of waste generation projected during processing of the project. The program shall include the following measures,

    but is not limited to those measures:

    a. Implementation of a green waste source reduction program or evidence that the contracted gardening service recycles green waste and the use of mulching mowers in all common open space lawns.

    b. Implementation of a curbside recycling program or participation in an existing program to serve the new development. If it is determined by Planning and Development that the curbside recycling program cannot be implemented, and an alternative program such as the anticipated wet/dry collection is not on line, then it will be the responsibility of the owner to contract with the Community Environmental Council or some other recycling service acceptable to Planning and Development to implement a project-wide recycling program.

    c. Development of a plan for accessible collection of materials on a regular basis.

    Plan Requirement and Timing: The applicant shall submit a "Can-and-Will serve" letter from a resource recycling company that indicates service to the project will be provided. If service in unavailable the applicant shall submit a Solid Waste Management Program to P&D for review and approval prior to zoning clearance issuance. **Timing:** Program components shall be implemented prior to occupancy clearance and throughout the life of the project. **Monitoring:** P&D shall site inspect during construction, prior to occupancy, and after occupancy to ensure solid waste management components are established and implemented.

26. **Mitigation SW-4** *(addresses Impacts SW-1, SW-2, and SW-3)***:** To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by Permit Compliance staff. **Plan Requirements and Timing:** Prior to

zoning clearance issuance, applicant shall designate and provide to Planning and Development the name and phone number of a contact person(s) to monitor trash/waste and organize a clean-up crew. Additional covered receptacles shall be provided as determined necessary by Permit Compliance staff. This requirement shall be noted on all plans. Trash control shall occur throughout all grading and construction activities. **Monitoring:** Permit Compliance staff shall inspect periodically throughout grading and construction activities.

10. Visual Resources/Open Space

Setting Identified in 95-EIR-01

The project site is part of a broad continuum of open space in southeast Orcutt. The project would provide a segment of open space area identified in the Orcutt Community Plan that traverses the entire community and is visible from public roads and adjacent neighborhoods. The site's scenic resources include two distinct mesas bisected by a canyon, containing oak woodland, dune scrub and non-native meadows with numerous wildflowers. The site's scenic vegetation and topography contribute substantially to the highly scenic nature of this rural area of the lower Solomon foothills and provides an essential link between the scenic contiguous open space that extends between the lower reaches of the Solomon Hills, the Orcutt Creek corridor, and the adjacent Rice Ranch (Key Site 12). Key Site 7, together with adjacent properties, creates a scenic backdrop for the community. The site is visible from Stubblefield Road, Hwy 101 the adjacent Miraflores neighborhood and many neighborhoods to the south. A series of hiking trails receive moderate use by the public to access this and adjacent properties.

Impacts Anticipated in 95-EIR-01

The Orcutt Community Plan EIR identified potentially significant and unavoidable cumulative aesthetic impacts as a result of Community Plan buildoutSection 5.15 of the OCP EIR Volume I anticipated the following impacts to result from future development on this site (please refer to 95-EIR-01 for a full discussion of these impacts):

VIS-1: Transformation from semi-rural to urban area,
VIS-2: Increased night lighting,
VIS-3: Unmaintained stormwater retardation basins,
VIS-4: Unmaintained roadway medians and planter strips,
VIS-6: Intrusion of fire-breaks into open space,
VIS-7: Removal of Scenic Natural Resources,
VIS-13: Open space fragmentation-loss of scenic natural resources, and
VIS-17: Expansion of urban activities into existing rural open space.

The following site-specific impacts were also anticipated:

Impact KS7-VIS-1, Change in Visual Character: Construction of 56 units and a roadway across the creek corridor would create a *potentially significant* impact to the semi-rural character of southeast Orcutt through the loss of 32 acres of undeveloped currently contiguous open space, and

intrude upon currently unobstructed long-range views of the Solomon Hills from public roads such as Clark Avenue, and from adjacent residences.

Impact KS7-VIS-2, Removal of Scenic Natural Resources: Development of 56 units and construction of the roadway would create *potentially significant* impacts to scenic natural resources through direct removal of, or infringement on, oak woodlands, large areas of open grasslands, and coastal scrub.

