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ATTACHMENT A

RRM Design Group

Professional Services Agreement

County Project No. 20056

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67

PROFESSIONAL SERVICES AGREEMENT

Between

THE COUNTY OF SANTA BARBARA

And

RRM DESIGN GROUP

For

ORCUTT LIBRARY
PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES

PROJECT NUMBER: 20056

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67

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PROFESSIONAL SERVICES AGREEMENT

FOR

PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES

This Professional Services Agreement ("Agreement") is entered into by and between THE COUNTY OF SANTA BARBARA ("Owner" or "County") and RRM DESIGN GROUP, a CALIFORNIA CORPORATION ("Consultant" or "Contractor" and, together with County, collectively, the "Parties" and each individually a "Party").

PART 1 - RECITALS

1.01 WHEREAS, this Professional Services Agreement ("PSA" or "Agreement") sets forth the terms and conditions pursuant to which Consultant, as a professional, will provide professional architectural and engineering services to Owner in connection with County Project No. 20056, Orcutt Library Facility ("Project"); and

1.02 WHEREAS, Consultant was selected by means of the County's qualifications-based selection process, and represents itself as a professional having the requisite qualifications, licenses and agrees to perform the Services defined herein.

NOW, THEREFORE, Owner and Consultant agree as follows:

PART 2 - PROJECT AUTHORIZATION, TERM AND MAXIMUM COMPENSATION

2.01 Agreement For Services

A. This PSA sets forth the terms and conditions pursuant to which Consultant, as a professional, will provide services to the County as set forth herein ("Services").

2.02 Maximum Compensation

A. The sum of all payments made to Consultant pursuant to this PSA for the performance of the Services specified in the SOW and Attachment 1 shall not exceed Six-Hundred Ninety-Nine Thousand, Five-Hundred Fifty-Three dollars ($699,553.00) ("Base Contract Amount"). The sum of all payments made to Consultant for the performance of Supplemental Services performed pursuant to a duly executed Change Order in accordance with Part 10.03 below shall not exceed the Supplemental Services Amount set forth in Section 1.c of Exhibit C, attached hereto ("Supplemental Services Amount"). In no event shall the aggregate amount of all payments made by the County hereunder exceed the Maximum Compensation Limit specified in Section 1.d of Exhibit C, attached hereto ("Maximum Compensation Limit" or "MCL"). If Consultant performs services or incurs expenses beyond the Base Contract Amount before execution of a Change Order for Supplemental Services in accordance with Part 10.03, or in excess of the Maximum Compensation Limit, Consultant does so at Consultant's sole risk and expense.

2.03 Term

A. This PSA is effective as of first the date it is duly executed by both of the parties hereto, and shall remain in effect for a period of 24 months thereafter, unless earlier terminated in accordance with the provisions of this Agreement ("Term").

2.04 Scope

A. The services ("Services") and deliverables ("Deliverables") described in "Consultant's Scope of Work & Hourly Rates," attached hereto as Exhibit A and Attachment 1 and incorporated herein by reference (Exhibit A and Attachment 1, collectively, the "SOW"), establish the extent of the

Services and Deliverables that may be authorized by the Owner's Project Manager ("OPM") hereunder.

PART 3 - OWNER'S RESPONSIBILITIES

3.01 Owner Provided Information

A. If required and where available, Owner may provide any of the following for Consultant's use in connection with the Services:

(i) Specialized studies of existing site conditions, including the presence of hazardous materials, soil, air, water, pollution, etc.

B. Consultant must make a written recommendation to the Owner regarding the completeness or sufficiency of any survey or specialized study provided to Consultant, or the need for any study or survey that the Consultant believes is required for the Project that is not included within Consultant's Services.

3.02 Approval & Permit Fees

A. Owner will pay all fees required by any jurisdiction having authority over the Project for filing and checking of any filing prepared by Consultant that is required for the performance of the Services, and such standard fees as are charged any governmental Agency for the issuance of approvals and permits by such governmental agency necessary for the performance of the Services.

PART 4 - PROJECT SCOPE OF WORK (SOW)

4.01 Changes in Scope

A. If Owner causes a change in the Service(s) or Deliverable(s) that Consultant believes to be material, Consultant must, within fourteen (14) calendar Days of the event that caused such change, notify Owner in writing that Consultant contends Owner has caused a material change in the Service(s) or Deliverable(s). If written notice is not given to Owner within such 14-day period, such change shall be deemed immaterial, and Consultant shall not be entitled to additional compensation for such change. If the Director of the County's General Services Department ("Director"), or his Assistant Director designee, concurs that there has been a material change in Service(s) or Deliverable(s) required by Owner hereunder, payment to Consultant may be adjusted pursuant to a Change Order for Supplemental Services duly executed by both of the parties hereto in accordance with Parts 10.01.A.3, and 10.03, below; provided, however, that Consultant shall not be entitled to any Supplemental Services Amount unless and until memorialized in a duly executed Change Order, and in no event shall the aggregate amount of payments to Consultant hereunder exceed the MCL.

B. If Consultant contends that there is a material increase in the Service(s) or Deliverable(s) required to complete the Services and requests additional compensation hereunder for the performance of such Supplemental Services, and such increase is not in any way attributable to any act or omission of, or on behalf of, Consultant or any Subconsultant, including, but not limited to, faulty or inaccurate calculations or estimations made by or on behalf of Consultant, and the Director, or his Assistant Director designee, concurs that there has been a material change in Service(s) or Deliverable(s) required by Owner hereunder, payment to Consultant hereunder may be adjusted pursuant to a Change Order for Supplemental Services duly executed by both of the parties hereto in accordance with Parts 10.01.A.3 and 10.03, below; provided, however, that Consultant shall not be entitled to any Supplemental Services Amount unless and until memorialized in a duly executed Change Order, and in no event shall the aggregate amount of payments to Consultant hereunder exceed the MCL. OPM may request, and Consultant, pursuant to such request, shall provide, assistance in re-allocating the remaining available funds available hereunder. Such assistance must, if requested by OPM,

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also include a determination of any other Supplemental Services necessary to complete the Project.

C. If there is a material decrease in the Services or Deliverables required to complete the Services, Consultant If shall immediately notify OPM of such decrease, and agrees to accept a reasonable corresponding reduction in compensation hereunder.

PART 5 - CONSULTANT'S RESPONSIBILITIES, SERVICES, AND DELIVERABLES

5.01 Consultant as Independent Contractor

A. Consultant is performing all Services as an independent contractor, and not as an agent or employee of County.

5.02 No Assignment; Consultant's Use of Subconsultants

A. The expertise and experience of Consultant are material considerations for County's execution of this Agreement. Consultant shall not assign, delegate, or transfer, directly or indirectly, whether by operation of law or otherwise, this PSA or any of Consultant's rights or obligations hereunder, without the prior written consent of County in each instance, and any attempt to so assign, delegate, or transfer this Agreement, or any rights, duties or obligations arising hereunder, shall be void and of no effect. Notwithstanding the foregoing, Consultant may use the subconsultants set forth in Exhibit B, attached hereto and incorporated herein by reference ("Subconsultants"), in performing the Services under this Agreement. Consultant shall be responsible for directing the work of authorized Subconsultants, and for all compensation and benefits due to Subconsultants, if any. County assumes no responsibility whatsoever concerning such compensation or benefits. Consultant shall not engage any subconsultant(s) in the performance of Services, other than the Subconsultants identified in Exhibit B, without the prior written approval of the OPM in each instance.

5.03 Consultant's General Responsibilities

The following General Responsibilities shall apply to all Services under this Agreement.

A. Standard of Care

1. Consultant shall perform all Services in accordance with those standards of care that are generally recognized as being used by competent persons in Consultant's profession and area of specialty in the State of California.

2. At all times during the Term, Consultant shall ensure the performance of all Services in compliance with all applicable federal, state, and local codes, statutes, laws, regulations and ordinances ("Applicable Laws").

3. Consultant shall use its professional judgment and expertise to verify interpretations of Applicable Laws from the appropriate government agency(ies) and authorities having jurisdiction over the Project. Such efforts shall be undertaken in accordance with the Standard of Care.

B. Funding by Governmental Agencies

1. If the Project is to be constructed, wholly or in part, with funds from Federal, State, or other outside funding sources, Consultant shall comply with all requirements of all such Federal, State, and outside funding sources.

C. HCAI (formally known as OSHPD) Jurisdiction

1. If the Project is within the jurisdiction of the State of California, Department of Health Access and Information ("HCAI" formally known as OSHPD), Consultant's Deliverables and performance of Service must meet all HCAI requirements.

D. Sequence of Consultant's Services

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1. Consultant's Services shall proceed sequentially as described in the SOW unless otherwise agreed or directed by the Owner via a duly executed Change Order.
2. The Milestone Schedule for completion of the Consultant's Services is set forth in the SOW.

E. Submittal of Deliverables

1. Each submittal of a Deliverable by Consultant to Owner hereunder shall include a declaration statement, signed by a duly authorized officer of Consultant, that Consultant coordinated the work of Consultant and its Subconsultants, that such Deliverable is accurate and complete, and that all of Owner's prior review comments have been incorporated therein.
2. Consultant shall furnish to Owner, in form and format suitable for reproduction, original reproducible files and other instruments of Service, and computer flash drives containing each submittal to County hereunder in the following electronic formats: Microsoft PC compatible operating system, AutoCAD 2004 or newer, Microsoft Office 2003 or newer.

F. Printing & Reproduction

1. Consultant shall pay for all printing and reproduction cost incurred in the performance of the Services.
2. Owner will print coordination check documents to be used by the Owner beyond the number of copies identified in the SOW at Owner's expense.
3. If applicable to this PSA, Owner will print Bid Documents for distribution to Bidders at Owner's expense.

G. Meetings

1. Required meetings are as specifically identified in the SOW.
2. Unless otherwise requested by the OPM, Consultant shall prepare agendas for and take minutes of all meetings conducted or attended by Consultant in connection with the performance of Services hereunder. This includes meetings that are chaired by the OPM.
3. The Consultant's compensation for attendance at and preparation of minutes for all such meetings is included in Base Contract Amount.

H. Consultant's Staff and Subconsultants

1. Consultant's staff and Subconsultants are identified in Exhibit B, and are subject to the requirements set forth therein.
2. Changes to Consultant's staff and Subconsultants are subject to Owner's prior written approval via a duly executed Change Order.

5.04 Basic Services & Deliverables: See Exhibit A

PART 6 - CONSULTANT'S SCHEDULE

6.01 Schedule

A. Consultant shall promptly perform all Services and Deliverables in accordance with the Project schedule approved by the County.

B. Consultant shall perform all Services and Deliverables within the time and Project schedule set forth in this Agreement. Time is of the essence in this Agreement.

C. Consultant shall provide and maintain Project staffing levels as necessary to perform the Services within the time provided in the Project schedule set forth in this Agreement.

PART 7 - INDEMNIFICATION & INSURANCE

7.01 Exhibit D Indemnification and Insurance Requirements

A. Consultant shall comply with all indemnification and insurance requirements set forth in Exhibit D, attached hereto and incorporated herein by reference.

PART 8 - REPRESENTATION BY COUNSEL

A. Both parties to this PSA were represented by counsel in the negotiation and execution of this PSA.

B. The parties hereto are aware of the provisions set forth in California Civil Code §1717 and intend this paragraph of the PSA to meet said statutory requirements so that the reference to attorneys' fees in Part 7, "Indemnification & Insurance" applies only in the indemnification context in Part 7, "Indemnification & Insurance."

PART 9 - HAZARDOUS MATERIALS

9.01 Responsibility for Hazardous Materials

A. Owner acknowledges that Consultant has no special knowledge or expertise regarding asbestos or other hazardous materials.

B. Unless otherwise provided in this PSA, or unless Owner has provided documented information to Consultant regarding the presence or potential presence of such hazardous materials Consultant and its Subconsultants have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials in any form at the Project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB) or any other toxic substance.

PART 10 - COMPENSATION & PAYMENT

10.01 Compensation

A. Payments will be made as set forth herein

1. Maximum Compensation Limit

   a. The Maximum Compensation Limit includes the maximum aggregate amount of compensation payable by the Owner to Consultant hereunder. Total payment by Owner to Consultant shall not exceed the Maximum Compensation Limit specified in Exhibit C, attached hereto and incorporated herein by reference. Consultant is fully responsible for the provision of all Services and Deliverables, compensation for which shall not exceed the MCL.

2. Consultant's Compensation Schedule

   a. Compensation payable to Consultant hereunder for Consultant's performance of the Services comprised of two (2) major design phase tasks—Phase 1 (Tasks 1.1, 1.2, 1.3): Parcel Assessment and Concept Design; and Phase 2 (Task 2.1): Schematic Design—as set forth in the SOW shall be on a fixed fee basis upon completion of each such Phase, and in the respective amounts for each such Phase as set forth in the SOW.

   b. Consultant's Hourly Rate Schedule, applicable to Supplemental Services, if any, is set forth in the SOW.

3. Changes

a. During the Term of this PSA, the Owner may authorize changes to this PSA, other than by amending this PSA in accordance with Part 15.B., below, only in accordance with Part 4.01, above, and Part 10.03, below, and only to the extent authorized by the Board of Supervisors in approving this PSA.

4. Prevailing Wages

a. Certain Services to be performed under this contract may be considered "public works" subject to prevailing wage, apprenticeship and other labor requirements of Labor Code division 2, part 7, chapter 1, section 1720 et seq. Such public works may include work performed during the design and preconstruction phases of construction including, but not limited to, inspection and land surveying work. Consultant is solely responsible for determining whether the Services, or any portion thereof, is subject to said requirements, and for complying with all such requirements that apply. All such public works projects are subject to compliance monitoring by the California Department of Industrial Relations (DIR). County has obtained from the DIR general prevailing wage determinations for the locality in which the Work is to be performed that are on file with County's Public Works Agency and are available upon request. Consultant is responsible for posting job site notices as prescribed by regulation pursuant to Labor Code section 1771.4(a)(2). Consultant acknowledges that it is aware of state and federal prevailing wage and related requirements and shall comply with these requirements to the extent applicable to the Services, including, without limitation, Labor Code sections 1771 (payment of prevailing wage), 1771.1 (registration with DIR) and 1771.4 (submission of certified payrolls to Labor Commissioner) Consultant has included (and shall include) consideration for this obligation in calculating compensation and cost estimates under this PSA.

5. Errors and Omissions

a. Consultant must correct all errors and omissions attributable to acts and/or omissions of and/or on behalf of Consultant and/or Subconsultants without cost to Owner.

b. Owner has the right to pursue claims for any negligent errors and omissions of or on behalf of Consultant and/or Subconsultant(s).

10.02 Reimbursable Expenses

A. When travel is authorized as a reimbursable expense, Consultant agrees to comply with the Santa Barbara County and Federal travel policies and guidelines, where applicable, for all travel, lodging and meal reimbursements arising from the performance of this Agreement. Detailed travel policy requirements and limitations can be found in the Capital Projects Division.

B. All reimbursable expenses hereunder, including travel, mileage, copying, printing, plotting, and visualizations are included in the Base Contract Amount and shall not be invoiced more often than monthly.

10.03 Supplemental Services & Deliverables

A. To the extent that County has established a Supplemental Services Allowance ("SSA") for the performance of services not included within the Services and Deliverables, such SSA is set forth in Section 1.c of Exhibit C. Consultant shall only commence work other than as set forth in the SOW pursuant to a Change Order duly executed by the Director or his Assistant Director designee ("Change Order"), and only to the extent expressly authorized by the County Board of Supervisors in approving this PSA.

10.04 Payment

A. Payment Requests

1. Owner will make payments within thirty (30) Days after the OPM's approval of the Consultant's correct Payment Request.

B. Invoices

1. Consultant may submit a Payment Request not more than once each month.

C. Progress Payments

1. Owner may, in its discretion, adjust any progress payment so that it corresponds with the percentage of completion as reasonably determined by Owner.

10.05 Release of All Claims

A. Prior to final payment hereunder, Consultant must execute and deliver to Owner a release of all claims arising from this Agreement, other than such claims, if any, as may be specifically excepted from the release for the reasons and in the amounts stated in the release.-

10.06 Timely Billings

A. Consultant agrees to bill Owner on a timely basis and not later than ninety (90) Days after:

1. Services are performed; or

2. Billings are otherwise due pursuant to the terms of the PSA.

B. Owner has no liability for payment of, and has sole discretion to pay or decline payment of, any billings submitted after the expiration of such ninety (90) Day period.

10.07 Consultant's Accounting Records

A. Accounting System & Records Retention

1. Consultant must maintain an accounting system in accordance with current standards of accounting and financial reporting for the purpose of supporting payments for Services authorized under this PSA. Consultant must retain such records for three (3) years after expiration or termination of this PSA, or until all claims, if any, have been disposed of, whichever period is longer.

B. Owner's Auditing Rights

1. Upon service of a written Notice to Consultant, Owner, and persons authorized by Owner, have the right at any reasonable time and place to examine, audit, and make copies of books, records, documents, accounting procedures and practices relating to the performance or administration of this PSA, or affecting any changes or modifications to this PSA.

C. Applicability to Subcontracts

1. Consultant must incorporate the above-stated accounting and audit requirements into all subcontracts, including, but not limited to, contracts with Subconsultants, exceeding Ten Thousand Dollars ($10,000) in value in connection with this PSA, including any modification(s) thereof.

PART 11 - TERM & TERMINATION

11.01 Owner's Rights

A. Termination for Convenience

1. The Director may, by written notice to Consultant, terminate all or part of this PSA at any time for Owner's convenience. Upon receipt of such notice, Consultant must immediately cease all work hereunder as specified in the notice.

2. If this PSA is so terminated, Consultant will be compensated as set forth below.

B. Termination for Breach

1. If Consultant violates any of the covenants or agreements of this PSA, or if Consultant fails to fulfill in a timely and proper manner its obligations pursuant to this PSA, and does not

cure such failure or violation, if subject to cure, within thirty (30) days, or such shorter period as the Owner may determine is necessary and appropriate, after receipt of written notice from the County's OPM specifying such failure or violation, whether subject to cure, and, if subject to cure, the time and manner of cure, Owner may terminate this PSA in accordance with Part 11.01.A.1, above.

2. Owner will provide Consultant with written notice as to the effective date of termination, and Consultant is not entitled to compensation for Services or expenses beyond the specified termination date.

3. If, after notice of termination for breach of this PSA, it is determined that Consultant did not breach this PSA, the termination will be deemed to have been made for Owner's convenience, and Consultant will receive payment due to Consultant for Services performed prior to such termination for convenience in accordance with Section 11.02, below.

C. Suspension for Convenience

1. OPM may, without cause, order Consultant in writing to suspend, delay, or interrupt the Services under this PSA in whole or in part for up to 90 days. COUNTY shall incur no liability for suspension under this provision, and such suspension(s) shall not constitute a breach of this Agreement.

D. The rights and remedies provided herein to Owner are cumulative and in addition to any other rights and remedies provided by law in this PSA.

11.02 Consultant's Compensation Upon Termination

A. In the event of Owner's termination of this PSA, Consultant will receive compensation as follows:

1. For fully Deliverables and Services performed and delivered by Consultant and accepted by County, and authorized Reimbursable Expenses pursuant to this PSA, compensation will be in the amount specified in the PSA for such Deliverables, Services, and authorized expenses.

2. For items of Service on which Owner has issued an Authorization to Proceed but which have not been fully completed and accepted, Consultant will be compensated for its Services accepted by Owner in an amount which bears the same ratio to the total fee otherwise payable for the performance of that Service as the Services performed bear to the total Services necessary for the full performance of that Service.

B. In no event will the total compensation paid for any item of Service exceed the value specified in this PSA for such item of Service.

11.03 Delivery of Documents

A. Upon any termination of this PSA, Consultant shall furnish Owner all documents and Instruments of Service prepared pursuant to this PSA, whether complete or incomplete. Consultant may retain a copy for its records if so provided by Owner in such notice of termination.

PART 12 - DISPUTE RESOLUTION

12.01 Consultant's Questions & Concerns

A. Questions regarding the terms, conditions and Services of this PSA will be decided by the County's Director of General Services, who will furnish the decisions to Consultant in writing within thirty (30) Days after receiving a written request from Consultant.

12.02 Dispute Resolution During Construction

A. Alternate Dispute Resolution (ADR)

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1. Owner intends, but shall not be required, to use ADR techniques including Partnering and Mediation during Design.

B. Consultant and its Subconsultants shall participate in all ADR efforts as directed by Owner.

C. In the event that Owner elects to utilize such ADR, the cost of such Partnering training facilities and facilitator will be borne equally by the parties hereto.

12.03 Negotiations Before and During Mediation

A. Negotiations to resolve disputes before and during Mediation are initiated for settlement purposes only and are not binding unless otherwise agreed by Owner and Consultant.

12.04 Mediation

A. Voluntary Mediation

1. In the event a dispute or issue is not resolved by negotiation, Owner and Consultant agree to attempt to resolve the matter by Mediation.

2. Said Mediation is non-binding, and intended to provide an opportunity for the parties hereto to evaluate each other's cases and arrive at a mutually agreeable solution.

B. Initiation of Mediation

1. Any party hereto may initiate Mediation by notifying the other party hereto in writing.

C. Request for Mediation

1. A Request for Mediation must contain a brief statement of the nature of the dispute or claim, and the names, addresses, and phone numbers of all parties to the dispute or claim, and those who will represent them, if any, in the Mediation.

2. Within ten (10) days of a Party’s receipt of a Request for Mediation, the Party in receipt of such Request for Mediation shall provide to the requesting Party a written response indicating whether the receiving Party is willing to participate in voluntary, non-binding mediation with respect to such dispute or claim.

D. Selection of Mediator

1. Within fourteen (14) days of a Party’s written response to a Request for Mediation indicating that such Party is willing to participate in meditation with respect to the dispute or claim at issue, the Parties hereto will confer to select an appropriate mediator agreeable to all Parties.

2. If the Parties hereto cannot agree on a mediator, they may accept a mediator appointed by a recognized association such as the American Arbitration Association.

E. Qualifications of a Mediator:

1. Any mediator selected hereunder (“Mediator”) must have expertise in the area of the dispute and be knowledgeable in the Mediation process.

2. No person shall serve as a Mediator in any dispute in which that person has any financial or personal interest in the result of the Mediation.

3. Before accepting an appointment, the prospective Mediator must disclose any circumstances likely to create a presumption of bias or prevent a prompt meeting with the parties. Upon receipt of such information, the Parties will confer and decide whether to select another Mediator.

F. Vacancies

1. If any Mediator becomes unwilling or unable to serve, another Mediator will be selected unless the Parties agree otherwise.

G. Representation

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1. Any Party may be represented in the Mediation by person(s) of their choice who must have full authority to negotiate.
2. The names and addresses of such representative(s) must be communicated in writing to all Parties and to the Mediator.

H. Time and Place of Mediation

1. The Mediator will set the time of each Mediation session.
2. The Mediation will be held at a convenient location agreeable to the Mediator and the Parties, as determined by the Mediator.
3. All reasonable efforts will be made by the parties hereto and the Mediator to schedule the first session within sixty (60) Days after selection of the Mediator.

I. Identification of Matters in Dispute

1. Unless a longer period of time is required by the Mediator, at least ten (10) days before the first scheduled Mediation session, each Party must provide the Mediator a brief memorandum setting forth such Party's position with regard to the issues identified in the Request for Mediation, and any other pertinent issues that such Party believes need to be resolved. At the discretion of the Mediator, or otherwise agreed by the Parties, the Parties hereto may mutually exchange such memoranda.
2. At the first Mediation session, the Parties will be expected to produce all information reasonably required for the Mediator to understand the issue(s) presented. The Mediator may require each Party to supplement such information.

J. Authority of Mediator

1. The Mediator does not have authority to impose a settlement on the Parties, but will attempt to assist the parties hereto in reaching a satisfactory resolution of their dispute.
2. The Mediator is authorized to conduct joint and separate meetings with the Parties, and to make oral and written recommendations for settlement.
3. Whenever necessary, the Mediator may also obtain expert advice concerning technical aspects of the dispute, provided that the Parties agree in writing in advance to such outside expert advice, to assume the expenses of obtaining such expert advice, and whether the arrangements for obtaining such expert advice will be made by the Mediator or one or more of the Parties.
4. The Mediator is authorized to end the Mediation whenever, in the Mediator's judgment, further Mediation efforts would not contribute to a resolution of the dispute between the Parties.

K. Privacy

1. Mediation sessions are private.
2. The Parties and their representatives may attend Mediation sessions.
3. Other persons may attend Mediation sessions only with the prior written consent of each of the Parties , and with the consent of the Mediator.

L. Confidentiality

1. The Mediator will not divulge confidential information disclosed to a Mediator by the Parties or by witnesses in the course of the Mediation.
2. All records, reports, or other documents received by a Mediator while serving as Mediator, are confidential.
3. The Mediator must not be compelled to divulge such records or to testify in regard to the Mediation in any adversary proceeding or judicial forum.

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4. The Parties shall maintain the confidentiality of the Mediation and shall not rely on, or introduce as evidence in any arbitration, judicial or other proceedings:
    a. Views expressed or suggestions made by the other Party with respect to a possible settlement of the dispute;
    b. Statements made by the other Party in the course of the Mediation proceedings;
    c. Proposals made or views expressed by the Mediator;
    d. Whether the other Party had or had not indicted willingness to accept a proposal for settlement made by the Mediator.

M. No Stenographic Record

1. There shall be no stenographic record of the Mediation.

N. Termination of Mediation

1. The Mediation shall be terminated:
    a. By the execution of a Settlement Agreement by the Parties with respect to the issues subject to the Mediation;
    b. By a written declaration of the Mediator to the effect that further efforts at Mediation are no longer worthwhile; or
    c. By a written declaration of one or more of the Parties to the effect that the Mediation proceedings are terminated.

O. Exclusion of Liability

1. No Mediator shall be a necessary party in judicial proceedings related to the Mediation.

P. Interpretation and Application of These Mediation Provisions

1. The Mediator will interpret and apply these Mediation provisions insofar as they relate to the Mediator's duties and responsibility.

Q. Expenses

1. The expenses of witnesses for each Party must be paid by the Party producing such witnesses.
2. All other expenses of the Mediation, including required traveling and other expenses of the Mediator, and the expenses of any witness called by the Mediator, and the cost of any proofs or expert advice produced at the direct request of the Mediator, will be apportioned equally between the Parties, or as may otherwise be agreed by the Parties, provided, however, that a Party shall not be responsible for any such Mediation expense to which such Party did not consent in advance in writing.

12.05 Compensation for Participation in Mediation

A. Consultant is not entitled to compensation for time spent in or for negotiations or Mediation to resolve questions or disputes between Consultant and Owner arising out of this PSA.

PART 13 - MISCELLANEOUS PROVISIONS

13.01 Capitalization and Formatting

A. Terms capitalized in this PSA include those that are:

1. Specifically defined; or
2. Titles of Parts or paragraphs; or
3. Titles of reports or Deliverables; or
4. Titles of other documents.

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B. Unless otherwise indicated, highlighted, **emboldened**, *italicized*, or underlined text is not indented to imply special significance but serves merely as an aid to the reader to distinguish or quickly reference selected text.

C. Text shown with Strike Through font is meant to, and does, exclude such text from the PSA. It is shown as such merely for the convenience of the Owner.

D. The captions of the Parts and paragraphs are for convenience only and will not be deemed relevant in resolving any question of interpretation or construction of any such Part or paragraph.

13.02 Force Majeure

A. Neither party hereto shall be liable to the other Party hereto for damages or delay in performance caused by events beyond the control of such Party or such Party's employees, agents, affiliates, officers, directors, Subconsultants, or representatives, provided that (i) such events are not in any way attributable to any act or omission by or on behalf of such Party or any of such Party's employees, agents, affiliates, officers, directors, Subconsultants, or representatives, and (ii) the Party claiming such delay promptly provides written notice to the other Party specifying the cause and a good faith estimate of the duration of such delay("Force Majeure Notice"), and (iii) such Party cures such delay and resumes performance hereunder as soon as practicable under the circumstances. Except for those commitments identified in the Force Majeure Notice, the affected Party shall not be relieved of its responsibility to fully perform as to all other obligations of such Party under this Agreement. Notwithstanding the foregoing, if such Force Majeure event continues for a period of more than 90 days from the date of such Force Majeure Notice, the County shall be entitled, in its sole discretion, to immediately terminate this Agreement upon written notice to Consultant.

13.03 Waiver

A. In the event any provision of this PSA is held to be invalid and unenforceable by a court of competent jurisdiction, the remaining provisions shall be valid and binding on the Parties.

B. One or more waivers by either Party of any provision, term, condition or covenant shall not constitute a waiver of any subsequent breach.

13.04 Timely Approvals

A. Whenever the approval of Owner or Consultant is required pursuant to this PSA, such approval shall not be unreasonably withheld or delayed.

13.05 Ownership & Use of Deliverables and Instruments of Service

A. Owner shall be the owner of the following items in connection with this Agreement upon creation, whether or not completed: all data collected, all documents of any type whatsoever, all photos, designs, sound or audiovisual recordings, software code, inventions, technologies, and other materials, and any material necessary for the practical use of such items, from the time of collection and/or production whether or not performance under this Agreement is completed or terminated prior to completion. Consultant shall not release any of such items to any other person except after prior written approval of Owner.
Unless otherwise specified herein, Consultant hereby assigns to Owner all copyright, patent, and other intellectual property and proprietary rights to all data, documents, reports, photos, designs, sound or audiovisual recordings, software code, inventions, technologies, and other materials prepared or provided by Consultant pursuant to this PSA (collectively referred to as "Copyrightable Work and Inventions"). Owner shall have the unrestricted authority to copy, adapt, perform, display, publish, disclose, distribute, create derivative works from, and otherwise use in whole or in part, any Copyrightable Works and Inventions and all Deliverables provided to County hereunder. Consultant agrees to take such actions and execute and deliver such documents as may be needed to validate, protect and confirm the rights and assignments provided hereunder, including all licenses and permissions as may be necessary for County to use all Deliverables produced by Consultant hereunder. Consultant warrants that no Copyrightable Works and Inventions or any other item provided under this Agreement will

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infringe upon any intellectual property or proprietary rights of any third party. Consultant at its own expense shall defend, indemnify, and hold harmless Owner against any claim that any Copyrightable Works and Inventions or other items provided by Consultant hereunder infringe upon intellectual or other proprietary rights of a third party, and Consultant shall pay all damages, costs, settlement amounts, and fees that may be incurred by Owner in connection with any such claims.

B. This Part 13.05 shall survive expiration or termination of this PSA.

C. Consultant is not entitled to any fees for Owner's use of any Deliverable or instrument of Service unless Owner enters into a separate agreement with Consultant specifically providing for such fees.

13.06 Reliance

A. Unless otherwise indicated, Consultant may rely on the accuracy and technical quality of documents provided by Owner or the Owner's authorized consultants.

13.07 Taxes

A. Consultant shall pay all taxes, levies, duties, and assessments of every nature due in connection with any work under this PSA and shall make any and all payroll deductions required by law. Owner shall not be responsible for paying any taxes on Consultant's behalf, and should Owner be required to do so by state, federal, or local taxing agencies, Consultant agrees to promptly reimburse Owner for the full value of such paid taxes plus interest and penalty, if any. Such taxes shall include, but not be limited to, the following: FICA (Social Security), unemployment insurance contributions, income tax, disability insurance, and workers' compensation insurance.

13.08 Conflicts of Interest

A. Consultant covenants that Consultant presently has no employment or interest, and shall not acquire any employment or interest, direct or indirect, including any interest in any business, property, or source of income, which would conflict in any manner or degree with the performance of services required to be performed under this PSA. Consultant further covenants that in the performance of this PSA, no person having any such interest shall be employed or otherwise engaged by Consultant or any Subconsultant. Consultant must promptly disclose to Owner, in writing, any potential conflict of interest. Owner retains the right to waive a conflict of interest disclosed by Consultant if Owner determines it to be immaterial, and such waiver is only effective if provided by Owner to Consultant in writing.

13.09 No Publicity or Endorsement

A. Consultant shall not use Owner's name or logo or any variation of such name or logo in any publicity, advertising or promotional materials. Consultant shall not use Owner's name or logo in any manner that would give the appearance that the Owner is endorsing Consultant. Consultant shall not in any way contract on behalf of or in the name of Owner. Consultant shall not release any informational pamphlets, notices, press releases, research reports, or similar public notices concerning the Owner or its projects, without obtaining the prior written approval of Owner.

13.10 Non-Discrimination

A. Owner hereby notifies Consultant that Owner's Unlawful Discrimination Ordinance (Article XIII of Chapter 2 of the Santa Barbara County Code) applies to this PSA and is incorporated herein by this reference with the same force and effect as if the ordinance were specifically set out herein and Consultant agrees to comply with said ordinance.

13.11 Execution in Counterparts

A. This PSA may be executed electronically and in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original; and all such counterparts, or

as many of them as the parties shall preserve undestroyed, shall together constitute one and the same instrument.

13.12 Governing Law

A. This PSA shall be governed by the laws of the State of California. Any litigation regarding this Agreement or its contents shall be filed in the County of Santa Barbara, if in state court, or in the federal district court nearest to Santa Barbara County, if in federal court.

PART 14 - NOTICES

A. All notices will be deemed to have been given when made in writing and delivered or mailed to the respective representative(s) of Owner and Consultant at their respective addresses as shown in Exhibit E ("Notices"), attached hereto and incorporated herein by reference.

PART 15 - LIMITS OF AGREEMENT

A. This PSA, including all Exhibits hereto, together with the Request for Qualifications and Proposals for Project 20056 pursuant to which this Agreement was procured and which is attached hereto as Attachment 1 and hereby incorporated herein by reference ("RFQ/P"), and Consultant's Proposal submitted to County in response to same, a copy of which is attached hereto as Attachment 2 ("Proposal"), constitutes the entire and integrated agreement between Owner and Consultant with respect to the subject matter hereof, and supersede all prior and contemporaneous negotiations, representations, or agreements, whether written or oral.

B. This PSA may be amended only by written agreement signed by Owner and Consultant, except as otherwise expressly authorized herein.

C. If any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal or unenforceable in any respect by a court of competent jurisdiction, then such provision or provisions shall be deemed severable from the remaining provisions hereof, and such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this PSA shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

D. No remedy herein conferred upon or reserved to Owner is intended to be exclusive of any other remedy or remedies, and each and every such remedy, to the extent permitted by law, shall be cumulative and in addition to any other remedy given hereunder or now or hereafter existing at law or in equity or otherwise.

PART 16 - FEDERAL FUNDING PROVISIONS

A. FEDERAL PROVISIONS: Consultant acknowledges that Federal financial assistance will be used to fund this Agreement. Consultant shall only use federal funds as authorized herein. Consultant will comply will all applicable federal law, regulations, executive orders, federal policies, procedures, and directives, including, but not limited to, Title 2 of the Code of Federal Regulations (CFR) Part 200, entitled, "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards." In addition, Consultant shall comply with the Federal Terms and Conditions attached hereto as Exhibit F. Consultant shall comply with grant agreements, assurances in applications, notices of award, and all other applicable federal, state, and local laws, regulations, ordinances, orders, rules, guidelines, directives, circulars, bulletins, notices, and policies governing the Federal funds provided in connection with this Agreement. Consultant shall be responsible for providing services in a manner consistent with all federal and state requirements and standards required as a condition of receiving and expending funds provided in connection with this Agreement.

PART 17 - ORDER OF PRECEDENCE

A. In the event of conflict or inconsistency between the provisions contained in Parts 1 through 18 of this Agreement and the provisions contained in the Exhibits and Attachments, the provisions contained in Parts 1 through 18 of this Agreement shall control and prevail over those in the Exhibits and Attachments, other than Exhibit D, which shall control and prevail. Consultant agrees that in the event of any discrepancy, inconsistency, gap, ambiguity, or conflicting language between Consultant's Proposal (attached hereto as Attachment 2), on the one hand, and any other provision(s) of this Agreement, on the other, the provisions of this Agreement (including the RFQ/P) other than Consultant's Proposal shall take precedence and control and prevail.

PART 18 - EXHIBITS

A. The following listed Exhibits and Attachments referred to herein are incorporated in this PSA as though set forth in full.

1. Exhibit A, “Consultant's Scope of Work & Hourly Rates”
2. Exhibit B, “Consultant's Staff & Subconsultants”
3. Exhibit C, “Consultant’s Compensation”
4. Exhibit D, “Indemnification And Insurance Requirements”
5. Exhibit E, “Notices”
6. Exhibit F, “Federal Provisions”
7. Attachment 1: 20056 Orcutt Library Design RFQ-P
8. Attachment 2: 20056 RRM Design Group_RFQ Response (Rec. 9.10.25)
9. Attachment 3: 20056 RRM Design Group_Cost Proposal (Rec. 11.24.25)
10. Attachment 4: 20056 RRM Design Group_Design Schedule (Rec. 11.24.25)
11. Attachment 5: Orcutt Community Plan

[*Signatures appear on the following page*.]

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IN WITNESS WHEREOF, the Parties have executed this Agreement to be effective as of the first date executed by all of the parties hereto.

County of Santa Barbara

By: _____
LAURA CAPPS, CHAIR
BOARD OF SUPERVISORS

ATTEST:
MONA MIYASATO,
COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy

CONSULTANT:
RRM DESIGN GROUP

By: DocuSigned by: Michael Scott 0FDF49FA487D49C...
Name:
Title: Principal in Charge

APROVED AS TO FORM:
RACHEL VAN MULLEM
COUNTY COUNSEL

By: Signed by: Lauren Wideman 8F464D822C84458...
Deputy County Counsel

APPROVED AS TO ACCOUNTING FORM:
BETSY SCHAFFER, CPA, CPFO
AUDITOR-CONTROLLER

By: Signed by: James E Munro 02BA147EF6A84DE...
Deputy

APPROVED AS TO FORM:
GREGORY MILLIGAN
RISK MANAGER

By: Signed by: Marisa Kalun AB42F39273FD416...
Risk Manager

RECOMMENDED FOR APPROVAL:
KIRK LAGERQUIST, DIRECTOR
GENERAL SERVICES DEPARTMENT

By: DocuSigned by: Kirk Lagerquist 19AEDA90054E4CE...
Department Head

END OF AGREEMENT

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EXHIBIT A

SCOPE OF WORK; HOURLY RATES

Consultant shall perform all of the following Services set forth in this Scope of Work in exchange for the fixed fee Base Contract Amount set forth in the table below and in Section 1.a of Exhibit C, below, which shall include all overhead, administrative costs, and profit.

SCOPE OF WORK:
Consultant shall furnish all professional services, labor, materials, equipment, coordination, and incidentals necessary to perform comprehensive architectural, civil engineering, structural engineering, mechanical, electrical, plumbing, landscaping, entitlement, design, bidding, and construction support services (collectively, "Services") for the Project.

All Services shall be performed in compliance with applicable federal, state, and local laws, the County of Santa Barbara standards and manuals, County Conditions of Approval, Americans with Disabilities Act ("ADA") design and accessibility requirements, and allother applicable laws and policies.

A) ARCHITECTURAL SERVICES

a. Consultant shall prepare concept, schematic, and final architectural plans and specifications consistent with the architectural aesthetic described in the Orcutt Community Plan, attached hereto as Attachment 5.

b. Architectural deliverables shall include, at minimum: site plans, floor plans, roof plans, interior and exterior elevations, interior and exterior sections, diagrams, schedules, and all design details required by the County.

c. Consultant shall coordinate with the County of Santa Barbara Fire Department to determine fire access requirements and ensure compliance with County Fire Standards.

B) ENGINEERING SERVICES

a. CIVIL ENGINEERING

i. Phase 1 and Phase 2– Concept/Schematic Design Phase: Consultant shall prepare the following:

1. Preliminary grading and drainage plan
2. Preliminary public improvement plan set
3. Preliminary stormwater control plan
4. Preliminary drainage report

ii. Phase 3 - 50% and 95% Design Phases: Consultant shall prepare:

1. Precise grading and drainage plans
2. Erosion control plan
3. Stormwater control plan
4. Stormwater Pollution Prevention Plan
5. Drainage report
6. Public improvement plan set including utility mainline plans and profiles

iii. All civil plans and reports shall meet County of Santa Barbara design standards.

iv. Consultant shall coordinate with the County Fire Department to ensure compliance with all fire access requirements.

b. MECHANICAL, ELECTRICAL AND PLUMBING ("MEP")

i. At the schematic design stage, Consultant shall define system service parameters for basic, specialized, and essential systems.
ii. Consultant shall provide complete, code-compliant construction documents for all MEP systems, including Net Zero Energy elements.
iii. MEP plans shall be provided at all major design stages.

c. STRUCTURAL ENGINEERING
i. Consultant shall prepare concept, schematic, and final structural plans and details in coordination with the architectural design.

C) ENTITLEMENT SERVICES
a. Consultant shall:
i. Review all existing entitlements and assess zoning requirements;
ii. Obtain all required permits;
iii. Review and coordinate mitigation measures in environmental documents;
iv. Manage required easements and utility coordination.

D) PHASE 1 – PARCEL ASSESSMENT AND CONCEPT DESIGN
a. Project Initiation
i. Consultant shall develop a Project schedule and work plan for conceptual design; review Project documentation, identify County goals and expectations, and finalize the schedule of program meetings and site visits.

b. Site Inspections and Topographic Survey
i. Consultant shall perform complete boundary and topographic surveys, incorporate survey data into schematic design, and provide survey files as part of Phase 1 deliverables.

c. Concept Design
i. Consultant shall develop Concept Designs for County review, including typical sections, layouts, profiles, and a clear Project description with purpose and need.

d. Rough Order of Magnitude (“ROM”) Cost Estimate
i. Consultant shall prepare a ROM cost estimate in CSI format at the conclusion of Phase 1.

e. Schedule
i. Consultant shall prepare a preliminary Project schedule consistent with United States Department of Housing and Urban Development (“HUD”) reporting requirements.

f. Deliverables – Phase 1
i. Concept Design Plans
ii. ROM Cost Estimate
iii. Preliminary Project Schedule

E) PHASE 2 – SCHEMATIC DESIGN (50%)
a. Schematic Design Development
i. Consultant shall provide 50% schematic design documents that fully develop interior and exterior spaces and comply with ADA standards.

ii. Plans and specifications shall include all disciplines: Architectural, Structural, Mechanical, Electrical, Plumbing, Telecommunications, Audio-Visual, Controls, Fire Sprinklers, Fire Alarm, Civil, and Landscaping.

iii. All specifications shall be in CSI format and coordinated across all design divisions.

b. ROM Cost Estimate
   i. Consultant shall submit an updated ROM cost estimate in CSI format.

c. Schedule
   i. Consultant shall update the Project schedule and associated deliverables consistent with HUD reporting requirements.

d. County approval of schematic design is required to proceed to Phase 3.

e. Deliverables – Phase 2
   i. 50% Schematic Plans
   ii. CSI-formatted Specifications
   iii. Updated ROM Cost Estimate
   iv. Updated Project Schedule

F) OTHER PROJECT REQUIREMENTS

a. Corrections
   i. Consultant shall correct, at no additional cost to the County, all errors, omissions, and unworkable or improper design or drafting, whether identified during review or after submittal.

b. Deliverable Standards
   i. All deliverables shall comply with current County and federal standards and be provided in English units.

   ii. Final electronic deliverables shall include:
      1. AutoCAD Civil LT 2023 plan files
      2. Microsoft Word format reports and specifications
      3. Excel format cost estimates and calculations

   iii. All work products shall be the property of the County.

c. Coordination
   i. Consultant shall coordinate with the OPMand promptly inform the County of all schedule, design, or budget changes.