Changes in Project Impacts

Development of the site would alter the existing character of the site, as the site is currently vacant. The proposed 41 unit project represents a lower density of development than that originally analyzed in 95-EIR-01 (56 units). According to the project description, future homes would be subject to the Design Guidelines prepared for the project (Attachment 4). In order to be ensure consistency with Orcutt Community Plan development standard VIS-O-2.2, homes on lots 13-19, 20-27, and 41 would be limited to single story or partial second story. "Partial second story" is defined as a second floor area that is less than the first floor area of the home. In addition, the homes on lots 1-7, 12-13, 27-30, 33, and 34 would be limited in height to 25 feet from "existing grade". Existing grade is defined as the grade elevation in the center of the lot as it existed prior to subdivision improvement. The homes on the remaining lots would be limited to a maximum height of 30 feet.

The spacing and placement of the residential structures located along the project site perimeter would be similar to the existing homes located within the Mira Flores and Mesa Verde subdivisions. The proposed landscape plan would provide vegetation to screen the project from the existing residences to the west and to break up building mass through the use of tree species of variable heights. The existing stream crossing along Black Oak Drive would be improved with a CON/SPAN (precast) bridge system. In accordance with the OCP developments standards the proposed bridge would allow for ample clearance for wildlife movement and pedestrian access along the proposed hiking trail, as well as conveying stream flows.

Potentially significant impacts could result from visual incompatibility between the proposed project and residences to the west if colors or building materials used on the exteriors of the proposed units are drastically different than those used on structures in the surrounding neighborhood. Additionally, impacts associated with night lighting spillover could result if exterior lighting installed on the site was directed toward designated open space areas and/or adjacent residences.

As noted above, buildout of the proposed project would result in 41 single family dwellings that would be visible from Black Oak Drive and surrounding adjacent properties. In accordance with the Orcutt Community plan, substantial contiguous area of the project site would be retained in undeveloped open space, including woodland and dune scrub habitat areas. The residential development clustered on the two terraces, however, would result in a substantial change to the existing undulating terrain and fragment the existing open space character. This substantial change in the open space character of the site, particularly experienced from public view corridors, would be a *potentially significant impact* to visual resources.

Mitigation Measures Identified in 95-EIR-01. The general and site-specific mitigation measures have been expanded in order to reflect updated language and project specific details.

The following General Mitigation Measures from Section 5.15 of the main EIR (Volume I) shall apply to future development proposals on this site. The following mitigation measures were identified in the OCP EIR and shall apply to the proposed project. Impacts to visual resources would remain **significant and unavoidable (Class I),** due to the change in the unique character of the site.

27. **Mitigation VIS-2/BIO-6/ KS7-BIO-5:** Exterior lighting shall be designed and constructed in such a manner to direct light overflow away from the open space areas. All exterior lighting features within 100 feet of the Open Space Overlay shall be directed away from adjacent habitat areas and shall use hoods/shields and low-intensity lighting. Essential security lighting within or adjacent to open space areas shall be hooded/shielded to minimize the spread of light. Night lighting shall not be permitted within or immediately adjacent to designated wildlife corridor areas unless essential for public safety. **Plan Requirements and Timing:** The applicant shall submit a final street light plan, and Development Plan Design Guidelines including exterior lighting requirements to Planning and Development (P&D) and Board of Architecture Review for review and approval prior to land use clearance for the final development plan. **Monitoring:** P&D Compliance staff shall check compliance upon completion of tract improvements, and as needed to ensure that exterior lighting fixtures have been installed in accordance with the approved Lighting Plan. *(addresses Impacts VIS-2 and VIS-17and BIO-1, 2, 3 and 4;KS7-BIO-2).*

28. **Mitigation VIS-4/Mitigation KS7-VIS-2/GEO-9/BIO-28/ KS7-BIO-4:** Landscaping installed as part of tract improvements shall be consistent with approved landscape plans. Landscaping shall consist of drought-tolerant native and/or Mediterranean type species, which adequately screen the project site from surrounding land uses. Landscaping shall be compatible with the semi-rural character of the surroundings and the planned rural estate styles of architecture, and with identified biological resource protection and fire prevention considerations. Landscaping on lots 1-41 shall be maintained for the life of the project. Landscaping on the edge of open space areas shall include trees and shrubs native to the Santa Maria Valley. All trees used for screening purposes along Black Oak Drive shall be installed at sufficient sizes (i.e., 24-36 inch box trees, and 15-gallon shrubs) to effectuate immediate screening of the project site. Native vegetation only shall be replanted in open space areas to screen the road from the trail. The perimeter of residential development shall be delineated by a low fence and landscaped with native vegetation and native oak trees to screen residences from the Open Space area**.**

    Plan Requirements and Timing: Prior to land use clearance for the final development plan, the applicant/owner shall (1) agree to install required landscaping and water-conserving irrigation systems and maintain required landscaping for 3-years for landscaping along Black Oak Drive and for the life of the project for private landscaping on lots 1-41; (2) submit four copies of a final landscape and water-conserving irrigation plan to Planning and Development (P&D) for review and approval by Fire Department and P&D; (3) submit documentation of plan for landscape maintenance for landscaping along Black Oak Drive, including responsible party(s) and funding mechanism(s), to P&D for review and approval; (5) submit a landscaping/irrigation system performance security in an amount approved by P&D for installation and maintenance of

required tract landscaping. Tract landscaping and irrigation shall be substantially complete prior to occupancy clearance of the first residential structure.

Monitoring: Prior to occupancy clearance for the first residential structure, P&D Permit Compliance staff shall photo document landscape/irrigation installation along Black Oak Drive. Private lot landscaping/irrigation (lots 1-41) shall be installed and photo documented by Permit Compliance prior to occupancy clearance. P&D Permit Compliance staff shall check maintenance as needed. Release of performance security requires Permit Compliance signature. *(addresses Impacts VIS-4, VIS-5, VIS-10, VIS-15, VIS-16, GEO-2, BIO-33; KS7-BIO-1).*

29. **Mitigation VIS-6/ VIS-7:** Residential development located adjacent to areas within the open space overlay shall be sited and designed in such a manner to consider fire protection and enhance the visual character of the overlay area through use of landscape buffers, shielding of night lighting, screening of parking areas, unit orientation, etc. In semi-rural areas, natural building materials and colors compatible with surrounding terrain (earthtones and non-reflective paints) shall be used on exterior surfaces of all structures, including water tanks and fences. Understories and retaining walls higher than six (6) feet shall be in tones compatible with surrounding terrain using textured materials or construction methods which create a textured effect. Retaining walls shall be landscape to provide screening from adjacent open space areas, using native species where appropriate. **Plan Requirement:** The applicant, or project developer shall submit architectural plans and a color board for residential structures to the Board of Architectural Review and P&D for review and approval prior to zoning clearance issuance. Materials shall be denoted on building plans. **Timing:** Structures shall be painted prior to occupancy clearance. **Monitoring:** P&D shall inspect structures prior to occupancy clearance. *(addresses Impact VIS-6 and 9).*

11. Parks, Trails, Recreation and Open Space

Setting Identified in 95-EIR-01

The community of Orcutt is within the jurisdiction of the Santa Barbara County Community Services Department, Parks Division. The Orcutt area currently has a total of 160.22 acres of dedicated public recreation space. Approximately 95% of this acreage is located within Waller Park, which is also utilized by residents of the City of Santa Maria. With a population of approximately 36,500, the Orcutt area has an existing deficit of 8.98 acres of local parks and recreation facilities and open space areas. As a result, there is currently an insufficient inventory of open space allotted to meet existing recreation space requirement.

Public hiking/equestrian and off-road bikepaths trails are currently unavailable in the Orcutt area, although an extensive network of "unofficial" trails accommodates hikers, bikers, and equestrians. This unofficial trail system is especially extensive in the southern portion of the community, along many parts of Orcutt Creek with spurs leading to the Solomon Hills. A segment of this unofficial trail system extends across Site 7 linking Orcutt Creek to the north with the Solomon Hills to the south.

Changes in Project Impacts

The proposed residential development is clustered on the southwestern corner and northeastern corner of the site as required in the Orcutt Community Plan. The proposed project overall provides 18.46-acres of open space (55.8% of the site), which is 1.04 additional acres than what the Orcutt Community Plan requires.

In accordance with the Orcutt Community Plan Multi-Use Trail Plan and Trail Siting Guidelines, a natural trail, approximately 6-feet wide would be established through the center of the open space area. This trail would provide connectivity to the Rice Ranch project (Key Site 12) trails from the project site and is an important segment to the Orcutt Creek trail system to the north. The proposed trail is approximately 2,800 feet long and would cross under the Black Oak Drive Bridge. The proposed trail alignment would follow the existing unofficial trail that currently traverses the site. Thus, any grading associated with the trail installation is anticipated to be very minor in nature.