Base Contract Amount Compensation Schedule:

Phases/Tasks	Compensation
Phase 1: Task 1.1	$39,129.00
Phase 1: Task 1.2	$102,714.00
Phase 1: Task 1.3	$177,748.00
Phase 1: Not to Exceed Total Compensation	**$319,591.00**
Phase 2: Task 2.1	$379,962.00
Phase 2: Not to Exceed Total Compensation	**$379,962.00**

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County of Santa Barbara
Orcutt Library and Community Center

Updated 09-09-2025

			Mike	Charles	Paige Cook	Todd Hansen	Dayna Lake		Consultants															
			Principal-in-Charge	Senior Project Manager	Project Architect	Spec. Writer	Job Captain	Designer	RRM Architecture	Noll & Tam Library Interior Architect	RRM Struct Eng	BMA Mech. and Plmb Eng	BMA Cx	Thoma Elect Eng	RRM Planning	RRM Survey	RRM Landscape	Bethel Civil	Bethel SWPPP	SPMI Comm Security A/V	Collings & Assoc Fire Prot.	Earth Systems Geo. Eng.	OCMI Cost Est.	Total Fees
			303 $ per hour	272 $ per hour	176 $ per hour	221 $ per hour	157 $ per hour	127 $ per hour	$703,921	$521,400	$225,250	$153,351	$14,503	$131,258	$41,074	$22,000	$59,000	$83,800	$23,540	$79,123	$34,300	$41,635	$75,075	
									30%	23%	10%	7%	1%	6%	2%	1%	3%	4%	1%	3%	1%	2%	3%	
Phase 1 -	**Parcel Assessment and Concept Design**																							
Task 1.1	**Project Initiation and Administration**	$ 34,929																						
	Kickoff Meeting	$ 6,433	4 $1,210	12 $3,260	4 $704	0 $0	8 $1,256	0 $0	$34,929.40	$1,100	$500	$550	$0	$550	$500	$0	$500	$500	$0	$0	$0	$0	$0	$39,129
	Goals and Objectives	$ 5,445	2 $605	8 $2,174	8 $1,408	0 $0	8 $1,256	0 $0																
	Project Schedule	$ 11,704	0 $0	24 $6,521	8 $1,408	0 $0	24 $3,775	0 $0																
	PM Meetings	$ 11,348	8 $2,420	0 $0	40 $7,040	0 $0	12 $1,888	0 $0																
Task 1.2	**Existing Condition Verification and Site Survey**	$ 33,671																						
	Oasis Coordination	$ 5,755	0 $0	16 $4,347	8 $1,408	0 $0	0 $0	0 $0	$33,671.00	$2,200	$0	$0	$0	$3,216	$6,048	$20,000	$1,000	$1,000	$0	$0	$0	$36,585	$0	$102,714
	Geotechnical Coordination	$ 4,187	2 $605	8 $2,174	8 $1,408	0 $0	0 $0	0 $0																
	Site Assessment and Recommendation	$ 11,048	4 $1,210	12 $3,260	8 $1,408	0 $0	20 $3,146	16 $2,024																
	Site and Boundary Survey	$ 2,420	0 $0	4 $1,087	4 $704	0 $0	4 $629	0 $0																
	Code and Jurisdictional Analysis	$ 1,791	0 $0	4 $1,087	4 $704	0 $0	0 $0	0 $0																
	Meetings (1 site visits)	$ 8,470	4 $1,210	12 $3,260	12 $2,112	0 $0	12 $1,888	0 $0																
Task 1.3	**Program Verification and Conceptual Design**	$ 60,280																						
	Needs assessment interviews (4 meetings)	$ 8,373	4 $1,210	16 $4,347	16 $2,816	0 $0	0 $0	0 $0	$60,280.00	$59,400	$1,000	$19,162	$0	$7,700	$17,906	$0	$8,000	$1,100	$0	$2,200	$1,000	$0	$0	$177,748
	Space Need Refinement and Programmatic Sheets	$ 8,936	0 $0	4 $1,087	16 $2,816	0 $0	32 $5,034	0 $0																
	Conceptual Floor Plans / Site Plan	$ 16,414	4 $1,210	12 $3,260	24 $4,224	4 $884	24 $3,775	40 $5,080																
	Conceptual Building Massing and Renderings (3)	$ 16,590	4 $1,210	12 $3,260	24 $4,224	4 $884	24 $3,775	24 $3,036																
	CEQA Coordination	$ 6,206	2 $605	8 $2,174	8 $1,408	4 $884	4 $629	4 $506																
	Community Meetings (2)	$ 7,308	4 $1,210	8 $2,174	8 $1,408	0 $0	16 $2,517	0 $0																
	Conceptual Design Review Meeting (1)	$ 3,025	2 $605	4 $1,087	4 $704	0 $0	4 $629	0 $0																
Phase 2 -	**Schematic Design**																							
Task 2.1	**Schematic Design**	$ 86,035																						
	Preparation of Plans (Site, Floor, RCP, Roof, Elevations) (Furn. Plans)	$ 18,324	2 $605	8 $2,174	8 $1,408	4 $884	36 $5,663	60 $7,590	$86,035	$71,500	$36,000	$50,785	$5,072	$38,280	$17,126	$0	$6,000	$19,800	$0	$15,202	$5,000	$0	$17,150	$379,962
	Presentation Renderings and Visualization (VR)	$ 12,190	2 $605	8 $2,174	4 $704	4 $884	24 $3,775	32 $4,046																
	Consultant Coordination	$ 11,564	2 $605	16 $4,347	24 $4,224	0 $0	12 $1,888	0 $0																
	Exterior Material Boards	$ 8,959	2 $605	2 $543	4 $704	2 $442	16 $2,517	32 $4,046																
	Schematic Design Cost Estimate	$ 5,763	2 $605	8 $2,174	4 $704	0 $0	8 $1,256	8 $1,012																
	Outline Specifications and Narratives	$ 8,406	2 $605	4 $1,087	8 $1,408	24 $5,306	0 $0	0 $0																
	Sustainability Narrative/LEED Checklist	$ 4,824	2 $605	2 $543	4 $704	4 $884	12 $1,888	0 $0																
	Preliminary Energy Analysis	$ 1,210	0 $0	2 $543	2 $352	0 $0	2 $315	0 $0																
	Community Meetings (2)	$ 4,356	2 $605	4 $1,087	8 $1,408	0 $0	8 $1,256	0 $0																
	Meetings (3)	$ 3,025	2 $605	4 $1,087	4 $704	0 $0	4 $629	0 $0																
	PDD Permit Package and Processing	$ 8,221	2 $605	4 $1,087	12 $2,112	0 $0	12 $1,888	20 $2,530																
Phase 3 -	**Construction Documents (50%, 95%, Permitting)**																							
Task 3.1	**50% Construction Documents**	$ 114,706																						
	[illegible] and code compliance	$ 66,867	2 $605	16 $4,347	72 $12,672	4 $884	140 $22,022	224 $28,336	$114,705.80	$148,500	$42,250	$28,600	$10,923	$30,443	$0	$0	$15,000	$22,000	$0	$17,578		$0	$32,175	$470,174
	Preparation of progress [illegible]	$ 22,438	2 $605	8 $2,174	40 $7,040	40 $8,844	24 $3,775	0 $0																
	Construction Cost Estimate	$ 3,483	2 $605	8 $2,174	4 $704	0 $0	0 $0	0 $0																
	Interior Material Boards	$ 1,500	2 $605	2 $543	2 $352	0 $0	0 $0	0 $0																
	QAQC Review / Constructability Review	$ 9,539	8 $2,420	8 $2,174	8 $1,408	16 $3,536	0 $0	0 $0																
	Meetings	$ 3,879	8 $2,420	16 $4,347	12 $2,112	0 $0	0 $0	0 $0																
Task 3.2	**95% Construction Documents**	$ [illegible]																						
	Preparation of drawings	$ 53,775	2	[illegible] $2,174	64 $11,264	0 $0	140 $22,022	140 $17,710																
	Preparation of specifications	$ 24,145	2 $605	8	[illegible]	40 $8,844	8 $1,256	0 $0																
	Commissioning Review	$ 2,174	0 $0	8 $2,174	8		0 $0	0 $0																
	Construction Cost Estimate	$ 3,445	2 $605	8 $2,174	2 $352	0		$315	0 $0	$109,197	$193,700	$80,000	$28,600		$30,280	$0	$0	$15,000	$22,000	$0	$22,000	$12,000	$8,050	$25,740	$545,669
	QAQC Review / Geotechnical Review	$ 10,267	8 $2,420	8 $2,174	8 $1,408	8 $1,769	16	0 $0																
	Furniture, Fixtures, and Equipment Design	$ 9,370	2 $605	8 $2,174	16 $2,816	0 $0	24 $3,775																	
	Meetings (2)	$ 6,092	8 $2,420	8 $2,174	8 $1,408	0 $0	0 $0	0 $0																
Task 3.3	**Permitting**	$ 25,516																						
	Permit Submittal and Responses	$ 22,033	2 $605	8 $2,174	32 $5,632	0 $0	48 $7,550	40																
	Meetings (2)	$ 3,483	2 $605	8 $2,174	4 $704	0 $0	0 $0	0 $0	$25,516	$11,000	[illegible]	[illegible]	$0	$1,100	$0	$0	$5,000	$2,200	$0	$1,100	$1,800	$0	$0	$62,660
Phase 4 -	**Bidding and Construction Administration**																							
Task 4.1	**Bidding**	$ 49,348																						
	Response to bidders	$ 10,303	2 $605	24 [illegible]	[illegible]	8 $1,769	0 $0	0 $0	$49,348	$3,300	$5,250	$1,100	$1,100	$1,100	$0	$0		$2,500	$0	$858	$1,200	$0	$0	$67,256
	Preparation of addendums (up to 5)	$ 13,312	2 [illegible]	[illegible] $2,174	16 $2,816	8 $1,769	24 $3,775	0 $0																
	Conformance Set	$ 14,[illegible]	[illegible]	12 $3,260	24 $4,224	8 $1,769	40 $6,292	0 $0																
	Meetings (2)	$ [illegible]	8 $2,420	16 $4,347	16 $2,816	0 $0	0 $0	0 $0																
Task 4.2	**Construction Administration**	$ 200,592																						
	Review of Submittals	$ 48,356	8 $2,420	120 $32,604	40 $7,040	0 $0	40 $6,292	0 $0	$200,592	$40,700	$50,000	$7,810	$49,128	$12,019	$0	$2,000	$6,000	$11,000	$23,540	$15,785	$3,800		$0	$422,370
	Response to RFIs	$ 48,356	8 $2,420	120 $32,604	40 $7,040	0 $0	40 $6,292	0 $0																
	Punch List (2 observa[illegible]	$ 8,803	4 $1,210	16 $4,347	8 $1,408	0 $0	12 $1,888	0 $0																
	[illegible]	$ 95,227	24 $7,260	240 $65,208	96 $16,896	0 $0	36 $5,663	0 $0																
[illegible]	[illegible] Drawing Review and Project Closeout	$ 24,576																						
	Record Drawings Review and As-Built Documentation	$ 24,576	2 $605	16 $4,347	40 $7,040	0 $0	80 $12,584	0 $0	$24,576	$1,100	$1,000	$1,100	$1,100	$2,200	$0	$0	$1,500	$2,200	$0	$4,400	$1,500	$0	$0	$40,676

Total:

Reimbursables:

TOTAL BASE FEE $2,308,359

Estimated Reimbursables $0

Rate Schedule for Supplemental Services:

The following hourly rates, which include all overhead, administrative costs, and profit, shall apply to any and all Supplemental Services performed during the Term in accordance with duly executed Change Orders.

rrm design group

Orcutt Library and OASIS Center

Bill Rates

ARCHITECTURE	
Intern	$ 108
Designer I - ARCH	$ 132
Designer II - ARCH	$ 158
Designer III - ARCH	$ 203
Job Captain - ARCH	$ 169
Architect	$ 207
Project Designer - ARCH	$ 235
Project Architect	$ 189
Project Manager - ARCH	$ 291
BIM Manager - ARCH	$ 278
Quality Control Manager - ARCH	$ 303
Senior Designer - ARCH	$ 295
Senior Architect	$ 312
Senior Project Manager - ARCH	$ 320
Associate Manager of Architecture	$ 299
Design Director - ARCH	$ 367
Manager of Architecture	$ 367
Director of Architecture	$ 393
Principal	$ 325
Managing Partner	$ 526

ENGINEERING	
CIVIL ENGINEERING	
Intern	$ 108
Designer I - CIVIL	$ 127
Designer II - CIVIL	$ 164
Construction Inspector	$ 229
Associate Engineer - CIVIL	$ 226
Senior Associate Engineer - CIVIL	$ 283
Engineer I - CIVIL	$ 189
Engineer II - CIVIL	$ 221
Project Engineer - CIVIL	$ 250
Senior Project Engineer - CIVIL	$ 312
Project Manager - CIVIL	$ 330
Manager of Engineering Services - CIVIL	$ 377
Principal	$ 442
Managing Partner	$ 526
STRUCTURAL ENGINEERING	
Intern	$ 108
Drafter I	$ 146
Drafter II	$ 166
Drafter III	$ 183
Senior Drafter	$ 240
Engineer I - STRUCT	$ 177
Engineer II - STRUCT	$ 221
Project Engineer - STRUCT	$ 248
Senior Project Engineer - STRUCT	$ 311
Project Manager - STRUCT	$ 320
Manager of Engineering Services - STRUCT	$ 367
SURVEYING	
Survey Technician I	$ 142
Survey Technician II	$ 163
Survey Technician III	$ 217
Party Chief	$ 200
Senior Party Chief	$ 258
Land Surveyor	$ 242
Senior Land Surveyor	$ 288
Supervisor of Surveying	$ 296
Manager of Surveying	$ 329
SURVEYING (Crew Rates)	
REGULAR	
One person w/ GPS or Robotic Workstation	$ 274
Two person	$ 464
Three person	$ 589
PREVAILING WAGE	
One person w/ GPS or Robotic Workstation	$ 441
Two person	$ 452
Three person	$ 726

INTERIOR DESIGN	
Designer I - INT	$ 132
Designer II - INT	$ 162
Interior Designer I	$ 171
Interior Designer II	$ 205
Interior Designer III	$ 231
Senior Interior Designer	$ 256

LANDSCAPE ARCHITECTURE	
Intern	$ 108
Assistant Designer - LAND	$ 142
Associate Designer - LAND	$ 163
Designer- LAND	$ 217
Landscape Architect	$ 215
Senior Landscape Architect	$ 254
Principal Landscape Architect	$ 300
Design Director - LAND	$ 304
Manager of Landscape Architecture	$ 308
Principal	$ 442
Managing Partner	$ 526

PLANNING	
Intern	$ 108
Assistant Planner	$ 169
Associate Planner	$ 222
Urban Designer - PLAN	$ 222
Senior Planner	$ 270
Senior Urban Designer - PLAN	$ 270
Supervisor of Planning & Urban Design	$ 290
Principal Planner	$ 268
Manager of Planning & Urban Design	$ 346
Principal	$ 340
Managing Partner	$ 526

CORPORATE SERVICES	
Administrative Assistant	$ 128
Administrative Coordinator	$ 171
Office Manager	$ 214
CEO	$ 650
File Clerk/Administrative Support	$ 111
Marketing Assistant	$ 108
Marketing Coordinator	$ 154
Marketing Manager	$ 312
Marketing Specialist	$ 205
Office Coordinator	$ 171
Business Development & Pursuits Supervisor	$ 256
Receptionist	$ 111
Senior Marketing Specialist	$ 248

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END EXHIBIT A

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EXHIBIT B

CONSULTANT'S STAFF & SUBCONSULTANTS

A. Consultant declares that the Principal in Charge on behalf of Consultant shall be Michael Scott, LEED AP. Consultant declares that Consultant's Project Manager shall be Charles Dellinger, AIA, PMP, LEED AP.

B. Consultant will only employ subconsultants identified in the Consultant's Proposal submitted in response to the County's RFQ/P for this project (each, a "Subconsultant"), as set forth below, and each Subconsultants must, if their profession or specialty is licensable, be licensed by the State of California to perform such Services. Consultant must obtain Owner's prior written approval of any other subconsultants or subcontractors. Upon Owner's request, Consultant shall provide copies of all Subconsultant contracts to Owner.

C. None of the Staff or Subconsultants specified in this Agreement shall be replaced without the prior written approval of the Director, or his Assistant Director designee, in each instance. If Consultant's Project Manager or any other designated key staff person or Subconsultant fails to perform to the satisfaction of Owner, upon written notice from the OPM, Consultant shall, within fifteen (15) calendar days, remove that person from the Project and provide a qualified replacement acceptable to Owner, and subject to Owner's prior written approval.

List of Consultant's Staff

Michael Scott , *LEED AP* - Principal-in-Charge

Charles Dellinger, *AIA, PMP, LEED AP* - Project Manager

Paige Cook, *RA* - Project Architect

Dayna Lake, *LEED AP BD+C LFA* - Sustainability Coordinator

Lance Wierschem, *PLA, LEED AP* - Landscape Architect

Jessica Meadows, *SE, PE* - Structural Engineer

Debra Rudd, *LEED AP* - Principal/Planning

Linda Blackbern – Planner

Noll & Tam - Christopher Noll, *FAIA, LEED AP* - Principal/Library Architect

Noll & Tam - Trina Goodwin, *LEED AP* - Library Planner/Interior Designer

List of Subconsultants:

BMA Mechanical+ (Mechanical and Plumbing) - Brandon Rodgers

Bethel Engineering (Civil Engineering) - Trevor Lauridsen

Thoma Electric, Inc. (Electrical Engineering) - Jeff Thoma

Earth Systems, Inc. (Geotechnical Engineering) - Robert Down

SMFI (Low Voltage, Acoustics, Security) - Peter McDonald

Collings & Associates (Fire Protection) - Al Yakel

OCMI, Inc. (Cost Estimating) - John Mauk

END EXHIBIT B

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EXHIBIT C

CONSULTANT'S COMPENSATION

1. COMPENSATION SUMMARY

a.	Consultant's **Fixed Fee** for the performance of all of the **Services** described in Exhibit A ("Consultant's Scope of Work") shall be:	
	Base Contract Amount:	**$699,553.00**
	Milestone 1: Phase 1.1	$39,129.00
	Milestone 2: Phase 1.2	$102,714.00
	Milestone 3: Phase 1.3	$177,748.00
	Milestone 4: Phase 2.1	$379,962.00
	SUBTOTAL: Base Contract Amount	**$699,553.00**
b.	**Allowance for Reimbursable Expenses pursuant to Part 10.02**	**$0**
c.	Supplemental Services Allowance for Supplemental Services that may be authorized by the Owner in writing pursuant to a duly executed **Change Order** issued during the Term in accordance with Part 10.03, above.	**$69,955.00**
d.	**MAXIMUM COMPENSATION LIMIT (a+b+c)**	**$769,508.00**

2. PROGRESS PAYMENTS

a. For **the Base Contract Amount**, progress payments will be on a FIXED FEE basis for completion of each of milestone in accordance with Exhibit A.
b. For Consultant compensation payable hereunder in terms of an **HOURLY FEE** (i.e., for Supplemental Services performed in accordance with duly executed Change Order(s)), payments will be made monthly and based on the actual hours worked during the billing period charged at the hourly rates set forth in Exhibit A, above, (**Consultant must include substantiating documentation for each payment request hereunder, including a breakdown of the staff hours for particular tasks performed as a task-fee breakdown**)
c. Only invoices identifying personnel listed in Exhibit A or B, above, will be accepted by Owner as valid substantiation for hourly fee payment requests.

d. Consultant must submit appropriate documentation and information to support each invoice, including a narrative description of Services performed during such billing period. including, but not limited to, all completed milestones and deliverables.

END EXHIBIT C

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EXHIBIT D
Indemnification and Insurance Requirements
(For Design Services)

INDEMNIFICATION

CONTRACTOR agrees to indemnify, defend (with counsel reasonably approved by COUNTY) and hold harmless COUNTY and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this Agreement from any cause whatsoever, including the acts, errors or omissions of any person or entity and for any costs or expenses (including but not limited to attorneys' fees) incurred by COUNTY on account of any claim except where such indemnification is prohibited by law. CONTRACTOR'S indemnification obligation applies to COUNTY'S active as well as passive negligence but does not apply to COUNTY'S sole negligence or willful misconduct.

NOTIFICATION OF ACCIDENTS AND SURVIVAL OF INDEMNIFICATION PROVISIONS

CONTRACTOR shall notify COUNTY immediately in the event of any accident or injury arising out of or in connection with this Agreement. The indemnification provisions in this Agreement shall survive any expiration or termination of this Agreement.

INSURANCE

CONTRACTOR shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by any of the CONTRACTOR, its agents, representatives, employees, Subconsultants, and subcontractors.

A. Minimum Scope of Insurance Coverage shall be at least as broad as:

1. **Commercial General Liability (CGL):** Insurance Services Office (ISO) Form CG 00 01 covering CGL on an "occurrence" basis, including products-completed operations, personal & advertising injury, with limits no less than $2,000,000 per occurrence and **$4,000,000 in the aggregate.**
2. **Automobile Liability**: Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if CONTRACTOR has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than $1,000,000 per accident for bodily injury and property damage.
3. **Workers' Compensation**: Insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than $1,000,000 per accident for bodily injury or disease. **(Not required if CONTRACTOR provides written verification that it has no employees)**
4. **Contractor's Pollution Liability and/or Asbestos Pollution Liability and/or Errors & Omissions**: applicable to the work being performed, with a limit no less than $2,000,000 per claim or occurrence and $2,000,000 aggregate per policy period of one year.

If the CONTRACTOR maintains broader coverage and/or higher limits than the minimums shown above, the COUNTY requires and shall be entitled to the broader coverage and/or the higher limits maintained by the CONTRACTOR. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the COUNTY.

B. Other Insurance Provisions

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The insurance policies are to contain, or be endorsed to contain, the following provisions:

1. **Additional Insured** – COUNTY, its officers, officials, employees, agents and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the CONTRACTOR including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the formof an endorsement to the CONTRACTOR'S insurance at least as broad as ISO Form ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 forms if later revisions used.
2. **Primary Coverage** – For any claims related to this contract, the CONTRACTOR'S insurance coverage shall be primary insurance primary coverage at least as broad as ISO CG 20 01 04 13 as respects the COUNTY, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the COUNTY, its officers, officials, employees, or volunteers shall be excess of the CONTRACTOR'S insurance and shall not contribute with it.
3. **Notice of Cancellation** – Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the COUNTY.
4. **Waiver of Subrogation Rights** – CONTRACTOR hereby grants to COUNTY a waiver of any right to subrogation which any insurer of said CONTRACTOR may acquire against the COUNTY by virtue of the payment of any loss under such insurance. CONTRACTOR agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the COUNTY has received a waiver of subrogation endorsement from the insurer.
5. **Deductibles and Self-Insured Retention** – Any deductibles or self-insured retentions must be declared to and approved by the COUNTY. The COUNTY may require the CONTRACTOR to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.
6. **Acceptability of Insurers** – Unless otherwise approved by Risk Management, insurance shall be written by insurers authorized to do business in the State of California and with a minimum A.M. Best's Insurance Guide rating of "A- VII".
7. **Verification of Coverage** – CONTRACTOR shall furnish the COUNTY with proof of insurance, original certificates and amendatory endorsements as required by this Agreement. The proof of insurance, certificates and endorsements are to be received and approved by the COUNTY before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the CONTRACTOR's obligation to provide them. The CONTRACTOR shall furnish evidence of renewal of coverage throughout the term of the Agreement. The COUNTY reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.
8. **Failure to Procure Coverage** – In the event that any policy of insurance required under this Agreement does not comply with the requirements, is not procured, or is canceled and not replaced, COUNTY has the right but not the obligation or duty to terminate the Agreement. Maintenance of required insurance coverage is a material element of the Agreement and failure to maintain or renew such coverage or to provide evidence of renewal may be treated by COUNTY as a material breach of contract.
9. **Subcontractors** – CONTRACTOR shall require and verify that all subcontractors, including, but not limited to, Subconsultants, maintain, at all times during the Term, insurance meeting all the requirements stated herein, and CONTRACTOR shall ensure that COUNTY is an additional insured on insurance required from subcontractors and Subconsultants.
10. **Claims Made Policies** – If any of the required policies provide coverage on a claims-made

basis:

i. The Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work.
ii. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of contract work.
iii. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the CONTRACTOR must purchase "extended reporting" coverage for a minimum of five (5) years after completion of contract work.

11. **Special Risks or Circumstances** – COUNTY reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

Any change requiring additional types of insurance coverage or higher coverage limits must be made by amendment to this Agreement. CONTRACTOR agrees to execute any such amendment within thirty (30) days of receipt.

Any failure, actual or alleged, on the part of COUNTY to monitor or enforce compliance with any of the insurance and indemnification requirements set forth herein shall not be deemed as a waiver of any rights on the part of COUNTY.