Interpretive signs for trail users would be constructed at the trail heads. The signage would be constructed of materials acceptable to P&D and the Santa Barbara County Community Services Department, Parks Division. The purpose of the signs would be to provide trail users with information regarding the various established habitats and the restoration efforts taking place in the open space area.

The applicant is also proposing to include a Class II Bike Trail on the project site. The Class II bike trail would be located within the Black Oak Drive paved area and would provide the missing link between Stillwell Road to the east and Bradley Road to the west.

Mitigation Measures Identified in 95-EIR-01. The general and site-specific mitigation measures have been expanded in order to reflect updated language and project specific details. These mitigation measures in conjunction with the site-specific mitigation measures would reduce demand for hiking trails/ and loss of open space to a **Less than Significant (Class II)** level.

30. **Mitigation REC-6:** Lots #42, and #43 shall remain in natural, undeveloped open space per the project plans. No development except hiking trails and utility lines shall be permitted within this area. Public Trails, signage, extensive landscaping and irrigation shall be provided as specified in the project conditions of approval. The applicant's offer of dedication of Lots #42, #43 to the County as public open space shall identify maintenance responsibility and funding source, which shall be the Orcutt Community Facilities District. **Plan Requirements and Timing:** Prior to map recordation, (1) the applicant shall offer to dedicate lots #42, #43 as public open space, (2) submittals shall be reviewed and approved by Planning and Development (P&D), Parks Division and County Counsel, (3) submittals shall be docketed with the Board of Supervisors and (4) the funding mechanism shall be established. The offer to dedicate shall be reflected on the map. Signs shall be installed prior to issuance of the first zoning clearance for a residential structure. **Monitoring**: P&D will ensure that the offer to dedicate lots #42, #43 is stated on the map. *(addresses Impact REC-3)*

The following site-specific measure shall also apply:

31. **Mitigation KS7-REC-1:** The Development Plan shall incorporate a hiking trail adjacent to the tributary of Orcutt Creek as shown in Development Plan that will connect with the proposed trail network for southeast Orcutt The applicant shall dedicate a trail in fee to the County for public trails, as identified on approved Development Plan and Tentative Map (Exhibits 1 and 2), and shall develop the trail system including fencing and signage to standards and specifications of the Orcutt Community Plan (Orcutt Multiple Use Trails Plan and Trail Siting and Design Guidelines) and County of Santa Barbara Community Services Department Parks Division. The developer shall be responsible for the construction and maintenance of the trail system for two years, at which time the Santa Barbara County Community Services Department Parks Division would assume maintenance responsibility. **Plan Requirements:** Prior to recordation of the final map: (1) The applicant shall submit trail system plans, including specific alignment and landscaping, fencing, and signage, and maintenance funding/responsibility, for review and approved by Planning and Development (P&D) and County of Santa Barbara Community Services Department Parks Division; (2) A performance security for trail installation and maintenance shall be submitted by the applicant to P&D for review and approval. **Timing:** The trail system shall be constructed as part of initial tract improvements, prior to the issuance of occupancy clearance for the first residential structure. **Monitoring:** Santa Barbara County Community Services Department Parks Division staff shall site inspect to verify trail installation per requirements, and annually to monitor trail maintenance. *(addresses impact KS7-REC-1).*

12. Greenhouse Gas Emissions

95-EIR-01 was certified prior to the passage of any state legislation regulating greenhouse gas (GHG) emissions or their analysis under CEQA. Therefore, 95-EIR-01 did not address impacts related to GHG emissions and climate change. Accordingly, this document includes a full analysis of potential impacts related to GHG emissions under the current development proposal; however, there are no new significant environmental effects in this resource area.