END EXHIBIT D

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EXHIBIT E

NOTICES

1. All notices are deemed to have been given when made in writing and delivered or mailed to the representatives of Owner and Consultant at their respective addresses as follows:

a. Owner:

County of Santa Barbara
Capital Division
1105 Santa Barbara St. (Historic Courthouse, 2nd Floor)
Santa Barbara, CA 93101

Attention: John Green, Assistant Director, General Services Department
(805) 568-934-6229/ jlgreen@countyofsb.org

b. Consultant:
RRM Design Group
3765 S. Higuera St, Ste 102
San Luis Obispo, CA 93401

Attention: Charles Dellinger, Manager of Architecture
p: (805) 903-1275
e: cadellinger@rrmdesign.com

END EXHIBIT E

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EXHIBIT F
Federal Clauses

1. Additional Federal Clauses Applicable for Federal Funding under this Agreement.
(2 CFR § 200.326; 2 CFR Part 200, Appendix II, Required Contract Clauses)

A. REMEDIES FOR NONCOMPLIANCE.

i. In the event COUNTY determines, at its sole discretion, that CONTRACTOR is not in compliance with the terms and conditions set forth herein, COUNTY may:

a. Require payments as reimbursements rather than advance payments;
b. Withhold authority to proceed to the next phase until receipt of evidence of acceptable performance within a given period of performance;
c. Require additional, more detailed financial reports;
d. Require additional project monitoring;
e. Requiring CONTRACTOR to obtain technical or management assistance; or
f. Establish additional prior approvals.

2. EQUAL EMPLOYMENT OPPORTUNITY.

A. During the performance of this Agreement, CONTRACTOR agrees as follows:
CONTRACTOR will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. CONTRACTOR will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. CONTRACTOR agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

B. CONTRACTOR will, in all solicitations or advertisements for employees placed by or on behalf of CONTRACTOR, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.

C. CONTRACTOR will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of CONTRACTOR'S commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

D. CONTRACTOR will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

E. CONTRACTOR will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

F. In the event of CONTRACTOR'S noncompliance with the nondiscrimination clauses of this Agreement or with any of the said rules, regulations, or orders, this Agreement may be canceled, terminated, or suspended in whole or in part and CONTRACTOR may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions as may be imposed and remedies

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invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

G. CONTRACTOR will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. CONTRACTOR will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency CONTRACTOR may request the United States to enter into such litigation to protect the interests of the United States.

3. CLEAN AIR ACT.

A. CONTRACTOR agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.

B. CONTRACTOR agrees to report each violation to the California Environmental Protection Agency and understands and agrees that the California Environmental Protection Agency will, in turn, report each violation as required to assure notification to the COUNTY, Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

C. CONTRACTOR agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided by FEMA.

4. FEDERAL WATER POLLUTION CONTROL ACT.

A. CONTRACTOR agrees to comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.

B. CONTRACTOR agrees to report each violation to the California State Water Resources Control Board and understands and agrees that the California State Water Resources Control Board will, in turn, report each violation as required to assure notification to the COUNTY, Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

C. CONTRACTOR agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided by FEMA.

5. DEBARMENT AND SUSPENSION.

A. CONTRACTOR certifies to COUNTY that it and its employees and principals are not debarred, suspended, or otherwise excluded from or ineligible for, participation in federal, state, or county government contracts. CONTRACTOR certifies that it shall not contract with a subcontractor that is so debarred or suspended.

B. This certification is a material representation of fact relied upon by COUNTY. If it is later determined that CONTRACTOR did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the California Governor's Office of Emergency Services and COUNTY, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

C. This Agreement is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such CONTRACTOR is required to verify that none of the contractor, its principals (defined at 2 C.F.R. § 180.995), or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

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D. CONTRACTOR must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

E. The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

6. BYRD ANTI-LOBBYING AMENDMENT, 31 U.S.C. § 1352 (AS AMENDED).

CONTRACTOR shall file the required certification attached as Exhibit ____, Certification for Contracts, Grants, Loans, and Cooperative Agreement (Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (As Amended), which is incorporated herein by this reference. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient.

7. PROCUREMENT OF RECOVERED MATERIALS.

A. In the performance of this Agreement, CONTRACTOR shall make maximum use of products containing recovered materials that are EPA- designated items unless the product cannot be acquired.

i. Competitively within a timeframe providing for compliance with the contract performance schedule;
ii. Meeting contract performance requirements; or
iii. At a reasonable price.

B. Information about this requirement, along with the list of EPA-designate items, is available at EPA's Comprehensive Procurement Guidelines web site, https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program.

8. CHANGES.

A. Notice. The primary purpose of this clause is to obtain prompt reporting of COUNTY conduct that CONTRACTOR considers to constitute a change to this contract. Except for changes identified as such in writing and signed by COUNTY, the Contractor shall notify the COUNTY in writing promptly, within five (5) calendar days from the date that the Contractor identifies any Government conduct (including actions, inactions, and written or oral communications) that the CONTRACTOR regards as a change to the contract terms and conditions. On the basis of the most accurate information available to the Contractor, the notice shall state:

i. The date, nature, and circumstances of the conduct regarded as a change;
ii. The name, function, and activity of each Government individual and CONTRACTOR official or employee involved in or knowledgeable about such conduct;
iii. The identification of any documents and the substance of any oral communication involved in such conduct;
iv. In the instance of alleged acceleration of scheduled performance or delivery, the basis upon which it arose;
v. The particular elements of contract performance for which CONTRACTOR may seek an equitable adjustment under this clause, including:
   a. What line items have been or may be affected by the alleged change;
   b. What labor or materials or both have been or may be added, deleted, or wasted by the alleged change;
   c. To the extent practicable, what delay and disruption in the manner and sequence of performance and effect on continued performance have been or may be caused by the alleged change;
   d. What adjustments to contract price, delivery schedule, and other provisions affected by the alleged change are estimated; and
vi. CONTRACTOR'S estimate of the time by which COUNTY must respond to CONTRACTOR'S notice to minimize cost, delay or disruption of performance.

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B. **Continued Performance.** Following submission of the required notice, CONTRACTOR shall diligently continue performance of this Agreement to the maximum extent possible in accordance with its terms and conditions as construed by the CONTRACTOR.

C. **COUNTY Response**. COUNTY shall promptly, within ten (10) calendar days after receipt of notice, respond to the notice in writing. In responding, COUNTY shall either:

i. Confirm that the conduct of which CONTRACTOR gave notice constitutes a change and when necessary direct the mode of further performance;
ii. Countermand any communication regarded as a change;
iii. Deny that the conduct of which CONTRACTOR gave notice constitutes a change and when necessary direct the mode of further performance; or
iv. In the event the Contractor's notice information is inadequate to make a decision, COUNTY will advise CONTRACTOR what additional information is required, and establish the date by which it should be furnished and the date thereafter by which COUNTY will respond.

D. **Equitable Adjustments.**

i. If the COUNTY confirms that COUNTY conduct effected a change as alleged by the CONTRACTOR, and the conduct causes an increase or decrease in the CONTRACTOR'S cost of, or the time required for, performance of any part of the work under this Agreement, whether changed or not changed by such conduct, an equitable adjustment shall be made:
   a. In the contract price or delivery schedule or both; and
   b. In such other provisions of the Agreement as may be affected.

ii. The Agreement shall be modified in writing accordingly. The equitable adjustment shall not include increased costs or time extensions for delay resulting from CONTRACTOR's failure to provide notice or to continue performance as provided herein.

9. ACCESS TO RECORDS. The following access to records requirements applies to this Agreement:

A. CONTRACTOR agrees to provide COUNTY, the California Governor's Office of Emergency Services, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the CONTRACTOR which are directly pertinent to this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions.

B. CONTRACTOR agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

C. CONTRACTOR agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the Agreement.

10. USE OF U.S. DEPARTMENT OF HOMELAND SECURITY (DHS) LOGO.
CONTRACTOR shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre- approval.

11. COMPLIANCE WITH FEDERAL LAWS, REGULATIONS, AND EXECUTIVE ORDERS.
This is an acknowledgement that FEMA financial assistance will be used to fund this Agreement. CONTRACTOR will only use FEMA funds as authorized herein. CONTRACTOR will comply will all applicable federal law, regulations, executive orders, FEMA policies, procedures, and directives.

12. NO OBLIGATION BY FEDERAL GOVERNMENT.
The Federal Government is not a party to this Agreement and is not subject to any obligations or liabilities to the non-Federal entity, CONTRACTOR, or any other party pertaining to any matter resulting from the Agreement.

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13. **PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS.** CONTRACTOR acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the CONTRACTOR'S actions pertaining to this Agreement.

14. **MANDATORY DISCLOSURE**
CONTRACTOR must disclose, in a timely manner, in writing to the COUNTY all violations of Federal criminal law involving fraud, bribery, or gratuity violations potentially affecting the award. CONTRACTOR is required to report certain civil, criminal, or administrative proceedings to the System for Award Management (SAM) located at www.sam.gov. Failure to make required disclosures can result in any of the remedies described in 2 CFR §200.338 Remedies for noncompliance, including suspension or debarment. (See also 2 CFR part 180 and 31 U.S.C. 3321.)

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CERTIFICATION FOR CONTRACTS, GRANTS, LOANS, AND COOPERATIVE AGREEMENTS

(Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (As Amended))

The undersigned CONTRACTOR certifies, to the best of his or her knowledge, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form- LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

CONTRACTOR certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, CONTRACTOR understands and agrees that the provisions of 31 U.S.C. § 3801 et seq., apply to this certification and disclosure, if any.

DocuSigned by:
Michael Scott
0FDF49FA487D49C...

Signature of Contractor's Authorized Official

Michael Scott

Name and Title of Contractor's Authorized Official

12/4/2025 | 10:16 AM PST

Date

END EXHIBIT F

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ATTACHMENT 1

Orcutt Library Design RFQ/P
County Project No. 20056

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REQUEST FOR QUALIFICATIONS AND PROPOSALS

FOR

ARCHITECTURAL AND ENGINEERING DESIGN SERVICES

SANTA BARBARA COUNTY
GENERAL SERVICES DEPARTMENT
ORCUTT LIBRARY AND COMMUNITY CENTER
Project # 20056

ORCUTT, CALIFORNIA

Santa Barbara County – General Services Department
260 N San Antonio Rd – Casa Nueva
Santa Barbara, CA 93110

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1.0 INTRODUCTION

The County of Santa Barbara ("County") General Services Department is soliciting qualifications and proposals ("Proposals") from qualified entities ("Proposers) to provide architectural and engineering services qualifications and proposals from an experienced consultant team demonstrating expertise in providing design plans for a complex that includes the Orcutt Library and a separate community center ("Project"). The proposed library and the community center will be located in Orcutt, California in Northern Santa Barbara County.

The Friends of the Orcutt Library and the Santa Maria City Librarian have proposed relocating the existing Orcutt Branch Library from its current leased location in Old Town Orcutt to an expanded facility under future County ownership. This expansion will allow for increased library services, designated workspace for professionals and students and flexible space for community residents. The OASIS senior center is also looking to expand and find a suitable location that meets the needs for its members. Co-locating these Projects at a single location allows the public to utilize both facilities.

The Project shall include:

- Concept Design Phase and Preliminary Cost Estimate based upon the feasibility study completed by RRM Design and provided in attachment C.
- 50% Plans
- 100% Plans
- Final Review of PS&E

The County shall provide any readily available documents to assist in the design process. This includes existing design plans and environmental impact report for the OASIS senior center (community center), see attachment D and E. An Environmental Impact Report will be created for the library by a separate consultant.

The final deliverables ("Design Documents") shall include a set of design plans, specifications and a detailed cost estimate from a third-party cost estimating firm.

The purpose of this Request for Qualifications and Proposals ("RFQ/P") is to solicit meaningful responses so that the County may select from among a range of Proposals that best meet our needs and requirements. The County urges all interested parties to carefully review the requirements of this RFQ/P. Written Proposals, including qualification submittals containing the requested information will serve as the primary basis to be considered for the interview phase of the selection process. All responses will be reviewed by the Selection Committee. The County reserves the right to select a Proposer based on their Proposal in response to this RFQ/P and/or to conduct interviews at their discretion, however the intent is to make final selection based upon the interview phase of the selection process.

General Services will act as the main point of contact and support for this Project with potential involvement from other County departments, public agencies, community constituents, and other stakeholders with interest in the Project. The County will award a single design contract

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("Contract") for the services contemplated herein, in the form of the Form of Agreement attached hereto as Attachment A ("Form of Agreement").

2.0 BACKGROUND

The Project site is comprised of five parcels. The acreage for APN: 105-020-063 is 4.16 acres, APN: 105-020-064 is 1.12 acres, APN: 105-020-061 is 0.32 acres, APN: 105-020-060 is 5.50 acres and APN: 105-020-062 is 4.76 acres, see Attachment B for parcel map exhibit. All the above listed parcels are zoned for open space and nonrecreational purposes. The Project site currently has approved access easement from the adjacent parcel, APN 105-020-041. Based on input from the Friends of the Orcutt Library and the City of Santa Maria Library Director, the proposed library building should be designed to approximately 20,000 square feet. The current plans for the OASIS senior center propose a 14,069 square foot two-story building with a 1,600 square foot bar-b-que area and storage building with walking paths thereto. These developments will require public improvement plans to include access roads with curb, gutter and sidewalk, parking and traffic circulation, storm water detention, new utility services and fire protection requirements from the County of Santa Barbara Fire standards. In addition, landscaping plans, documentation and plans to meet the County of Santa Barbara Clean Water standards and drainage analysis to meet the County of Santa Barbara flood control requirements will be required.

3.0 PROJECT GOAL

The overall goal of this Project is to provide the Orcutt Community with a new library. The new library will provide a central hub for the community to utilize with existing and future activities for local organizations.

4.0 SCOPE OF WORK

The Project focuses on these areas: architectural, civil engineering, structural engineering, architectural landscaping, mechanical, electrical and plumbing.

Architectural Services: Consultant shall deliver concept, schematic and final architectural plans and specifications based on the architectural aesthetic outlined in the Orcutt Community Plan. Plans should include overall site plan, floor plans, roof plans, exterior and interior elevations, exterior and interior sections, schedules, diagrams and details that meet the County of Santa Barbara standards and Conditions of Approval. Consultant to coordinate with County of Santa Barbara Fire Department to determine fire access and meet the County of Santa Barbara Fire Standards.

Civil Engineering: Consultant will prepare preliminary grading and drainage plan, preliminary public improvement plan set, storm water control plan and preliminary drainage report based on the approved preliminary site plan at concept design phase. Consultant to prepare precise grading and drainage plan set, erosion control plan, storm water control plan, drainage report, storm water pollution prevention plan and public improvement plan set for 50% and 100% design phase including utility mainline plans and profiles. Plans and reports should be to the County of Santa Barbara design standards. Consultant to coordinate with

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County of Santa Barbara Fire Department to determine fire access and meet the County of Santa Barbara Fire Standards.

Mechanical, Electrical and Plumbing: Schematic design level should define and set system service parameters for basic systems, specialized systems and essential service systems. The construction documents should have a full and complete code compliant design. This should include Net Zero Energy requirements. Plans will be provided for all stages of design.

Structural Engineering: Consultant to prepare concept, schematic and final structural engineered plans and details for the Project based on the architectural plans.

Entitlement: Consultant must review current entitlements for the parcel and assess the zoning requirements, obtain required permits for the Project, review and coordinate mitigation measures from the environmental document, manage easements required and utility coordination.

4.1 Phase 1: Parcel Assessment and Concept Design

4.1.1 Project Initiation: Establish an overall Project schedule and work plan to achieve completion of the conceptual design and meet Project goal dates; review available Project documentation; identify County goals, objectives and expectations; finalize list of program meetings/site visits to the existing parcels to be held with building users and stakeholders with tentative dates set.

4.1.2 Site Inspections and Topographic Survey: All boundary and topographic survey work should be included within the AE scope and shall be performed during phase 1. The information shall be incorporated into the schematic design. In addition, copies of the boundary and survey shall be submitted separately as a part of the schematic design submittal.

4.1.3 Concept Design: Develop Concept Designs for review and confirmation with the County staff. Preliminary plans include typical sections, layout and profiles as necessary. Clear Project description shall be included with purpose and need defined.

4.1.4 ROM Cost Estimate: Assembly and submittal of a ROM cost estimate at the conclusion of Phase 1 is required. All estimates shall follow CSI Division and subsection formatting.

4.1.5 Schedule: A preliminary Project schedule, including the estimate of remaining design tasks shall be prepared and reviewed with the County team. Due to the HUD funding reporting guidelines, the Consultant will be requested to assemble design, ROM cost estimates, and schedule information in a format that matches the HUD reporting structure.

4.1.6 Deliverable: Concept Design Plans, cost estimate and schedule.

4.2 Phase 2: Schematic Design

4.2.1 Schematic Design (50%): The Consultant shall submit plans that develop the interior and exterior space plans developed in the schematic design phase. All designs shall comply with the Americans with Disabilities Act (ADA) design standards and ADA Accessibility Guidelines. The selected contractor shall deliver full and complete code compliant designs consisting of Architectural, Structural, Mechanical, Electrical, Plumbing, Telecommunications, Audio-Visual, Controls, Fire Sprinklers, Fire Alarm, Civil Engineering and Landscaping.

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The plans and specifications shall include site plans, floor plans, roof plans, exterior and interior elevations, exterior and interior sections, schedules, diagrams, sequence of operations and details sufficient and in sufficient quantity to ensure a complete, code compliant and buildable design. Plans and specifications shall meet County of Santa Barbara standard plans.

Specification shall be submitted in this phase in CSI format. The selected consultant shall be responsible for coordinating all divisions of the performance specifications with the plan sets.

4.2.2 ROM Cost Estimate: Assembly and submittal of an updated cost estimate at the conclusion of Phase 2 is required. All estimates shall follow CSI Division and subsection formatting.

4.2.3 Schedule: An updated Project schedule, including the estimate of remaining design tasks shall be prepared and reviewed with the County team. Due to the HUD funding reporting guidelines, the Consultant will be requested to assemble design, ROM cost estimates, and schedule information in a format that matches the HUD reporting structure.

County approval of the Schematic Design package shall be required in advance of proceeding to Phase 3.

4.2.4 Deliverable: 50% plans, specifications, ROM cost estimate and schedule

4.3 Phase 3 - Complete Design and Construction Documents

4.3.1 Final Design (100% and Final Review): At the conclusion of this phase, the County shall receive a complete and bid ready set of 100% Construction Documents, plans and specifications. All designs shall comply with ADA design standards and ADA Accessibility Guidelines, where applicable. The Construction Documents package assembled shall be 100% and ready for bid by the County. All plans shall be to the County of Santa Barbara Design Standards.

4.3.2 Plans: Complete plans and details sufficient to define and describe the Project in full. Plans shall be coordinated across disciplines as required for a fully functional system. It is expected a complete plan set will address all issues and may include: floor plans, detailed floor plans, roof plans, reflected ceiling plans, equipment schedules, controls, sequence of operations, redundancy of systems, mounting (wall, pad, roof, etc..), bracing (regular and/or seismic as required), noise and vibration isolation, and tie-in's to existing infrastructure and/or utilities.

4.3.3 Specifications: As necessary. Sufficient to describe the products and requirements of the Project including but not limited to: basis of design items, identification of acceptable materials and products, coordination requirements, common work results, identification, start-up, test and balance, commissioning, etc. CSI formatting for specification sections is required.

4.3.4 Cost Estimate: Assembly and submittal of an updated, independent cost estimate at the conclusion of Phase 2 is required. All estimates shall follow CSI Division and subsection formatting.

4.3.5 Schedule: A final Project schedule shall be prepared and reviewed with the County team. The final schedule shall be completed and updated for construction and Project completion.

4.3.6 Deliverable: 100% completion of the plans, specifications, schedule and engineers estimate incorporating comments from previous reviews and QA/QC review. Plans, reports and calculations as required must be signed by the engineer of record.

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4.4 Bidding and Construction Support Phase

4.4.1 Bid Phase: The Consultant shall be responsible for timely review and reply to all pre-bid Requests for Information ("RFIs") and any pre-bid product substitution requests to meet County response deadlines. All required addenda drawings, clarifications, and Consultant-required responses shall be provided to the County for issuance in formal bid addenda. After the bid, final incorporation of all addenda into a conformed set (both plans and specifications) for construction and issuance to the winning bidder shall be the responsibility of the Project engineer.

4.4.2 Construction Support: The Consultant shall be responsible for timely review and responses to RFIs, submittals, and contractor change order requests in conformance with the Project program and bidding document intent. The Consultant shall perform site visits (3 per month) during construction and prepare site visit reports. Any sub-consultant site visits shall be in sufficient quantity to observe the work in enough detail to sign off on the final installations. The Consultant shall attend specific weekly Owner-Architect-Contractor meetings, special coordination meetings, and any required pre-installation meetings coordinated by the County. (Proposer to assume 10 meetings and identify this item as a line item in its cost proposal).

4.5 Other Project Requirements & Expectations

4.5.1 For all submittals to the County, the Consultant shall, at no additional cost to the County, correct errors, omissions, and unworkable and/or improper design or drafting whether discovered during or after the completion of the review process. Electronic format files will be required for all submittal phases.

4.5.2 All deliverables shall be prepared in accordance with the latest County and Federal policies, procedures, manuals and standards. All deliverables will be in English units. At the conclusion of the Project, electronic transmittal of AutoCAD Civil LT 2023 files for all plan sheets will be required. Reports and specification submittals shall be in MS Word format and cost estimate and quantity calculations shall be in excel. The County shall be the owner of all work produced for this Project and such work shall be provided by the Consultant at the County's request.

4.5.3 Coordinate with and inform the County Project Manager of schedule, design, or budget changes.

4.6 Other Scope of Work Expectations:

Consultant shall be expected to include review of the existing conditions of approval for the Project. The Consultant is also responsible for understanding existing conditions of the parcels comprising the Project site (terrain, site specific characteristics, circulation, surrounding environment and other aspects of the parcels and the surrounding community) to inform the development of concept design.

Required expectations through all task include, however not limited to:

- Regular progress meetings with core Project team:
  The Project Team shall meet on a weekly basis in-person or virtually. The purpose of these meetings is to briefly update County staff on the status of the Project. The Consultant shall prepare agendas, including schedule/budget updates, and distribute at minimum 24 hours

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prior to each meeting. Meeting minutes for each meeting shall be distributed to the Project Team within 48 hours of meeting completion each week.

- Milestone updates/presentations
- Schedule Management:
  The Consultant shall meet the Project schedule approved in the Contract and communicate any possible subsequent changes to the Project timeline to the County Project manager.
- Stakeholder meetings to gather necessary data to aid in the concept design phase.
- Community engagement where necessary
- Standards of Document Quality:
  The selected Consultant shall provide complete and thorough documents developed without grammatical or punctuation errors. A qualified member of the selected Consultant's team shall perform final quality assurance/quality control review on all documents.
- Draft Design Documents issuance for review and final Design Document acceptance by the County.
- Attend, and/or otherwise support County staff with certain tasks associated with presentations to the Board of Supervisors and other decision-maker hearings required.

5.0 OTHER PROJECT CONSULTANTS

The County may contract with separate consultants as necessary for related work. It is expected the selected Consultant will work with the County to coordinate any related work scope as necessary.

6.0 FEES AND TENTATIVE CONSTRUCTION BUDGET OUTLINE

The selected Consultant will be required to submit billings on a monthly basis, based on the Contract between the Consultant and County.

Travel time required by the Consultant to reach the designated meeting place or County staff office shall be included in all quoted fees and shall not be billed separately. There shall be no reimbursable expenses on this Project unless associated with additional services to the extent approved in advance in writing by County.

Section 10 (Item 8) outlines the cost proposal requirements for this phase of the Project. Each cost proposal submitted in response to this RFQ/P ("Cost Proposal") shall be submitted and uploaded to the Public Purchase site by the deadline specified herein as a separate document clearly identifying the name of Proposer, the name of the Project, and labeled as "Sealed Cost Proposal." Each Cost Proposal shall break down the Project into line items consistent with the scope of work presented herein and must include all costs associated with the Project. All costs shall be not-to-exceed amounts.

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7.0 ANTICIPATED PROJECT DELIVERY

The following represents the anticipated schedule for the completion of the Design Documents. All dates are subject to change.

Notice to Proceed to Consultant	**October 17, 2025**
Site Inspections and Topographic Survey	**October 17, 2025-October 31, 2025**
Concept Design Plans, Cost Estimate and Schedule	**October 17, 2025-January 8, 2026**
50% plans, specifications, ROM cost estimate and schedule	**January 8, 2026-April 29, 2026**
100% plans, specifications, schedule and engineers estimate	**April 29, 2026-July 21, 2026**
Final Review of PS&E	**July 21, 2026-August 17, 2026**
Construction Support	**TBD**

8.0 REGISTERING WITH PUBLIC PURCHASE

Registering: Entities wishing to submit a Proposal in response to this RFQ/P must first register as a Supplier on the County of Santa Barbara Public Purchase website at Public Purchase: Vendor Registration. Successful registration will allow Proposers to receive email updates to the proposal process and the ability to upload their final Proposal package to the site. Proposers are recommended to register as a Supplier as soon as possible – it can take 24 to 48 hours for your account to become active.

To register as a Supplier, follow the steps below:

a. Step 1) Registering as a Supplier with Public Purchase: Your first step should be to register as a supplier through Public Purchase. If you are already registered with Public Purchase, please skip this step and proceed directly to step two below. Once registered you will receive an activation email from notices@publicpurchase.com advising that your account is activated (Note: be sure to add this email address to your contacts to avoid bid notifications being sent to your junk folder rather than your inbox). It can take 24 to 48 hours for your account to become active.

b. Step 2) Registering as a Supplier with the County: Once you have received your activation email from Public Purchase, log into Santa Barbara County Public Purchase homepage and accept the terms and conditions of use. You will need to register with Santa Barbara County and select the National Institute of Government Procurement (NIGP) Commodity Codes that relate to your business in order to receive email notifications of future bid opportunities.

It is important to complete Step 2 of the registration process (register with Santa Barbara County) or you will not receive notifications of upcoming proposal opportunities. It is your responsibility

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to keep your Supplier information updated in Public Purchase, particularly your contacts and email addresses.

9.0 PROPOSAL QUESTIONS

Questions or requests for clarification of this RFQ/P must be submitted in writing on the Public Purchase website (www.publicpurchase.com).

Submit Question Instructions:

a. Click on the title of the bid,
b. On the right of the bid page, click on [View/Ask Questions] to open a new page that lists all previous questions and answers.
c. Click "Ask a Question" and enter your question here.

Answers may be provided directly and visible for all interested parties to see, or provided as an addendum to this RFQ/P, posted on Public Purchase for review and consideration.

Do not contact County departments or County staff directly. Information obtained by such means is invalid and proposals which are submitted in accordance with such information may be declared non-responsive.

In the event that it becomes necessary to revise any part of this RFQ/P, written addenda will be issued and posted on Public Purchase. Any amendment to this RFQ/P is valid only if in writing and posted to Public Purchase. Verbal conversations or agreements with any officer, agent, or employee of the County that purport to modify any terms or obligations of this RFQ/P are invalid.

All addenda for this RFQ/P will be distributed via Public Purchase.

It is each Proposer's responsibility to monitor the documents associated with the RFQ/P via Public Purchase. Failure of Proposer to retrieve addenda shall not relieve such Proposer of the requirements contained therein. Additionally, failure of Proposer to return a signed addendum, when required, may be cause for rejection of such Proposer's Proposal.

Optional site visit will occur on August 14th from 4:00-5:00 pm. Any Proposers that would like to attend, please meet at the Project site at the proposed time.

10.0 INSTRUCTIONS FOR PROPOSERS

Each Proposal submitted in response to this RFQ/P shall include the information described in this Section 11. Failure to include all of the elements specified may be cause for rejection. Additional information may be provided, but should be succinct and relevant to the goals of this RFQ/P. Excessive information will not be considered favorably.

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General: The instructions below provide guidance for the preparation and submission of Proposals. Their purpose is to establish the requirements, format, and content of Proposals so that proposals are complete, contain all essential information, and can be evaluated fairly.

Submission and Content of Proposals: All Proposals must be received by the proposal submission deadline as identified in Section 7.0, above, and submitted via Public Purchase.

Proposals shall be formatted so they can be printed in 8 ½" x 11" format; drawings may be formatted for 11" x 17" sizing. All Proposal documentation shall be in 12-point font.

All Proposals will be valid for one hundred eighty (180) days.

All Proposals shall contain the following elements, **in the order presented below**. Proposals shall be divided into tabbed sections and should not exceed (25) twenty-five pages (each side of the page, if utilized is considered 2 pages – front and back).

10.1 Transmittal/Cover Letter: (two pages, if necessary) with the following information:

- Title of this RFQ/P
- Name and Mailing Address of Proposer (include physical location if mailing address is a P.O. Box)
- Year the Proposer's business entity was established (and registered with the California Secretary of State to do business in California).
- Type of business entity (partnership, corporation, etc.)
- Organizational structure of Proposer's business entity, its constituent parts and size variation of staff in the past five (5) years
- Name of Proposer contact person including title, address, email and telephone. This individual should be available by telephone or email to provide the location of Proposer's office that will be responsible for this Project.
- A statement by Proposer clearly identifying and requesting protection of any proprietary information included in such Proposer's Proposal if necessary. All Proposals may be considered public information. Subsequent to notice of intent to enter into a Contract with the selected Proposer, all or part of any and all Proposals may be released to any person who may request it. Therefore, Proposers may request in their Cover Letter if any portion of their Proposal should be treated as proprietary and not released as public information.
- Addenda Acknowledgement

10.2 Signatory Requirements: (one page) In order to receive consideration, the Cover Letter must be signed by an officer duly authorized by the Proposer to sign such material and thereby commit such Proposer to the obligations contained in this RFQ/P and its Proposal. **Further, the signing and submission of a Proposal shall indicate the intention of the Proposer to adhere**

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to the provisions described in this RFQ/P and a commitment to enter into a binding Contract in the form of the Form of Agreement attached to this FRQ/P as Attachment A. Each Proposal shall be signed by one of the following representatives:

• If the Proposer is a **partnership**, its Proposal shall be signed in the name of the partnership by all of the general partners required to legally bind the partnership or the Attorney-In-Fact. If signed by the Attorney-In-Fact, there shall be attached to the proposal a Power-Of-Attorney evidencing such authority to sign the Proposal, dated the same date as the Proposal and duly executed by all partners of such partnership.

• If the Proposer is a **corporation**, the Proposal shall include the full legal corporate name as registered with the California Secretary of State to do business in California, and the actual signature of the duly authorized officer of the corporation written (not typed) below the corporate name. The name and title of the office held by the person signing for such corporation shall be printed below the signature of the officer.

• If the Proposer is an **individual**, the Proposal shall be signed in the name of the individual Proposer.

• If the Proposer is doing business under a fictitious business name registered with the County of Santa Barbara, its Proposal shall reflect such fictitious business name after the full legal name of the Proposer and "dba" or "doing business as".

10.3 Qualifications: (five pages) A synopsis of each proposed team member's qualifications and experience with public or government Projects of similar type and size as described in this RFQ/P, including length of service with the Proposer and resume. Include an organization chart of the proposed staff to be assigned to this Project. For each sub-consultant to be used in connection with the Contract, provide sub-consultant name, area of expertise, the names of individual staff assigned to this Project and their role on the team.

10.4 Experience of Proposer: (five pages) A narrative of the Proposer's qualifying background and experience with public or government projects of similar type and size as described in this RFQ/P. Individual project descriptions, including scope, project budget and schedule are encouraged.

10.5 Proposed Work Plan, Time Schedule and Workload: (three pages) Provide a work plan description addressing all scope of work tasks along with a proposed timeline schedule reflecting each task and its deliverables and identifying appropriate progress checkpoints along with draft or interim deliverables. Also provide a narrative of Proposer staffing size, current Proposer workload, and with consideration of the Proposer's current projects, confirm the Proposer's ability to perform the scope of work as described herein.

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10.6 References for Past Performance: (two pages) Provide a list of past performance and service. Include three (3) references for whom the Proposer has developed a comparable project. Include project name, contact person, title, address, telephone number, email address as well as the contact person's role in the project and which of the Proposer's staff participated and their roles. For each reference listed, submit a brief summary of the scope of the services provided.

10.7 Deliverables: (one page) Describe Proposer's ability to provide deliverables in the required formats:

a. CADD drawings in AutoCAD (version).
b. Word documents in Microsoft Word.
c. Spreadsheets in Microsoft Excel.
d. Schedules in Microsoft Project.
e. Databases as necessary for compiling, storing and accessing the Project records in a commonly available format.
f. Bluebeam and BIM

10.8 Cost Proposal: (Cost proposal not counted to page count limit.) Provide a total cost proposal (in not-to-exceed amounts) for all services to be delivered under the Contract, including a breakdown of costs itemized for each task as defined in the Scope of Work. This cost proposal shall encompass the complete proposed Project costs for meetings and Project expenses for reproduction, postage, mileage, travel time and all related miscellaneous expenses. Also provide an hourly rate schedule for all assigned team members, including hourly rates for participation in public meetings. Cost proposal shall be utilized for unit price information at this stage, and thereafter to finalize a Contract for those services at a fair and reasonable fee with the best qualified Proposer.

Each cost proposal shall be submitted in a separate file via Public Purchase. It shall be identified with the Proposer's name, the name of this Project, and "Sealed Cost Proposal".

10.9 Required Statements: (one page per statement) Include statements of assurance regarding the following requirements:

- Non-substitution for the designated members of the proposed staff members and Sub-consultants without prior written approval by County in each instance.
- Non-conflict of interest.
- Non-collusion affidavit.
- Statement listing of litigation and/or claims related to or arising out of past projects for which Proposer provided services at any point during the past ten (10) years.

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- Ability to fulfill the indemnification and insurance requirements contained in the Form of Agreement. Please note that actual certificates of insurance are not required as part of your submittal.
- Insurance certificates (as required in the attached Form of Agreement).
- Proof of DIR Registration (if applicable) and County Vendor Registration.

10.10 Retention of Proposal. All Proposals will become the property of the County. Proposals shall not be returned to the Proposer.

11.0 ANTICIPATED CONSULTANT SELECTION SCHEDULE

The following represents the tentative schedule for this RFQ/P and completion of the Design Documents. All dates are subject to change.

RFQ/P Published and Distributed by County	**August 6, 2025**
Deadline for Vendors to submit RFQ/P Questions	**August 20, 2025, 3pm PDT**
Answers to RFQ/P Questions published by County	**August 27, 2025**
Proposal Response Deadline and RFQ/P Opening	**September 4, 3pm PDT**
Proposal Evaluations	**September 5 -11, 2025**
(Possible) Interview Sessions	**September 15-18, 2025**
Contract Award by Board of Supervisors	**October 14, 2025**
Notice to Proceed to Consultant	**October 17, 2025**
Project Deliverables Complete and Presentation to the Board of Supervisors	**October 2026**

Dates listed above are subject to change.

12.0 EVALUATION PROCESS

Proposals will be evaluated by a selection committee and the Proposers submitting the most highly rated Proposals may be invited for interviews. The following evaluation criteria and rating schedule will be used to determine the Proposer that provides the best value. The County may consider other criteria it deems relevant.

	Evaluation Criteria	**Maximum Possible Points**
A.	**Completeness of Summary of Qualifications (SOQs) Submission:** SOQ's should describe comprehensive services and should respond to each of the items set forth in this RFQ/P.	20
B.	**Personnel Experience and Qualification:**	20

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	Evaluation of the list of personnel specifically assigned to the proposed Project, including their qualifications, overall experience, and recent experience on Projects of similar nature and complexity to the proposed Project.	
C.	**Depth and Quality of Respondent's Performance:** Qualifying background and relevant experience of Proposer and sub-consultants on Projects of similar nature and complexity as the proposed Project; evaluation of client references (whether included in the proposal or not); overall responsiveness to County's solicitation.	20
D.	**Technical/Management Approach:** Evaluation of Proposer's strategy towards completion of the Project (work plan, time schedule, etc.)	15
E.	**Availability:** Evaluation of the workload of Proposer and the staffing to be assigned to the proposed Project; time scheduled of the Proposer in relation to that of the proposed Project location of the offices or facilities from which the services are to be provided to County.	15
F.	Ability to integrate sustainable approaches.	10
	TOTAL POSSIBLE POINTS	100

13.0 SELECTION PROCEDURE

Each Proposer should thoroughly review the Form of Agreement and expect to execute the Contract in the form of the Form of Agreement without modifications or changes.

County staff will open Proposals following the submittal deadline. The only information that will be made available to the public at that time will be the names of the Proposers who provided submissions. The contents of all Proposals, or any other medium which discloses any aspect of the Proposal, shall be held in strictest confidence until the County releases a Notice of Intent to Award. Proposals will be reviewed for responsiveness. A selection committee will then evaluate Proposals in accordance with the above criteria. The Proposer(s) submitting the highest rated Proposals may be invited for an interview. Interviews will be conducted in the County's sole discretion. County reserves the right to select the most qualified Proposer solely on the content of its Proposal. If County chooses to conduct interviews, the Proposer's proposed Project manager shall represent the Proposer at the interview. After completion of the interviews, the Committee will recommend the Proposer with the highest interview evaluation, for approval by the Board of Supervisors.

The County expects to enter into contract negotiations with the top ranked responding Proposer, during which time the County and Respondent will resolve any necessary issues that need to be addressed prior to entering into the Contract. Upon successful completion of such negotiations and discussions, the County and the selected Proposer shall enter into a Contract. If, in the sole

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judgment of the County, these negotiations are not successful, the County reserves the right to enter into negotiations with other Proposers, proceeding in the order of their initial ranking.

County reserves the right to make an award without further discussion of the submittal with the submitter. Therefore, each Proposal should be submitted initially on the most favorable terms that the Proposer may propose.

County reserves the right to award a Contract to the Proposer who, in the sole judgment of County, presents the most favorable response to this RFQ/P (and possible follow-up interviews) pursuant to the evaluation criteria indicated above.

County reserves the right to reject any or all Proposals, to waive minor irregularities in said responses, or to negotiate minor deviations with the successful Proposer.

In the case of differences between written words and figures in a Proposal, the amount stated in written words shall govern. In the case of a difference in unit price versus the extended figure, the unit price shall govern. County reserves the right to reject any and all Proposals, to waive minor irregularities in said proposals, or to negotiate minor deviations with the successful Proposer. County shall be the sole judge of the materiality of any such defect or irregularity.

Failure to comply with any of the requirements contained herein may result in disqualification. It is the responsibility of each Proposer to read ALL sections of this RFQ/P prior to submitting a Proposal.

14.0. ASSURANCE OF DESIGNATED PROJECT TEAM

Each Proposer shall assure that only the designated Consultant staff and sub-consultants identified in its Proposal ("Consultant Project Team"), perform the services described in this RFQ/P pursuant to the Contract. Changes to the Consultant Project Team or sub-consultant(s) shall not be made without the prior written approval of County in each instance.

15.0. GENERAL TERMS AND CONDITIONS

Protests and Appeals: Protests shall be submitted in writing within seven (7) calendar days after such aggrieved person or entity knows, or should have known, of the facts giving rise thereto.

Standard Contract: Upon completion of the evaluation and recommendation for award, the selected Proposer will be required to execute a Contract with the County in the form of the Form of Agreement as the Consultant. Proposers are advised to carefully review the attached Form of Agreement. Each Proposer must specify all proposed exceptions, alterations, changes and amendments to the Form of Agreement in the form of requested redline edits to the Form of Agreement included in such Proposer's Proposal, the nature of which may affect the evaluation of such Proposal and the County's decision regarding entering into a Contract with such Proposer.

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Independent Contractor: At all times the Consultant shall represent itself to be an independent contractor and shall not represent itself, or any of Contractor's employees, to be an employee of County. Therefore, the Consultant shall assume all legal and financial responsibility for taxes, FICA, employee fringe benefits, workers compensation, employee insurance, minimum wage requirements, overtime, etc., and agrees to indemnify, save, and hold County its officers, agents, and employees, harmless from and against, any and all loss, cost (including attorney fees), and damage of any kind related to such matters.

Non-Appropriation: County may terminate any resulting Contract at the end of any fiscal year, June 30th, without further liability other than payment of debt incurred during such fiscal year, should funds not be appropriated by its governing body to continue services for which the Contract was intended.

Non-Collusion: Each Proposer submitting a Proposal shall warrant that such Proposal is an offer made without any previous understanding, agreement or connection with any person, firm or entity submitting a separate Proposal for the same Project, and is in all respects fair, without outside control, collusion, fraud or otherwise illegal action. This condition shall not apply to Proposals which are submitted by Proposers who have partnered with others to submit a cooperative Proposal that clearly identifies a Proposer to serve as primary Consultant and the Proposer to serve as an associated sub-consultant.

Indemnification and Insurance Requirements: County's standard indemnification and insurance requirements are provided as an exhibit to the Form of Agreement (see Attachment A) and shall be required in any Contract.

16.0. REJECTION OF PROPOSALS

Only Proposals submitted to County in compliance with this RFQ/P will be considered. **Failure to comply with any of the requirements contained herein may result in disqualification. It is the responsibility of each Proposer to read ALL sections of this RFQ/P prior to submitting a Proposal.** The County reserves the right to reject any or all Proposals, to waive minor irregularities in Proposal(s), or to negotiate minor deviations with the selected Proposer.

The County may reject a Proposal if it is conditional, incomplete, contains irregularities, or reflects inordinately high-cost rates. County may waive immaterial and/or minor deviation and/or irregularities in a Proposal. County shall be the sole judge of the materiality of any such defect, deviation, and/or irregularity. Waiver of an immaterial/minor deviation shall in no way modify this RFQ/P or excuse the Proposer from full compliance with the Contract requirements if such Proposer is awarded the Contract.

17.0. VALID OFFER

Proposals shall remain valid for one hundred eighty (180) days from the due date. The County reserves the right to negotiate with the successful Proposer any additional terms or conditions not

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contained in their Proposal which are in the best interest of the County or to otherwise revise the scope of this RFQ/P.

This RFQ/P does not constitute a contract or an offer of employment. The cost of preparation of a Proposals shall be the obligation of the Proposer. All Proposals, whether accepted or rejected, shall become the property of the County and will not be returned. Unnecessarily elaborate responses, enclosures and specialized binding are not desired.

18.0. COUNTY'S RIGHTS

The County reserves the right to:

1. Request clarification of any submitted information.
2. Waive any irregularity or immaterial deviation in any Proposal.
3. Not enter into any Contract.
4. Not select any Proposer.
5. Cancel this process at any time.
6. Amend this process at any time.
7. To award more than one Contract if it is in the best interest of the County.
8. Interview Proposer(s) prior to award.
9. To request additional information during an interview.

Waiver of an immaterial deviation shall in no way modify the RFQ/P documents or excuse the Proposer from full compliance with the Contract requirements if the Proposer is awarded the Contract.

19.0. CONTRACT AWARD

The County evaluation committee intends to recommended that the County Board of Supervisors enter into a Contract with the Proposer whose Proposal best meets the needs of the County. The County reserves the right to reject any or all Proposals, and to solicit additional Proposals if deemed in the best interest of the County to do so. The decision of the County Board of Supervisors shall be final in making such determination.

The successful Proposer will receive written notification of the award, along with instructions for finalizing the Contract documents.

Selection of a Proposal will not necessarily result in a Contract with the County of Santa Barbara. Proposal opening does not constitute awarding of a Contract. Contract award is by action of the County of Santa Barbara Board of Supervisors and is not in force until fully executed by the Board.

20.0. CONFLICT OF INTEREST

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Each Proposer must warrant and covenant that no official or employee of the County, or any business entity in which an official of the County has an interest, has been employed or retained to solicit or aid in the procuring of the resulting Contract, nor that any such person will be employed in the performance of such Contract without prior and immediate divulgence of such fact to the County. Each Proposal must contain a statement to the effect that such Proposer is not currently committed to another Project that would constitute a conflicting interest with the Project described in this RFQ/P.

21.0. PUBLIC RECORDS REQUEST

All responses, proposals and materials submitted shall become property of the County and will not be returned. All responses, including the accepted Proposal and any subsequent Contract, become public records per the requirements of the California Government Code, Sections 6250 - 6270, "California Public Records Act". Proprietary material must be clearly marked as such. Pricing and service elements of the successful Proposal are not considered proprietary information. Proposals which indiscriminately identify all or parts of their Proposal as confidential or proprietary without justification may be deemed unresponsive.

The County will treat all information submitted in a response or Proposal as available for public inspection once the County has selected a Consultant. If you believe that you have a legally justifiable basis under the California Public Records Act (Government Section 6250 et. seq.) for protecting the confidentiality of any information contained within your response or Proposal, you must specifically identify all such information, together with the legal basis of your claim, in your Proposal, and present such information separately as part of your response package.

The final determination as to whether the County will assert your claim of confidentiality on your behalf shall be in the sole discretion of the County. If the County makes a determination that your information does not meet the criteria for confidentiality, you will be notified as such. Any information deemed to be non-confidential shall be considered public record.

Upon receipt of a request for disclosure pursuant to the California Public Records Act for information that is set apart and marked as proprietary, County will notify you of the request for disclosure. You shall have sole responsibility for the defense of the proprietary designation of such information. Failure to respond to the notice and enter into an agreement with County providing for the defense of and complete indemnification and reimbursement for all costs incurred by the County in any legal action to compel the disclosure of such information, shall constitute a complete waiver of any rights regarding the information designated proprietary and such information will be disclosed by County pursuant to applicable procedures under the California Public Records Act.

22.0. BUSINESS LICENSE REQUIREMENT

It is unlawful for any person to furnish supplies or services, or transact any kind of business in the unincorporated territory of Santa Barbara County without possessing a County business license

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unless exempt under County Code Sec. 22-73. Contact the Tax Collector's Office at 105 East Anapamu St, Santa Barbara, 93101, or phone (805) 568-2920, for further information.

It is not a requirement to possess a County business license at the time of response submittal. Successful Respondents shall be required to possess a County business license to award contract

Disadvantaged Business Enterprise (DBE) Policy
It is the policy of Federally Funded Projects that minority and women-owned business enterprises (hereby referred to as DBEs) as defined in 49 CFR Part 26 shall have the maximum opportunity to participate in the performance of contracts, including the Contract, financed in whole or in part with federal funds.

DBE Obligation
The Consultant and its subcontractor agrees to ensure that DBEs have the maximum opportunity to participate in the performance of contracts and subcontracts financed in whole or in part with federal funds provided under the Contract. In this regard, Consultant and all subcontractors shall take all necessary and reasonable steps in accordance with 49 CFR Part 26 to ensure that DBEs have the maximum opportunity to compete for and perform contracts. Consultant and its subcontractors shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of federally assisted contracts.