Based on Appendix G of the *State CEQA Guidelines*, impacts related to GHG emissions from the proposed project would be significant if the project would:

- *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and/or*
- *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.*

The significance of GHG emissions may be evaluated based on locally adopted quantitative thresholds, or consistency with a regional GHG reduction plan (such as a Climate Action Plan). On May 19th, 2015, the County of Santa Barbara's Board of Supervisors adopted the Energy and Climate Action Plan (ECAP) and certified the Final Environmental Impact Report for the project (SCH #20144021021). The ECAP includes community-wide and County government operations measures, which recognize many of the County's existing policies and department initiatives to address energy efficiency. The ECAP provides a combination of voluntary, phased, and mandatory measures to achieve the GHG reduction

goal of 15% below baseline (2007) levels by 2020. The ECAP will achieve an overall reduction in community-wide GHG emissions (County of Santa Barbara 2015). The ECAP achieves its GHG reductions through Emission Reduction Measures (ERMs). Most of the ERMs are voluntary and aim to incentivize the community to implement energy and GHG reduction measures through education and outreach. A principle strategy of the ECAP is to incorporate and maximize, to the greatest extent feasible, existing County projects, policies, and programs that will contribute to the ECAP's GHG reduction goal.

The ECAP is designed as a qualified GHG reduction plan, consistent with CEQA Guidelines Section 15183.5(b). This allows for the streamlining of the analysis of GHGs on a project level by using a programmatic GHG reduction plan meeting certain criteria. As individual projects are proposed, project-specific environmental documents may tier from and/or incorporate via reference that existing programmatic review in their cumulative impacts analysis. Project-specific analysis of GHG emissions is required if GHG emissions from a project would be cumulatively considerable notwithstanding compliance with the proposed ECAP.

The ECAP included a forecast of GHG emissions in the unincorporated County to 2020. The ECAP's forecasted emissions included emissions in a variety of sectors, including transportation, residential energy, commercial energy, off-road, solid waste, agriculture, water and wastewater, industrial energy, and aircraft. The GHG emissions projections used to develop the ECAP are based on population, vehicle trends, and planned land uses, including community plan buildout projections, within the unincorporated county. As such, projects that propose development that is consistent with the growth anticipated, and that was included in the ECAP's forecasted emissions, may tier from the ECAP's EIR for their CEQA analysis of GHG emissions. Projects that tier off the ECAP's EIR are considered to be in compliance with the ECAP and, therefore, are considered to have a less than significant impact for GHG emissions. According to CEQA Guidelines Section 15183.5, a project's incremental contribution to GHG emissions is not cumulatively considerable if the project complies with a previously adopted plan for the reduction of GHG emissions.

The ECAP is designed to mitigate the impacts of climate change and achieve meaningful GHG reductions by implementing goals and strategies within the County, consistent with AB 32 and EO S-3-05, and to provide a mechanism that subsequent projects within the County may use as a means to address GHG impacts under CEQA. By being consistent with the ECAP, a project would in turn be consistent with the CARB Scoping Plan and AB 32 goals.

Impact Discussion: While climate change impacts cannot result from any one project's GHG emissions, the project's incremental contribution of GHG emissions combined with all other sources of greenhouse gases, when taken together, may have a significant impact on global climate change.

Construction Emissions: Construction of the proposed project would generate temporary GHG emissions primarily due to the operation of construction equipment and truck trips. Construction activity is assumed to occur over a six year period based on the proposed construction schedule. Site preparation and grading typically generate the greatest amount of emissions due to the use of grading equipment and soil hauling. Attachment 5 contains the GHG calculations for the project, which were calculated with the CalEEMod program. The estimated total GHG emissions generated during construction activities would

be 554 MT/yr CO_2E. Air pollution control districts such as the SLOAPCD have recommended amortizing construction-related emissions for residential projects over a 50-year period in conjunction with the proposed project's operational emissions. Amortized over a 50- year period, construction of the proposed project would generate an estimated 11 MT CO_2E/year. Because there is no separate GHG threshold for construction, the evaluation of significance is discussed in the operational emissions analysis below.

Combined Annual Construction, Operational, and Mobile GHG Emissions

As described above, emissions associated with short-term construction activity (approximately 11 metric tons CO_2E) are amortized over 50 years for residential projects. Operational and mobile GHG emissions were calculated for the project using the CalEEMod program (Attachment 5). The estimated GHG combined annual construction, operational and mobile GHG emissions for the project is 609.22 MT/yr CO_2E.