Title VI of the Civil Rights Act of 1964
The Consultant agrees to comply with all the requirements imposed by Title VI of the Civil Rights Act of 1964 (49 USC 2000(d)) and the regulations of the U.S. Department of Transportation issued there under in 49 CFR Part 21.

Equal Employment Opportunity
In connection with the performance of the Contract, the Consultant shall not discriminate against any employee or applicant for employment because of race, color, age, creed, sex or national original. Such action shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.

AMERICANS WITH DISABILITIES ACT (ADA) PROVISIONS
To comply with the nondiscrimination requirements of the ADA, it is the policy of the County to make every effort to ensure that its programs, activities and services are available to all persons, including persons with disabilities. For persons with a disability needing a reasonable modification to participate in the procurement process, or for persons having questions regarding reasonable modifications of the procurement process, you may contact the County representative listed in this RFQ. In order to ensures each Proposal is following federal ADA guidelines, Proposers should review the federal ADA guidelines.

Failure to comply with any of the requirements contained herein may result in disqualification. It is the responsibility of each Proposer to read ALL sections of this RFQ/P prior to submitting a Proposal.

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Attachment A: Form of Agreement

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PROFESSIONAL SERVICES AGREEMENT

Between

THE COUNTY OF SANTA BARBARA

And

[Consultant]

For

Orcutt Library Architectural and Engineering Design Services

PROJECT NUMBER: 20056

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END LIST OF EXHIBITS AND ATTACHMENTS

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PROFESSIONAL SERVICES AGREEMENT

FOR

PROFESSIONAL CONSULTANT SERVICES

This Professional Services Agreement ("Agreement") is entered into by and between THE COUNTY OF SANTA BARBARA ("Owner" or "County") and [_____], a [insert entity type (e.g., corporation) and state of formation] ("Consultant" or "Contractor" and, together with County, collectively, the "Parties" and each individually a "Party").

PART 1 - RECITALS

1.01 WHEREAS, this Professional Services Agreement ("PSA" or "Agreement") sets forth the terms and conditions pursuant to which Consultant, as a professional, will provide professional planning consulting services to Owner in connection with the Orcutt Library and Community Center architectural and engineering design services for the ("Project"); and

1.02 WHEREAS, Consultant was selected by means of the County's qualifications-based selection process, and represents itself as a professional having the requisite qualifications, licenses and agrees to perform the Services defined herein.

NOW, THEREFORE, Owner and Consultant agree as follows:

PART 2 - PROJECT AUTHORIZATION, TERM AND MAXIMUM COMPENSATION

2.01 Agreement For Services

A. This PSA sets forth the terms and conditions pursuant to which Consultant, as a professional, will provide services to the County as set forth herein ("Services").

2.02 Maximum Compensation

A. The sum of all payments made to Consultant pursuant to this PSA for the performance of the Services specified in the SOW and Attachment 1 shall not exceed [____] dollars ($_____) ("Base Contract Amount"). The sum of all payments made to Consultant for the performance of Supplemental Services performed pursuant to a duly executed Change Order in accordance with Part 10.03 below shall not exceed the Supplemental Services Amount set forth in Section 1.c of Exhibit C, attached hereto ("Supplemental Services Amount"). In no event shall the aggregate amount of all payments made by the County hereunder exceed the Maximum Compensation Limit specified in Section 1.d of Exhibit C, attached hereto ("Maximum Compensation Limit" or "MCL"). If Consultant performs services or incurs expenses beyond the Base Contract Amount before execution of a Change Order for Supplemental Services in accordance with Part 10.03, or in excess of the Maximum Compensation Limit, Consultant does so at Consultant's sole risk and expense.

2.03 Term

A. This PSA is effective as of first the date it is duly executed by both of the parties hereto, and shall remain in effect for a period of [__] months thereafter, unless earlier terminated in accordance with the provisions of this Agreement ("Term").

2.04 Scope

A. The services ("Services") and deliverables ("Deliverables") described in "Consultant's Scope of Work & Hourly Rates," attached hereto as Exhibit A and Attachment 1 and incorporated herein by reference (Exhibit A and Attachment 1, collectively, the "SOW"), establish the extent of the

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Services and Deliverables that may be authorized by the Owner's Project Manager ("OPM") hereunder.

PART 3 - OWNER'S RESPONSIBILITIES

3.01 Owner Provided Information

A. If required and where available, Owner may provide any of the following for Consultant's use in connection with the Services:

(i) Specialized studies of existing site conditions, including the presence of hazardous materials, soil, air, water, pollution, etc.

B. Consultant must make a written recommendation to the Owner regarding the completeness or sufficiency of any survey or specialized study provided to Consultant, or the need for any study or survey that the Consultant believes is required for the Project that is not included within Consultant's Services.

3.02 Approval & Permit Fees

A. Owner will pay all fees required by any jurisdiction having authority over the Project for filing and checking of any filing prepared by Consultant that is required for the performance of the Services, and such standard fees as are charged any governmental Agency for the issuance of approvals and permits by such governmental agency necessary for the performance of the Services.

PART 4 - PROJECT SCOPE OF WORK (SOW)

4.01 Changes in Scope

A. If Owner causes a change in the Service(s) or Deliverable(s) that Consultant believes to be material, Consultant must, within fourteen (14) calendar Days of the event that caused such change, notify Owner in writing that Consultant contends Owner has caused a material change in the Service(s) or Deliverable(s). If written notice is not given to Owner within such 14-day period, such change shall be deemed immaterial, and Consultant shall not be entitled to additional compensation for such change. If the Director of the County's General Services Department ("Director"), or his Assistant Director designee, concurs that there has been a material change in Service(s) or Deliverable(s) required by Owner hereunder, payment to Consultant may be adjusted pursuant to a Change Order for Supplemental Services duly executed by both of the parties hereto in accordance with Parts 10.01.A.3, and 10.03, below; provided, however, that Consultant shall not be entitled to any Supplemental Services Amount unless and until memorialized in a duly executed Change Order, and in no event shall the aggregate amount of payments to Consultant hereunder exceed the MCL.

B. If Consultant contends that there is a material increase in the Service(s) or Deliverable(s) required to complete the Services and requests additional compensation hereunder for the performance of such Supplemental Services, and such increase is not in any way attributable to any act or omission of, or on behalf of, Consultant or any Subconsultant, including, but not limited to, faulty or inaccurate calculations or estimations made by or on behalf of Consultant, and the Director, or his Assistant Director designee, concurs that there has been a material change in Service(s) or Deliverable(s) required by Owner hereunder, payment to Consultant hereunder may be adjusted pursuant to a Change Order for Supplemental Services duly executed by both of the parties hereto in accordance with Parts 10.01.A.3 and 10.03, below; provided, however, that Consultant shall not be entitled to any Supplemental Services Amount unless and until memorialized in a duly executed Change Order, and in no event shall the aggregate amount of payments to Consultant hereunder exceed the MCL. OPM may request, and Consultant, pursuant to such request, shall provide, assistance in re-allocating the remaining available funds available hereunder. Such assistance must, if requested by OPM,

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also include a determination of any other Supplemental Services necessary to complete the Project.

C. If there is a material decrease in the Services or Deliverables required to complete the Services, Consultant If shall immediately notify OPM of such decrease, and agrees to accept a reasonable corresponding reduction in compensation hereunder.

PART 5 - CONSULTANT'S RESPONSIBILITIES, SERVICES, AND DELIVERABLES

5.01 Consultant as Independent Contractor

A. Consultant is performing all Services as an independent contractor, and not as an agent or employee of County.

5.02 No Assignment; Consultant's Use of Subconsultants

A. The expertise and experience of Consultant are material considerations for County's execution of this Agreement. Consultant shall not assign, delegate, or transfer, directly or indirectly, whether by operation of law or otherwise, this PSA or any of Consultant's rights or obligations hereunder, without the prior written consent of County in each instance, and any attempt to so assign, delegate, or transfer this Agreement, or any rights, duties or obligations arising hereunder, shall be void and of no effect. Notwithstanding the foregoing, Consultant may use the subconsultants set forth in Exhibit B, attached hereto and incorporated herein by reference ("Subconsultants"), in performing the Services under this Agreement. Consultant shall be responsible for directing the work of authorized Subconsultants, and for all compensation and benefits due to Subconsultants, if any. County assumes no responsibility whatsoever concerning such compensation or benefits. Consultant shall not engage any subconsultant(s) in the performance of Services, other than the Subconsultants identified in Exhibit B, without the prior written approval of the OPM in each instance.

5.03 Consultant's General Responsibilities

The following General Responsibilities shall apply to all Services under this Agreement.

A. Standard of Care

1. Consultant shall perform all Services in accordance with those standards of care that are generally recognized as being used by competent persons in Consultant's profession and area of specialty in the State of California.

2. At all times during the Term, Consultant shall ensure the performance of all Services in compliance with all applicable federal, state, and local codes, statutes, laws, regulations and ordinances ("Applicable Laws").

3. Consultant shall use its professional judgment and expertise to verify interpretations of Applicable Laws from the appropriate government agency(ies) and authorities having jurisdiction over the Project. Such efforts shall be undertaken in accordance with the Standard of Care.

B. Funding by Governmental Agencies

1. If the Project is to be constructed, wholly or in part, with funds from Federal, State, or other outside funding sources, Consultant shall comply with all requirements of all such Federal, State, and outside funding sources.

C. HCAI (formally known as OSHPD) Jurisdiction

1. If the Project is within the jurisdiction of the State of California, Department of Health Access and Information ("HCAI" formally known as OSHPD), Consultant's Deliverables and performance of Service must meet all HCAI requirements.

D. Sequence of Consultant's Services

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1. Consultant's Services shall proceed sequentially as described in the SOW unless otherwise agreed or directed by the Owner via a duly executed Change Order.
2. The Milestone Schedule for completion of the Consultant's Services is set forth in the SOW.

E. Submittal of Deliverables

1. Each submittal of a Deliverable by Consultant to Owner hereunder shall include a declaration statement, signed by a duly authorized officer of Consultant, that Consultant coordinated the work of Consultant and its Subconsultants, that such Deliverable is accurate and complete, and that all of Owner's prior review comments have been incorporated therein.
2. Consultant shall furnish to Owner, in form and format suitable for reproduction, original reproducible files and other instruments of Service, and computer flash drives containing each submittal to County hereunder in the following electronic formats: Microsoft PC compatible operating system, AutoCAD 2004 or newer, Microsoft Office 2003 or newer.

F. Printing & Reproduction

1. Consultant shall pay for all printing and reproduction cost incurred in the performance of the Services.
2. Owner will print coordination check documents to be used by the Owner beyond the number of copies identified in the SOW at Owner's expense.
3. If applicable to this PSA, Owner will print Bid Documents for distribution to Bidders at Owner's expense.

G. Meetings

1. Required meetings are as specifically identified in the SOW.
2. Unless otherwise requested by the OPM, Consultant shall prepare agendas for and take minutes of all meetings conducted or attended by Consultant in connection with the performance of Services hereunder. This includes meetings that are chaired by the OPM.
3. The Consultant's compensation for attendance at and preparation of minutes for all such meetings is included in Base Contract Amount.

H. Consultant's Staff and Subconsultants

1. Consultant's staff and Subconsultants are identified in Exhibit B, and are subject to the requirements set forth therein.
2. Changes to Consultant's staff and Subconsultants are subject to Owner's prior written approval via a duly executed Change Order.

5.04 Basic Services & Deliverables: See Exhibit A

PART 6 - CONSULTANT'S SCHEDULE

6.01 Schedule

A. Consultant shall promptly perform all Services and Deliverables in accordance with the Project schedule approved by the County.

B. Consultant shall perform all Services and Deliverables within the time and Project schedule set forth in this Agreement. Time is of the essence in this Agreement.

C. Consultant shall provide and maintain Project staffing levels as necessary to perform the Services within the time provided in the Project schedule set forth in this Agreement.

PART 7 - INDEMNIFICATION & INSURANCE

7.01 Exhibit D Indemnification and Insurance Requirements

A. Consultant shall comply with all indemnification and insurance requirements set forth in Exhibit D, attached hereto and incorporated herein by reference.

PART 8 - REPRESENTATION BY COUNSEL

A. Both parties to this PSA were represented by counsel in the negotiation and execution of this PSA.

B. The parties hereto are aware of the provisions set forth in California Civil Code §1717 and intend this paragraph of the PSA to meet said statutory requirements so that the reference to attorneys' fees in Part 7, "Indemnification & Insurance" applies only in the indemnification context in Part 7, "Indemnification & Insurance."

PART 9 - HAZARDOUS MATERIALS

9.01 Responsibility for Hazardous Materials

A. Owner acknowledges that Consultant has no special knowledge or expertise regarding asbestos or other hazardous materials.

B. Unless otherwise provided in this PSA, or unless Owner has provided documented information to Consultant regarding the presence or potential presence of such hazardous materials Consultant and its Subconsultants have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials in any form at the Project site, including but not limited to asbestos, asbestos products, polychlorinated biphenyl (PCB) or any other toxic substance.

PART 10 - COMPENSATION & PAYMENT

10.01 Compensation

A. Payments will be made as set forth herein

1. Maximum Compensation Limit

    a. The Maximum Compensation Limit includes the maximum aggregate amount of compensation payable by the Owner to Consultant hereunder. Total payment by Owner to Consultant shall not exceed the Maximum Compensation Limit specified in Exhibit C, attached hereto and incorporated herein by reference. Consultant is fully responsible for the provision of all Services and Deliverables, compensation for which shall not exceed the MCL.

2. Consultant's Compensation Schedule

    a. Compensation payable to Consultant hereunder for Consultant's performance of the Services comprising [describe tasks/milestones] as set forth in the SOW shall be on a fixed fee basis upon completion of each such [Task/Milestone], and in the respective amounts for each such Task/Milestone]as set forth in the SOW.

    b. Consultant's Hourly Rate Schedule, applicable to Supplemental Services, is set forth in the SOW.

3. Changes

    a. During the Term of this PSA, the Owner may authorize changes to this PSA, other than by amending this PSA in accordance with Part 15.B., below, only in

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accordance with Part 4.01, above, and Part 10.03, below, and only to the extent authorized by the Board of Supervisors in approving this PSA.

4. Prevailing Wages

   a. Certain Services to be performed under this contract may be considered "public works" subject to prevailing wage, apprenticeship and other labor requirements of Labor Code division 2, part 7, chapter 1, section 1720 et seq. Such public works may include work performed during the design and preconstruction phases of construction including, but not limited to, inspection and land surveying work. Consultant is solely responsible for determining whether the Services, or any portion thereof, is subject to said requirements, and for complying with all such requirements that apply. All such public works projects are subject to compliance monitoring by the California Department of Industrial Relations (DIR). County has obtained from the DIR general prevailing wage determinations for the locality in which the Work is to be performed that are on file with County's Public Works Agency and are available upon request. Consultant is responsible for posting job site notices as prescribed by regulation pursuant to Labor Code section 1771.4(a)(2). Consultant acknowledges that it is aware of state and federal prevailing wage and related requirements and shall comply with these requirements to the extent applicable to the Services, including, without limitation, Labor Code sections 1771 (payment of prevailing wage), 1771.1 (registration with DIR) and 1771.4 (submission of certified payrolls to Labor Commissioner) Consultant has included (and shall include) consideration for this obligation in calculating compensation and cost estimates under this PSA.

5. Errors and Omissions

   a. Consultant must correct all errors and omissions attributable to acts and/or omissions of and/or on behalf of Consultant and/or Subconsultants without cost to Owner.

   b. Owner has the right to pursue claims for any negligent errors and omissions of or on behalf of Consultant and/or Subconsultant(s).

10.02 Reimbursable Expenses

A. When travel is authorized as a reimbursable expense, Consultant agrees to comply with the Santa Barbara County and Federal travel policies and guidelines, where applicable, for all travel, lodging and meal reimbursements arising from the performance of this Agreement. Detailed travel policy requirements and limitations can be found in the Capital Projects Division.

B. All reimbursable expenses hereunder, including travel, mileage, copying, printing, plotting, And visualizations are included in the Base Contract Amount and shall not be invoiced more often than monthly.

10.03 Supplemental Services & Deliverables

A. To the extent that County has established a Supplemental Services Allowance ("SSA") for the performance of services not included within the Services and Deliverables, such SSA is set forth in Section 1.c of Exhibit C. Consultant shall only commence work other than as set forth in the SOW pursuant to a Change Order duly executed by the Director or his Assistant Director designee ("Change Order"), and only to the extent expressly authorized by the County Board of Supervisors in approving this PSA.

10.04 Payment

A. Payment Requests

   1. Owner will make payments within thirty (30) Days after the OPM's approval of the Consultant's correct Payment Request.

B. Invoices

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1. Consultant may submit a Payment Request not more than once each month.

C. Progress Payments

1. Owner may, in its discretion, adjust any progress payment so that it corresponds with the percentage of completion as reasonably determined by Owner.

10.05 Release of All Claims

A. Prior to final payment hereunder, Consultant must execute and deliver to Owner a release of all claims arising from this Agreement, other than such claims, if any, as may be specifically excepted from the release for the reasons and in the amounts stated in the release.-

10.06 Timely Billings

A. Consultant agrees to bill Owner on a timely basis and not later than ninety (90) Days after:

1. Services are performed; or

2. Billings are otherwise due pursuant to the terms of the PSA.

B. Owner has no liability for payment of, and has sole discretion to pay or decline payment of, any billings submitted after the expiration of such ninety (90) Day period.

10.07 Consultant's Accounting Records

A. Accounting System & Records Retention

1. Consultant must maintain an accounting system in accordance with current standards of accounting and financial reporting for the purpose of supporting payments for Services authorized under this PSA. Consultant must retain such records for three (3) years after expiration or termination of this PSA, or until all claims, if any, have been disposed of, whichever period is longer.

B. Owner's Auditing Rights

1. Upon service of a written Notice to Consultant, Owner, and persons authorized by Owner, have the right at any reasonable time and place to examine, audit, and make copies of books, records, documents, accounting procedures and practices relating to the performance or administration of this PSA, or affecting any changes or modifications to this PSA.

C. Applicability to Subcontracts

1. Consultant must incorporate the above-stated accounting and audit requirements into all subcontracts, including, but not limited to, contracts with Subconsultants, exceeding Ten Thousand Dollars ($10,000) in value in connection with this PSA, including any modification(s) thereof.

PART 11 - TERM & TERMINATION

11.01 Owner's Rights

A. Termination for Convenience

1. The Director may, by written notice to Consultant, terminate all or part of this PSA at any time for Owner's convenience. Upon receipt of such notice, Consultant must immediately cease all work hereunder as specified in the notice.

2. If this PSA is so terminated, Consultant will be compensated as set forth below.

B. Termination for Breach

1. If Consultant violates any of the covenants or agreements of this PSA, or if Consultant fails to fulfill in a timely and proper manner its obligations pursuant to this PSA, and does not cure such failure or violation within thirty (30) days, or such shorter period as the Owner

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may determine is necessary and appropriate, after receipt of written notice from the County's OPM specifying such failure or violation, whether subject to cure, and, if subject to cure, the time and manner of cure, Owner may terminate this PSA in accordance with Part 11.01.A.1, above.

2. Owner will provide Consultant with written notice as to the effective date of termination, and Consultant is not entitled to compensation for Services or expenses beyond the specified termination date.

3. If, after notice of termination for breach of this PSA, it is determined that Consultant did not breach this PSA, the termination will be deemed to have been made for Owner's convenience, and Consultant will receive payment due to Consultant for Services performed prior to such termination for convenience in accordance with Section 11.02, below.

C. Suspension for Convenience

1. OPM may, without cause, order Consultant in writing to suspend, delay, or interrupt the Services under this PSA in whole or in part for up to 90 days. COUNTY shall incur no liability for suspension under this provision, and such suspension(s) shall not constitute a breach of this Agreement.

D. The rights and remedies provided herein to Owner are cumulative and in addition to any other rights and remedies provided by law in this PSA.

11.02 Consultant's Compensation Upon Termination

A. In the event of Owner's termination of this PSA, Consultant will receive compensation as follows:

1. For fully Deliverables and Services performed and delivered by Consultant and accepted by County, and authorized Reimbursable Expenses pursuant to this PSA, compensation will be in the amount specified in the PSA for such Deliverables, Services, and authorized expenses.

2. For items of Service on which Owner has issued an Authorization to Proceed but which have not been fully completed and accepted, Consultant will be compensated for its Services accepted by Owner in an amount which bears the same ratio to the total fee otherwise payable for the performance of that Service as the Services performed bear to the total Services necessary for the full performance of that Service.

B. In no event will the total compensation paid for any item of Service exceed the value specified in this PSA for such item of Service.

11.03 Delivery of Documents

A. Upon any termination of this PSA, Consultant shall furnish Owner all documents and Instruments of Service prepared pursuant to this PSA, whether complete or incomplete. Consultant may retain a copy for its records if so provided by Owner in such notice of termination.

PART 12 - DISPUTE RESOLUTION

12.01 Consultant's Questions & Concerns

A. Questions regarding the terms, conditions and Services of this PSA will be decided by the County's Director of General Services, who will furnish the decisions to Consultant in writing within thirty (30) Days after receiving a written request from Consultant.

12.02 Dispute Resolution During Construction

A. Alternate Dispute Resolution (ADR)

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1. Owner intends, but shall not be required, to use ADR techniques including Partnering and Mediation during Design.

B. Consultant and its Subconsultants shall participate in all ADR efforts as directed by Owner.

C. In the event that Owner elects to utilize such ADR, the cost of such Partnering training facilities and facilitator will be borne equally by the parties hereto.

12.03 Negotiations Before and During Mediation

A. Negotiations to resolve disputes before and during Mediation are initiated for settlement purposes only and are not binding unless otherwise agreed by Owner and Consultant.

12.04 Mediation

A. Voluntary Mediation

1. In the event a dispute or issue is not resolved by negotiation, Owner and Consultant agree to attempt to resolve the matter by Mediation.

2. Said Mediation is non-binding, and intended to provide an opportunity for the parties hereto to evaluate each other's cases and arrive at a mutually agreeable solution.

B. Initiation of Mediation

1. Any party hereto may initiate Mediation by notifying the other party hereto in writing.

C. Request for Mediation

1. A Request for Mediation must contain a brief statement of the nature of the dispute or claim, and the names, addresses, and phone numbers of all parties to the dispute or claim, and those who will represent them, if any, in the Mediation.

2. Within ten (10) days of a Party's receipt of a Request for Mediation, the Party in receipt of such Request for Mediation shall provide to the requesting Party a written response indicating whether the receiving Party is willing to participate in voluntary, non-binding mediation with respect to such dispute or claim.

D. Selection of Mediator

1. Within fourteen (14) days of a Party's written response to a Request for Mediation indicating that such Party is willing to participate in meditation with respect to the dispute or claim at issue, the Parties hereto will confer to select an appropriate mediator agreeable to all Parties.

2. If the Parties hereto cannot agree on a mediator, they may accept a mediator appointed by a recognized association such as the American Arbitration Association.

E. Qualifications of a Mediator:

1. Any mediator selected hereunder ("Mediator") must have expertise in the area of the dispute and be knowledgeable in the Mediation process.

2. No person shall serve as a Mediator in any dispute in which that person has any financial or personal interest in the result of the Mediation.

3. Before accepting an appointment, the prospective Mediator must disclose any circumstances likely to create a presumption of bias or prevent a prompt meeting with the parties. Upon receipt of such information, the Parties will confer and decide whether to select another Mediator.

F. Vacancies

1. If any Mediator becomes unwilling or unable to serve, another Mediator will be selected unless the Parties agree otherwise.

G. Representation

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1. Any Party may be represented in the Mediation by person(s) of their choice who must have full authority to negotiate.
2. The names and addresses of such representative(s) must be communicated in writing to all Parties and to the Mediator.

H. Time and Place of Mediation

1. The Mediator will set the time of each Mediation session.
2. The Mediation will be held at a convenient location agreeable to the Mediator and the Parties, as determined by the Mediator.
3. All reasonable efforts will be made by the parties hereto and the Mediator to schedule the first session within sixty (60) Days after selection of the Mediator.

I. Identification of Matters in Dispute

1. Unless a longer period of time is required by the Mediator, at least ten (10) days before the first scheduled Mediation session, each Party must provide the Mediator a brief memorandum setting forth such Party's position with regard to the issues identified in the Request for Mediation, and any other pertinent issues that such Party believes need to be resolved. At the discretion of the Mediator, or otherwise agreed by the Parties, the Parties hereto may mutually exchange such memoranda.
2. At the first Mediation session, the Parties will be expected to produce all information reasonably required for the Mediator to understand the issue(s) presented. The Mediator may require each Party to supplement such information.

J. Authority of Mediator

1. The Mediator does not have authority to impose a settlement on the Parties, but will attempt to assist the parties hereto in reaching a satisfactory resolution of their dispute.
2. The Mediator is authorized to conduct joint and separate meetings with the Parties, and to make oral and written recommendations for settlement.
3. Whenever necessary, the Mediator may also obtain expert advice concerning technical aspects of the dispute, provided that the Parties agree in writing in advance to such outside expert advice, to assume the expenses of obtaining such expert advice, and whether the arrangements for obtaining such expert advice will be made by the Mediator or one or more of the Parties.
4. The Mediator is authorized to end the Mediation whenever, in the Mediator's judgment, further Mediation efforts would not contribute to a resolution of the dispute between the Parties.

K. Privacy

1. Mediation sessions are private.
2. The Parties and their representatives may attend Mediation sessions.
3. Other persons may attend Mediation sessions only with the prior written consent of each of the Parties , and with the consent of the Mediator.

L. Confidentiality

1. The Mediator will not divulge confidential information disclosed to a Mediator by the Parties or by witnesses in the course of the Mediation.
2. All records, reports, or other documents received by a Mediator while serving as Mediator, are confidential.
3. The Mediator must not be compelled to divulge such records or to testify in regard to the Mediation in any adversary proceeding or judicial forum.

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4. The Parties shall maintain the confidentiality of the Mediation and shall not rely on, or introduce as evidence in any arbitration, judicial or other proceedings:
    a. Views expressed or suggestions made by the other Party with respect to a possible settlement of the dispute;
    b. Statements made by the other Party in the course of the Mediation proceedings;
    c. Proposals made or views expressed by the Mediator;
    d. Whether the other Party had or had not indicted willingness to accept a proposal for settlement made by the Mediator.

M. No Stenographic Record

1. There shall be no stenographic record of the Mediation.

N. Termination of Mediation

1. The Mediation shall be terminated:
    a. By the execution of a Settlement Agreement by the Parties with respect to the issues subject to the Mediation;
    b. By a written declaration of the Mediator to the effect that further efforts at Mediation are no longer worthwhile; or
    c. By a written declaration of one or more of the Parties to the effect that the Mediation proceedings are terminated.

O. Exclusion of Liability

1. No Mediator shall be a necessary party in judicial proceedings related to the Mediation.

P. Interpretation and Application of These Mediation Provisions

1. The Mediator will interpret and apply these Mediation provisions insofar as they relate to the Mediator's duties and responsibility.

Q. Expenses

1. The expenses of witnesses for each Party must be paid by the Party producing such witnesses.
2. All other expenses of the Mediation, including required traveling and other expenses of the Mediator, and the expenses of any witness called by the Mediator, and the cost of any proofs or expert advice produced at the direct request of the Mediator, will be apportioned equally between the Parties, or as may otherwise be agreed by the Parties, provided, however, that a Party shall not be responsible for any such Mediation expense to which such Party did not consent in advance in writing.

12.05 Compensation for Participation in Mediation

A. Consultant is not entitled to compensation for time spent in or for negotiations or Mediation to resolve questions or disputes between Consultant and Owner arising out of this PSA.

PART 13 - MISCELLANEOUS PROVISIONS

13.01 Capitalization and Formatting

A. Terms capitalized in this PSA include those that are:

1. Specifically defined; or
2. Titles of Parts or paragraphs; or
3. Titles of reports or Deliverables; or
4. Titles of other documents.

B. Unless otherwise indicated, highlighted, **emboldened**, *italicized*, or underlined text is not indented to imply special significance but serves merely as an aid to the reader to distinguish or quickly reference selected text.

C. Text shown with Strike Through font is meant to, and does, exclude such text from the PSA. It is shown as such merely for the convenience of the Owner.

D. The captions of the Parts and paragraphs are for convenience only and will not be deemed relevant in resolving any question of interpretation or construction of any such Part or paragraph.

13.02 Force Majeure

A. Neither party hereto shall be liable to the other Party hereto for damages or delay in performance caused by events beyond the control of such Party or such Party's employees, agents, affiliates, officers, directors, Subconsultants, or representatives, provided that (i) such events are not in any way attributable to any act or omission by or on behalf of such Party or any of such Party's employees, agents, affiliates, officers, directors, Subconsultants, or representatives, and (ii) the Party claiming such delay promptly provides written notice to the other Party specifying the cause and a good faith estimate of the duration of such delay("Force Majeure Notice"), and (iii) such Party cures such delay and resumes performance hereunder as soon as practicable under the circumstances. Except for those commitments identified in the Force Majeure Notice, the affected Party shall not be relieved of its responsibility to fully perform as to all other obligations of such Party under this Agreement. Notwithstanding the foregoing, if such Force Majeure event continues for a period of more than 90 days from the date of such Force Majeure Notice, the County shall be entitled, in its sole discretion, to immediately terminate this Agreement upon written notice to Consultant.

13.03 Waiver

A. In the event any provision of this PSA is held to be invalid and unenforceable by a court of competent jurisdiction, the remaining provisions shall be valid and binding on the Parties.

B. One or more waivers by either Party of any provision, term, condition or covenant shall not constitute a waiver of any subsequent breach.

13.04 Timely Approvals

A. Whenever the approval of Owner or Consultant is required pursuant to this PSA, such approval shall not be unreasonably withheld or delayed.

13.05 Ownership & Use of Deliverables and Instruments of Service

A. Owner shall be the owner of the following items in connection with this Agreement upon creation, whether or not completed: all data collected, all documents of any type whatsoever, all photos, designs, sound or audiovisual recordings, software code, inventions, technologies, and other materials, and any material necessary for the practical use of such items, from the time of collection and/or production whether or not performance under this Agreement is completed or terminated prior to completion. Consultant shall not release any of such items to any other person except after prior written approval of Owner.
Unless otherwise specified herein, Consultant hereby assigns to Owner all copyright, patent, and other intellectual property and proprietary rights to all data, documents, reports, photos, designs, sound or audiovisual recordings, software code, inventions, technologies, and other materials prepared or provided by Consultant pursuant to this PSA (collectively referred to as "Copyrightable Work and Inventions"). Owner shall have the unrestricted authority to copy, adapt, perform, display, publish, disclose, distribute, create derivative works from, and otherwise use in whole or in part, any Copyrightable Works and Inventions and all Deliverables provided to County hereunder. Consultant agrees to take such actions and execute and deliver such documents as may be needed to validate, protect and confirm the rights and assignments provided hereunder, including all licenses and permissions as may be necessary for County to use all Deliverables produced by Consultant hereunder. Consultant warrants that no Copyrightable Works and Inventions or any other item provided under this Agreement will

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infringe upon any intellectual property or proprietary rights of any third party. Consultant at its own expense shall defend, indemnify, and hold harmless Owner against any claim that any Copyrightable Works and Inventions or other items provided by Consultant hereunder infringe upon intellectual or other proprietary rights of a third party, and Consultant shall pay all damages, costs, settlement amounts, and fees that may be incurred by Owner in connection with any such claims.

B. This Part 13.05 shall survive expiration or termination of this PSA.

C. Consultant is not entitled to any fees for Owner's use of any Deliverable or instrument of Service unless Owner enters into a separate agreement with Consultant specifically providing for such fees.

13.06 Reliance

A. Unless otherwise indicated, Consultant may rely on the accuracy and technical quality of documents provided by Owner or the Owner's authorized consultants.

13.07 Taxes

A. Consultant shall pay all taxes, levies, duties, and assessments of every nature due in connection with any work under this PSA and shall make any and all payroll deductions required by law. Owner shall not be responsible for paying any taxes on Consultant's behalf, and should Owner be required to do so by state, federal, or local taxing agencies, Consultant agrees to promptly reimburse Owner for the full value of such paid taxes plus interest and penalty, if any. Such taxes shall include, but not be limited to, the following: FICA (Social Security), unemployment insurance contributions, income tax, disability insurance, and workers' compensation insurance.

13.08 Conflicts of Interest

A. Consultant covenants that Consultant presently has no employment or interest, and shall not acquire any employment or interest, direct or indirect, including any interest in any business, property, or source of income, which would conflict in any manner or degree with the performance of services required to be performed under this PSA. Consultant further covenants that in the performance of this PSA, no person having any such interest shall be employed or otherwise engaged by Consultant or any Subconsultant. Consultant must promptly disclose to Owner, in writing, any potential conflict of interest. Owner retains the right to waive a conflict of interest disclosed by Consultant if Owner determines it to be immaterial, and such waiver is only effective if provided by Owner to Consultant in writing.

13.09 No Publicity or Endorsement

A. Consultant shall not use Owner's name or logo or any variation of such name or logo in any publicity, advertising or promotional materials. Consultant shall not use Owner's name or logo in any manner that would give the appearance that the Owner is endorsing Consultant. Consultant shall not in any way contract on behalf of or in the name of Owner. Consultant shall not release any informational pamphlets, notices, press releases, research reports, or similar public notices concerning the Owner or its projects, without obtaining the prior written approval of Owner.

13.10 Non-Discrimination

A. Owner hereby notifies Consultant that Owner's Unlawful Discrimination Ordinance (Article XIII of Chapter 2 of the Santa Barbara County Code) applies to this PSA and is incorporated herein by this reference with the same force and effect as if the ordinance were specifically set out herein and Consultant agrees to comply with said ordinance.

13.11 Execution in Counterparts

A. This PSA may be executed electronically and in any number of counterparts and each of such counterparts shall for all purposes be deemed to be an original; and all such counterparts, or

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as many of them as the parties shall preserve undestroyed, shall together constitute one and the same instrument.

13.12 Governing Law

A. This PSA shall be governed by the laws of the State of California. Any litigation regarding this Agreement or its contents shall be filed in the County of Santa Barbara, if in state court, or in the federal district court nearest to Santa Barbara County, if in federal court.

PART 14 - NOTICES

A. All notices will be deemed to have been given when made in writing and delivered or mailed to the respective representative(s) of Owner and Consultant at their respective addresses as shown in Exhibit E ("Notices"), attached hereto and incorporated herein by reference.

PART 15 - LIMITS OF AGREEMENT

A. This PSA, including all Exhibits hereto, together with the Request for Qualifications and Proposals for Project 20056 pursuant to which this Agreement was procured and which is attached hereto as Attachment 1 and hereby incorporated herein by reference ("RFQ/P"), and Consultant's Proposal submitted to County in response to same, a copy of which is attached hereto as Attachment 2 ("Proposal"), constitutes the entire and integrated agreement between Owner and Consultant with respect to the subject matter hereof, and supersede all prior and contemporaneous negotiations, representations, or agreements, whether written or oral.

B. This PSA may be amended only by written agreement signed by Owner and Consultant, except as otherwise expressly authorized herein.

C. If any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal or unenforceable in any respect by a court of competent jurisdiction, then such provision or provisions shall be deemed severable from the remaining provisions hereof, and such invalidity, illegality or unenforceability shall not affect any other provision hereof, and this PSA shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

D. No remedy herein conferred upon or reserved to Owner is intended to be exclusive of any other remedy or remedies, and each and every such remedy, to the extent permitted by law, shall be cumulative and in addition to any other remedy given hereunder or now or hereafter existing at law or in equity or otherwise.

PART 16 - ORDER OF PRECEDENCE

A. In the event of conflict or inconsistency between the provisions contained in Parts 1 through 18 of this Agreement and the provisions contained in the Exhibits and Attachments, the provisions contained in Parts 1 through 18 of this Agreement shall control and prevail over those in the Exhibits and Attachments, other than Exhibit D, which shall control and prevail. Consultant agrees that in the event of any discrepancy, inconsistency, gap, ambiguity, or conflicting language between Consultant's Proposal (attached hereto as Attachment 2), on the one hand, and any other provision(s) of this Agreement, on the other, the provisions of this Agreement (including the RFQ/P) other than Consultant's Proposal shall take precedence and control and prevail.

PART 17 - EXHIBITS

A. The following listed Exhibits and Attachments referred to herein are incorporated in this PSA as though set forth in full.

1. Exhibit A, "Consultant's Scope of Work & Hourly Rates"
2. Exhibit B, "Consultant's Staff & Subconsultants"

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3. Exhibit C, “Consultant’s Compensation”
4. Exhibit D, “Indemnification And Insurance Requirements”
5. Exhibit E, “Notices”
6. Exhibit F, “Federal Provisions”
7. Attachment 1: RFQ/P
8. Attachment 2: Consultant’s Proposal

[*Signatures appear on the following page*.]

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IN WITNESS WHEREOF, the Parties have executed this Agreement to be effective as of the first date executed by all of the parties hereto.

County of Santa Barbara

By: _____
LAURA CAPPS, CHAIR
BOARD OF SUPERVISORS

ATTEST:
MONA MIYASATO,
COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By: _____
Deputy

CONSULTANT:
[Insert]

By: _____
Name:
Title:

APROVED AS TO FORM:
RACHEL VAN MULLEM
COUNTY COUNSEL

By: _____
Deputy County Counsel

APPROVED AS TO ACCOUNTING FORM:
BETSY SCHAFFER, CPA, CPFO
AUDITOR-CONTROLLER

By: _____
Deputy

APPROVED AS TO FORM:
GREGORY MILLIGAN
RISK MANAGER

By: _____
Risk Manager

RECOMMENDED FOR APPROVAL:
KIRK LAGERQUIST, DIRECTOR
GENERAL SERVICES DEPARTMENT

By: _____
Department Head

END OF AGREEMENT

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EXHIBIT A

SCOPE OF WORK; HOURLY RATES

Consultant shall perform all of the following services set forth in this Scope of Work ("Services") in exchange for the fixed fee Base Contract Amount set forth in the table below and in Section 1.a of Exhibit C, below, which shall include all overhead, administrative costs, and profit.

SCOPE OF WORK:

Base Contract Amount Compensation Schedule:

[specify milestones and amounts payable for completion of each milestone in not-to-exceed amounts]

Rate Schedule for Supplemental Services:

The following hourly rates, which include all overhead, administrative costs, and profit, shall apply to any and all Supplemental Services performed during the Term in accordance with duly executed Change Orders.

[Insert hourly rate schedule for SS]

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PSA with Firm Name
Dated Date of Agreement
Project Number: 20056

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END EXHIBIT A

PSA with Firm Name
Dated Date of Agreement
Project Number: 20056

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EXHIBIT B

CONSULTANT'S STAFF & SUBCONSULTANTS

A. Consultant declares that the Principal-in-Charge on behalf of Consultant shall be [insert name of Consultant employee]. Consultant declares that Consultant's Project Manager shall be [insert name of Consultant employee].

B. Consultant will only employ subconsultants identified in the Consultant's Proposal submitted in response to the County's RFQ/P for this project (each, a "Subconsultant"), as set forth below, and each Subconsultants must, if their profession or specialty is licensable, be licensed by the State of California to perform such Services. Consultant must obtain Owner's prior written approval of any other subconsultants or subcontractors. Upon Owner's request, Consultant shall provide copies of all Subconsultant contracts to Owner.

C. None of the Staff or Subconsultants specified in this Agreement shall be replaced without the prior written approval of the Director, or his Assistant Director designee, in each instance. If Consultant's Project Manager or any other designated key staff person or Subconsultant fails to perform to the satisfaction of Owner, upon written notice from the OPM, Consultant shall, within fifteen (15) calendar days, remove that person from the Project and provide a qualified replacement acceptable to Owner, and subject to Owner's prior written approval.

List of Consultant's Staff

[Insert]

List of Subconsultants:

[Insert]

END EXHIBIT B

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67

EXHIBIT C

CONSULTANT'S COMPENSATION

1. COMPENSATION SUMMARY

a.	Consultant's **Fixed Fee** for the performance of all of the **Services** described in Exhibit A ("Consultant's Scope of Work") shall be:	
	Elevator Feasibility Study	**$**
	Elevator Design Services	**$**
	Construction Administrative Services	**$**
	SUBTOTAL: Base Contract Amount	
b.	**Allowance for Reimbursable Expenses pursuant to Part 10.02**	**$0**
c.	Supplemental Services Allowance for Supplemental Services that may be authorized by the Owner in writing pursuant to a duly executed **Change Order** issued during the Term in accordance with Part 10.03, above.	**$**
d.	**MAXIMUM COMPENSATION LIMIT (a+b+c)**	**$**

2. PROGRESS PAYMENTS

a. For **the Base Contract Amount**, progress payments will be on a FIXED FEE basis for completion of each of milestone in accordance with Exhibit A.
b. For Consultant compensation payable hereunder in terms of an **HOURLY FEE** (i.e., for Supplemental Services performed in accordance with duly executed Change Order(s)), payments will be made monthly and based on the actual hours worked during the billing period charged at the hourly rates set forth in Exhibit A, above, (**Consultant must include substantiating documentation for each payment request hereunder, including a breakdown of the staff hours for particular tasks performed as a task-fee breakdown**)
c. Only invoices identifying personnel listed in Exhibit A or B, above, will be accepted by Owner as valid substantiation for hourly fee payment requests.

d. Consultant must submit appropriate documentation and information to support each invoice, including a narrative description of Services performed during such billing period. including, but not limited to, all completed milestones and deliverables.

END EXHIBIT C

PSA with Firm Name
Dated Date of Agreement
Project Number: 20056

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67

EXHIBIT D
Indemnification and Insurance Requirements
(For Design Services)

INDEMNIFICATION

CONTRACTOR agrees to indemnify, defend (with counsel reasonably approved by COUNTY) and hold harmless COUNTY and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this Agreement from any cause whatsoever, including the acts, errors or omissions of any person or entity and for any costs or expenses (including but not limited to attorneys' fees) incurred by COUNTY on account of any claim except where such indemnification is prohibited by law. CONTRACTOR'S indemnification obligation applies to COUNTY'S active as well as passive negligence but does not apply to COUNTY'S sole negligence or willful misconduct.

NOTIFICATION OF ACCIDENTS AND SURVIVAL OF INDEMNIFICATION PROVISIONS

CONTRACTOR shall notify COUNTY immediately in the event of any accident or injury arising out of or in connection with this Agreement. The indemnification provisions in this Agreement shall survive any expiration or termination of this Agreement.

INSURANCE

CONTRACTOR shall procure and maintain for the duration of this Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder and the results of that work by any of the CONTRACTOR, its agents, representatives, employees, Subconsultants, and subcontractors.

A. Minimum Scope of Insurance Coverage shall be at least as broad as:

1. **Commercial General Liability (CGL):** Insurance Services Office (ISO) Form CG 00 01 covering CGL on an "occurrence" basis, including products-completed operations, personal & advertising injury, with limits no less than $2,000,000 per occurrence and **$4,000,000 in the aggregate.**
2. **Automobile Liability**: Insurance Services Office Form Number CA 0001 covering, Code 1 (any auto), or if CONTRACTOR has no owned autos, Code 8 (hired) and 9 (non-owned), with limit no less than $1,000,000 per accident for bodily injury and property damage.
3. **Workers' Compensation**: Insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with limit of no less than $1,000,000 per accident for bodily injury or disease. **(Not required if CONTRACTOR provides written verification that it has no employees)**
4. **Contractor's Pollution Liability and/or Asbestos Pollution Liability and/or Errors & Omissions**: applicable to the work being performed, with a limit no less than $2,000,000 per claim or occurrence and $2,000,000 aggregate per policy period of one year.

If the CONTRACTOR maintains broader coverage and/or higher limits than the minimums shown above, the COUNTY requires and shall be entitled to the broader coverage and/or the higher limits maintained by the CONTRACTOR. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the COUNTY.

B. Other Insurance Provisions

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The insurance policies are to contain, or be endorsed to contain, the following provisions:

1. **Additional Insured** – COUNTY, its officers, officials, employees, agents and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the CONTRACTOR including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the formof an endorsement to the CONTRACTOR'S insurance at least as broad as ISO Form ISO Form CG 20 10 11 85 or both CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 forms if later revisions used.
2. **Primary Coverage** – For any claims related to this contract, the CONTRACTOR'S insurance coverage shall be primary insurance primary coverage at least as broad as ISO CG 20 01 04 13 as respects the COUNTY, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the COUNTY, its officers, officials, employees, or volunteers shall be excess of the CONTRACTOR'S insurance and shall not contribute with it.
3. **Notice of Cancellation** – Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the COUNTY.
4. **Waiver of Subrogation Rights** – CONTRACTOR hereby grants to COUNTY a waiver of any right to subrogation which any insurer of said CONTRACTOR may acquire against the COUNTY by virtue of the payment of any loss under such insurance. CONTRACTOR agrees to obtain any endorsement that may be necessary to effect this waiver of subrogation, but this provision applies regardless of whether or not the COUNTY has received a waiver of subrogation endorsement from the insurer.
5. **Deductibles and Self-Insured Retention** – Any deductibles or self-insured retentions must be declared to and approved by the COUNTY. The COUNTY may require the CONTRACTOR to purchase coverage with a lower deductible or retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention.
6. **Acceptability of Insurers** – Unless otherwise approved by Risk Management, insurance shall be written by insurers authorized to do business in the State of California and with a minimum A.M. Best's Insurance Guide rating of "A- VII".
7. **Verification of Coverage** – CONTRACTOR shall furnish the COUNTY with proof of insurance, original certificates and amendatory endorsements as required by this Agreement. The proof of insurance, certificates and endorsements are to be received and approved by the COUNTY before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the CONTRACTOR's obligation to provide them. The CONTRACTOR shall furnish evidence of renewal of coverage throughout the term of the Agreement. The COUNTY reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.
8. **Failure to Procure Coverage** – In the event that any policy of insurance required under this Agreement does not comply with the requirements, is not procured, or is canceled and not replaced, COUNTY has the right but not the obligation or duty to terminate the Agreement. Maintenance of required insurance coverage is a material element of the Agreement and failure to maintain or renew such coverage or to provide evidence of renewal may be treated by COUNTY as a material breach of contract.
9. **Subcontractors** – CONTRACTOR shall require and verify that all subcontractors, including, but not limited to, Subconsultants, maintain, at all times during the Term, insurance meeting all the requirements stated herein, and CONTRACTOR shall ensure that COUNTY is an additional insured on insurance required from subcontractors and Subconsultants.
10. **Claims Made Policies** – If any of the required policies provide coverage on a claims-made

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basis:

i. The Retroactive Date must be shown and must be before the date of the contract or the beginning of contract work.
ii. Insurance must be maintained and evidence of insurance must be provided for at least five (5) years after completion of contract work.
iii. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a Retroactive Date prior to the contract effective date, the CONTRACTOR must purchase "extended reporting" coverage for a minimum of five (5) years after completion of contract work.