Project Sustainable Design Features

As discussed below, the proposed project incorporates various project design features that would reduce air pollutant emissions associated with operation of the project. These include: 1) improvements in energy efficiency (achieving the California Energy Commission Title 24 Building Energy Efficiency Standards); 2) water conservation strategies that reduce indoor and outdoor water use by 20 percent, and 3) architectural and site design features to increase building efficiency and encourage pedestrian circulation including pedestrian network improvements and traffic calming measures.

Energy Efficiency Improvements: Proposed architectural planning and design will take advantage of energy efficiency, such as natural heating and/or cooling via roof overhangs and window placement, sun and wind exposure, and solar energy opportunities. Residential design will also consider sufficient setbacks and orientation to maximize solar access to all homes. Flexible frontage and setback requirements will allow building sites with larger yards on the south side of structures for better solar orientation.

Water Conservation Strategies

Indoor Water Use
Indoor water use will be conserved through the following measures:

- All hot water lines will be insulated.
- Water pressure will not exceed 50 pounds per square inch (psi). Water pressure greater than 50 psi will be reduced to 50 psi or less by means of a pressure-reducing valve.
- Recirculating, point-of-use, or on-demand water heaters will be installed.
- Low-flow plumbing fixtures will be used, including 1.6 gallons-per-flush toilets.

Outdoor Water Use: Outdoor water use would be reduced by incorporating drought-tolerant trees, shrubs, and groundcovers compatible with the natural surroundings. The plan selection would encourage compatible, non-invasive, climate-suitable and drought-tolerant landscape designs, and plants would be

grouped by water needs.

Evapotranspiration irrigation controllers would be provided, and private irrigation systems are encouraged to be designed to apply water slowly, allowing plants to be deep soaked and reduce runoff. Water-efficient systems, such as drip or bubblers, are encouraged in all areas needing irrigation except turf irrigation and small ornamental plantings. Efficient use of water from the roof drains for landscape irrigation will also be encouraged.

Architectural Site Design and Pedestrian Circulation: Traditional elements, consistent with the architectural styles of the adjacent Mesa Verde and Rice Ranch subdivisions would be incorporated to create a pleasant pedestrian-oriented neighborhood environment. These elements include front porches, recessed front garages, or garages on the side of homes, generous street landscaping, and maximized pedestrian access between neighborhoods, parks, trails, and schools. Streetlights would provide a safe and desirable level of illumination for pedestrians and breaks in view fencing would be provided at cul-de-sacs to facilitate pedestrian movement.

Cumulative Impacts:

The Vintage Ranch project would be developed with 41 single family dwellings. The project does not propose an increase in the number of residential units approved under the OCP EIR (56 single family dwellings). Therefore, growth anticipated under the Vintage Ranch project is consistent with the ECAP's growth projections and forecasted GHG emissions. The proposed project was forecasted in the County's ECAP, a plan for the reduction of greenhouse gases pursuant to CEQA Guidelines Section 15183.5. Therefore, it may tier from the ECAP's EIR for its cumulative impact analysis of GHG emissions and would not result in any considerable cumulative GHG impacts. As a result, the project would result in an *adverse, but less than significant impacts* relative to GHG emissions, and would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation and Residual Impacts:

Since the proposed project would not have a significant GHG impact on the environment, no additional mitigation is necessary. Therefore, residual impacts would be less than significant.

PLANNING AND DEVELOPMENT DEPARTMENT FINDINGS

It is the finding of the Planning and Development Department 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, preparation of a new EIR or Negative Declaration is not required for the project. The Board of Supervisors adopted Findings of Overriding Consideration for significant impacts associated with build-out under the Oructt Community Plan which could not be reduced to less than significant levels through incorporation of mitigation measures identified in 95-EIR-01. Identified mitigation measures would reduce all remaining Class II impacts associated with the project to less than significant levels (Class III). As mentioned above, the proposed project would be constructed at a density less than which was

identified in the OCP EIR and would not cause greater impacts or additional impacts than what were identified in 95-EIR-01. Discretionary processing of the Vintage Ranch Project (case nos. 15TRM-00000-00002/TM 14,812, 15DVP-00000-00002, 15CUP-00000-00006, and 15RDN-00000-00002 may now proceed with the understanding that any substantial changes in the proposal may be subject to further environmental review.

ATTACHMENTS

1. Impact Summary Table – 95-EIR-01
2. Orcutt Community Plan Key Site 7 Site Information
3. Project Plans
4. Design Guidelines
5. CalEEMod Air Emissions Calculations

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