11. **Special Risks or Circumstances** – COUNTY reserves the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

Any change requiring additional types of insurance coverage or higher coverage limits must be made by amendment to this Agreement. CONTRACTOR agrees to execute any such amendment within thirty (30) days of receipt.

Any failure, actual or alleged, on the part of COUNTY to monitor or enforce compliance with any of the insurance and indemnification requirements set forth herein shall not be deemed as a waiver of any rights on the part of COUNTY.

END EXHIBIT D

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EXHIBIT E

NOTICES

1. All notices are deemed to have been given when made in writing and delivered or mailed to the representatives of Owner and Consultant at their respective addresses as follows:

a. Owner:

County of Santa Barbara
Capital Division
260 North San Antonio Road – Casa Nueva
Santa Barbara, CA 93110-1315

Attention: John Green, Assistant Director, General Services Department
(805) 896-2236/ jlgreen@countyofsb.org

b. Consultant:

[Insert]

END EXHIBIT E

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EXHIBIT F
Federal Clauses

1. Additional Federal Clauses Applicable for Federal Funding under this Agreement.
(2 CFR § 200.326; 2 CFR Part 200, Appendix II, Required Contract Clauses)

A. REMEDIES FOR NONCOMPLIANCE.

i. In the event COUNTY determines, at its sole discretion, that CONTRACTOR is not in compliance with the terms and conditions set forth herein, COUNTY may:

a. Require payments as reimbursements rather than advance payments;
b. Withhold authority to proceed to the next phase until receipt of evidence of acceptable performance within a given period of performance;
c. Require additional, more detailed financial reports;
d. Require additional project monitoring;
e. Requiring CONTRACTOR to obtain technical or management assistance; or
f. Establish additional prior approvals.

2. EQUAL EMPLOYMENT OPPORTUNITY.

A. During the performance of this Agreement, CONTRACTOR agrees as follows:
CONTRACTOR will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. CONTRACTOR will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. CONTRACTOR agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.

B. CONTRACTOR will, in all solicitations or advertisements for employees placed by or on behalf of CONTRACTOR, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.

C. CONTRACTOR will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of CONTRACTOR'S commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

D. CONTRACTOR will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

E. CONTRACTOR will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency

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and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.

F. In the event of CONTRACTOR'S noncompliance with the nondiscrimination clauses of this Agreement or with any of the said rules, regulations, or orders, this Agreement may be canceled, terminated, or suspended in whole or in part and CONTRACTOR may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions as may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

G. CONTRACTOR will include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. CONTRACTOR will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance: Provided, however, that in the event a contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency CONTRACTOR may request the United States to enter into such litigation to protect the interests of the United States.

3. CLEAN AIR ACT.

A. CONTRACTOR agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 et seq.

B. CONTRACTOR agrees to report each violation to the California Environmental Protection Agency and understands and agrees that the California Environmental Protection Agency will, in turn, report each violation as required to assure notification to the COUNTY, Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

C. CONTRACTOR agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided by FEMA.

4. FEDERAL WATER POLLUTION CONTROL ACT.

A. CONTRACTOR agrees to comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. 1251 et seq.

B. CONTRACTOR agrees to report each violation to the California State Water Resources Control Board and understands and agrees that the California State Water Resources Control Board will, in turn, report each violation as required to assure notification to the COUNTY, Federal Emergency Management Agency, and the appropriate Environmental Protection Agency Regional Office.

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C. CONTRACTOR agrees to include these requirements in each subcontract exceeding $150,000 financed in whole or in part with Federal assistance provided by FEMA.

5. DEBARMENT AND SUSPENSION.

A. CONTRACTOR certifies to COUNTY that it and its employees and principals are not debarred, suspended, or otherwise excluded from or ineligible for, participation in federal, state, or county government contracts. CONTRACTOR certifies that it shall not contract with a subcontractor that is so debarred or suspended.

B. This certification is a material representation of fact relied upon by COUNTY. If it is later determined that CONTRACTOR did not comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C, in addition to remedies available to the California Governor's Office of Emergency Services and COUNTY, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.

C. This Agreement is a covered transaction for purposes of 2 C.F.R. pt. 180 and 2 C.F.R. pt. 3000. As such CONTRACTOR is required to verify that none of the contractor, its principals (defined at 2 C.F.R. § 180.995), or its affiliates (defined at 2 C.F.R. § 180.905) are excluded (defined at 2 C.F.R. § 180.940) or disqualified (defined at 2 C.F.R. § 180.935).

D. CONTRACTOR must comply with 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.

E. The bidder or proposer agrees to comply with the requirements of 2 C.F.R. pt. 180, subpart C and 2 C.F.R. pt. 3000, subpart C while this offer is valid and throughout the period of any contract that may arise from this offer. The bidder or proposer further agrees to include a provision requiring such compliance in its lower tier covered transactions.

6. BYRD ANTI-LOBBYING AMENDMENT, 31 U.S.C. § 1352 (AS AMENDED).

CONTRACTOR shall file the required certification attached as Exhibit ____, Certification for Contracts, Grants, Loans, and Cooperative Agreement (Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (As Amended), which is incorporated herein by this reference. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant, or any other award covered by 31 U.S.C. § 1352. Each tier shall also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the recipient.

7. PROCUREMENT OF RECOVERED MATERIALS.

A. In the performance of this Agreement, CONTRACTOR shall make maximum use of products containing recovered materials that are EPA- designated items unless the product cannot be acquired.

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i. Competitively within a timeframe providing for compliance with the contract performance schedule;
ii. Meeting contract performance requirements; or
iii. At a reasonable price.

B. Information about this requirement, along with the list of EPA-designate items, is available at EPA's Comprehensive Procurement Guidelines web site, https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program.

8. CHANGES.

A. Notice. The primary purpose of this clause is to obtain prompt reporting of COUNTY conduct that CONTRACTOR considers to constitute a change to this contract. Except for changes identified as such in writing and signed by COUNTY, the Contractor shall notify the COUNTY in writing promptly, within five (5) calendar days from the date that the Contractor identifies any Government conduct (including actions, inactions, and written or oral communications) that the CONTRACTOR regards as a change to the contract terms and conditions. On the basis of the most accurate information available to the Contractor, the notice shall state:

i. The date, nature, and circumstances of the conduct regarded as a change;
ii. The name, function, and activity of each Government individual and CONTRACTOR official or employee involved in or knowledgeable about such conduct;
iii. The identification of any documents and the substance of any oral communication involved in such conduct;
iv. In the instance of alleged acceleration of scheduled performance or delivery, the basis upon which it arose;
v. The particular elements of contract performance for which CONTRACTOR may seek an equitable adjustment under this clause, including:
   a. What line items have been or may be affected by the alleged change;
   b. What labor or materials or both have been or may be added, deleted, or wasted by the alleged change;
   c. To the extent practicable, what delay and disruption in the manner and sequence of performance and effect on continued performance have been or may be caused by the alleged change;
   d. What adjustments to contract price, delivery schedule, and other provisions affected by the alleged change are estimated; and
vi. CONTRACTOR'S estimate of the time by which COUNTY must respond to CONTRACTOR'S notice to minimize cost, delay or disruption of performance.

B. <u>Continued Performance.</u> Following submission of the required notice, CONTRACTOR shall diligently continue performance of this Agreement to the maximum extent possible in accordance with its terms and conditions as construed by the CONTRACTOR.

C. <u>COUNTY Response</u>. COUNTY shall promptly, within ten (10) calendar days after receipt of notice, respond to the notice in writing. In responding, COUNTY shall either:

i. Confirm that the conduct of which CONTRACTOR gave notice constitutes a change and when necessary direct the mode of further performance;
ii. Countermand any communication regarded as a change;

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iii. Deny that the conduct of which CONTRACTOR gave notice constitutes a change and when necessary direct the mode of further performance; or

iv. In the event the Contractor's notice information is inadequate to make a decision, COUNTY will advise CONTRACTOR what additional information is required, and establish the date by which it should be furnished and the date thereafter by which COUNTY will respond.

D. Equitable Adjustments.

i. If the COUNTY confirms that COUNTY conduct effected a change as alleged by the CONTRACTOR, and the conduct causes an increase or decrease in the CONTRACTOR'S cost of, or the time required for, performance of any part of the work under this Agreement, whether changed or not changed by such conduct, an equitable adjustment shall be made:

a. In the contract price or delivery schedule or both; and

b. In such other provisions of the Agreement as may be affected.

ii. The Agreement shall be modified in writing accordingly. The equitable adjustment shall not include increased costs or time extensions for delay resulting from CONTRACTOR's failure to provide notice or to continue performance as provided herein.

9. ACCESS TO RECORDS. The following access to records requirements applies to this Agreement:

A. CONTRACTOR agrees to provide COUNTY, the California Governor's Office of Emergency Services, the FEMA Administrator, the Comptroller General of the United States, or any of their authorized representatives access to any books, documents, papers, and records of the CONTRACTOR which are directly pertinent to this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions.

B. CONTRACTOR agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

C. CONTRACTOR agrees to provide the FEMA Administrator or his authorized representatives access to construction or other work sites pertaining to the work being completed under the Agreement.

10. USE OF U.S. DEPARTMENT OF HOMELAND SECURITY (DHS) LOGO.
CONTRACTOR shall not use the DHS seal(s), logos, crests, or reproductions of flags or likenesses of DHS agency officials without specific FEMA pre- approval.

11. COMPLIANCE WITH FEDERAL LAWS, REGULATIONS, AND EXECUTIVE ORDERS.
This is an acknowledgement that FEMA financial assistance will be used to fund this Agreement. CONTRACTOR will only use FEMA funds as authorized herein. CONTRACTOR will comply will all applicable federal law, regulations, executive orders, FEMA policies, procedures, and directives.

12. NO OBLIGATION BY FEDERAL GOVERNMENT.
The Federal Government is not a party to this Agreement and is not subject to any obligations or liabilities to the non-Federal entity, CONTRACTOR, or any other party pertaining to any matter resulting from the Agreement.

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13. PROGRAM FRAUD AND FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS.
CONTRACTOR acknowledges that 31 U.S.C. Chap. 38 (Administrative Remedies for False Claims and Statements) applies to the CONTRACTOR'S actions pertaining to this Agreement.

14. MANDATORY DISCLOSURE
CONTRACTOR must disclose, in a timely manner, in writing to the COUNTY all violations of Federal criminal law involving fraud, bribery, or gratuity violations potentially affecting the award. CONTRACTOR is required to report certain civil, criminal, or administrative proceedings to the System for Award Management (SAM) located at www.sam.gov. Failure to make required disclosures can result in any of the remedies described in 2 CFR §200.338 Remedies for noncompliance, including suspension or debarment. (See also 2 CFR part 180 and 31 U.S.C. 3321.)

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CERTIFICATION FOR CONTRACTS, GRANTS, LOANS, AND COOPERATIVE AGREEMENTS

(Byrd Anti-Lobbying Amendment, 31 U.S.C. § 1352 (As Amended))

The undersigned CONTRACTOR certifies, to the best of his or her knowledge, that:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. § 1352 (as amended by the Lobbying Disclosure Act of 1995). Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

CONTRACTOR certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, CONTRACTOR understands and agrees that the provisions of 31 U.S.C. § 3801 et seq., apply to this certification and disclosure, if any.

_____
Signature of Contractor's Authorized Official

_____
Name and Title of Contractor's Authorized Official

_____
Date

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ATTACHMENT 1

RFQ

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ATTACHMENT 2

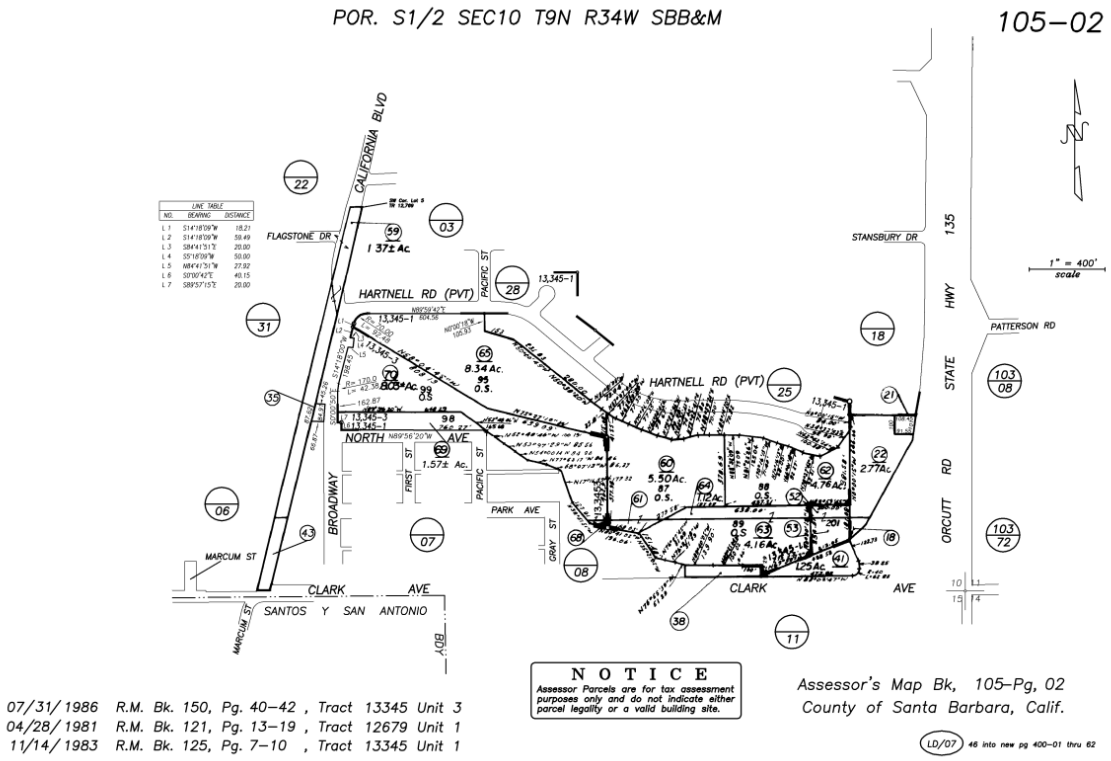
Proposal

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PSA with Firm Name
Dated Date of Agreement
Project Number: 20056

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67

Attachment B: Parcel Map



07/31/1986 R.M. Bk. 150, Pg. 40–42 , Tract 13345 Unit 3
04/28/1981 R.M. Bk. 121, Pg. 13–19 , Tract 12679 Unit 1
11/14/1983 R.M. Bk. 125, Pg. 7–10 , Tract 13345 Unit 1

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Attachment C: Library Schematic Site Plan and Bubble Diagram

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0' 20' 40' 80'

ORIGINAL 24" X 36" SHEET SCALE: 1" = 40' 0"

rrm design group

SANTA BARBARA COUNTY ORCUTT LIBRARY

SCHEMATIC SITE PLAN AND BUBBLES

OASIS SITE

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67



0' 4' 8' 16'

ORIGINAL 24" X 36" SHEET SCALE: 1/8" = 1' 0"

rrm design group

SANTA BARBARA COUNTY ORCUTT LIBRARY

SCHEMATIC SITE PLAN AND BUBBLES

SCHEMATIC GROUND FLOOR PLAN

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ATTACHMENT 2

RRM Design Group, RFQ Response (Rec. 9/10/25)

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Orcutt Library and OASIS Center

Project # 20056

Presented by RRM Design Group and Noll & Tam Architects on September 10, 2025



rrm design group + NOLL & TAM ARCHITECTS

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September 10, 2025

Danielle Chanley
County of Santa Barbara
1105 Santa Barbara Street
Santa Barbara, CA, 93101

RRM Design Group
3765 S. Higuera St, Ste 102
San Luis Obispo, CA 93401
p: (805) 543-1794
www.rrmdesign.com

Contact person:
Charles Dellinger,
Manager of Architecture
***p:** (805) 903-1275*
***e:** cadellinger@rrmdesign.com*

Type of business entity:
Corporation

***Year established & registered with CA Secretary of State:** 1974*

Staff Variation:
197 employees in 2025;
133 employees in 2020

Organizational structure:

- *Architecture*
- *Civil Engineering*
- *Landscape Architecture*
- *Planning & Urban Design*
- *Structural Engineering*
- *Surveying*
- *Corporate Services*

Re: Orcutt Library and OASIS Center Project

Dear Ms. Chanley,

The Orcutt Library and Community Center is more than just a facility—it's an investment in the heart of the community. It's a place for life's celebrations, a refuge during difficult times, a space to overcome homework challenges, and a foundation for developing a lifelong love of learning. This project is an investment in Orcutt and in the broader Santa Barbara County community, and we understand its importance because we're part of that community.

At RRM Design Group, we live by the principle of "doing the right thing, always." For the Orcutt Library and Community Center, we've assembled a team that embodies this value. As Executive Architect and Architect of Record, RRM will lead a collaboration featuring Noll & Tam Architects, who is nationally recognized for their award-winning, community-centered library designs. Together, we bring unmatched regional insight and deep design and technical expertise to ensure this project is successful and enduring.

> *"As a fellow design professional I hold Mike Scott and RRM Design Group in highest regard for your professionalism, vision and abilities. I hope that I will again have the opportunity to work with you and/or RRM Design Group in the future."*
>
> ***- Frederic Clark, CE, LS, Community Development Director, City of Manteca***

This isn't a new partnership; it's a proven one. RRM and Noll & Tam have worked together on multiple projects, and our design philosophies are so aligned that we actively seek opportunities to collaborate. RRM's strength in feasibility and standards keeps projects grounded, while Noll & Tam's library expertise ensures the facility reflects how people use and value libraries today.

Together, we offer:

- **A Trusted Local Team:** We're ready to mobilize with the same core team that led initial programming efforts, conducted site evaluations, and engineered the Oasis project. We bring a unique understanding of the project's strengths and challenges.
- **Modern Library Expertise:** Noll & Tam's nationally recognized work ensures a design that is both visionary and rooted in proven principles, tailored to serve the community for decades to come.
- **Commitment to Sustainability:** We're dedicated to creating vibrant, healthy, and sustainable environments. We implement strategies that are both environmentally responsible and economically sound, including ZNE solutions for complex project types.
- **Resilient Foresight:** We design systems that are resilient to weather, people, and disasters, minimizing long-term maintenance costs and supporting lean operational budgets.
- **Long-Term Partnerships:** Serving and strengthening communities is at the core of our mission. This project is more than a professional endeavor. It's a chance to help our friends and neighbors build a space that reflects their values and aspirations.

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We are excited about the opportunity to create a place that will be cherished for generations—a true community heart for Orcutt. Thank you for considering our team for this meaningful project.

Acknowledgments:

We acknowledge receipt and review of Addendum No. 1 (August 12, 2025) and Addendum No. 2 (August 28, 2025) to County Project No. 20056, Orcutt Library Architectural and Engineering Design Services.

We further confirm our commitment to comply with all requirements outlined in the RFQ/P, including execution of the Form of Agreement as provided.

Sincerely,

RRM Design Group

Mike Scott	Charles Dellinger	Christopher Noll
LEED AP	AIA, PMP, LEED AP	FAIA, LEED AP
Principal/Officer	Manager of Architecture	Principal



RRM Project Pictured: *San Luis Obispo High School Library, San Luis Obispo, CA*

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Noll & Tam Project Pictured: *Los Gatos Library, Los Gatos, CA*

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Proposal For Orcutt Library and OASIS Center

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Graphics & Photographs:

This document features images of RRM Design Group and its subconsultant partners' projects, the graphics and photos of which are owned, copyrighted, and/or licensed by our respective firms. Some images may be modified due to privacy concerns.

About RRM Design Group:

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Section One:

Qualifications

Proposal for
Orcutt Library and OASIS Center



RRM Project Pictured:
Paso Robles Library Revision
Paso Robles, CA

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Our Team for County of Santa Barbara

Under the leadership of RRM Design Group, a highly qualified and technically proficient team has been assembled to deliver a state-of-the-art library and community center. In partnership with Noll & Tam, nationally recognized for their award-winning library design, this team integrates RRM's extensive experience in civic architecture and interdisciplinary work throughout Santa Barbara County. The design team includes specialists in sustainable design, structural and civil engineering, acoustics, audiovisual systems, and landscape architecture, each selected for their deep expertise in the region and the building typology. This collaborative group brings a comprehensive understanding of site-responsive design, community engagement, and the integration of advanced building systems, ensuring a resilient, inclusive, and future-ready public facility. Our team's resumes can be found in the appendix.

RRM Design Group



Mike Scott
LEED AP
Principal-in-Charge
Principal



Charles Dellinger
AIA, PMP, LEED AP
Project Manager
Manager of Architecture

Project Management



Paige Cook
RA
Project Architect



Dayna Lake
LEED AP BD+C LFA
Sustainability Coordinator

Architecture



Lance Wierschem
PLA, LEED AP
Landscape Architect

Landscape Architecture



Jessica Meadows
SE, PE
Structural Engineer

Structural Engineering



Debra Rudd
LEED AP
Principal/Planning



Linda Blackbern
Planner

Planning

Noll & Tam



Christopher Noll
FAIA, LEED AP
Principal/Library Architect
Principal



Trina Goodwin
LEED AP
Library Planner/Interior Designer
Associate Principal

Library and Interior Design

Subconsultants

BMA Mechanical+
Mechanical and Plumbing
Brandon Rodgers

Bethel Engineering
Civil Engineering
Trevor Lauridsen

Thoma Electric, Inc.
Electrical Engineering
Jeff Thoma

Earth Systems, Inc.
Geotechnical Engineering
Robert Down

SMFI
Low Voltage, Acoustics, Security
Peter McDonald

Collings & Associates
Fire Protection
Al Yakel

OCMI, Inc.
Cost Estimating
John Mauk

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Noll & Tam Project Feature

Noll & Tam creates libraries and community centers that reflect the needs of their users—from early readers and older adults to active teens. Their work on the ***Berkeley YMCA Teen Center*** *is a powerful example of youth-led design, where teens helped shape a vibrant, inclusive space.* ***See how they did it here:*** *https://www.nollandtam.com/portfolio/pge*

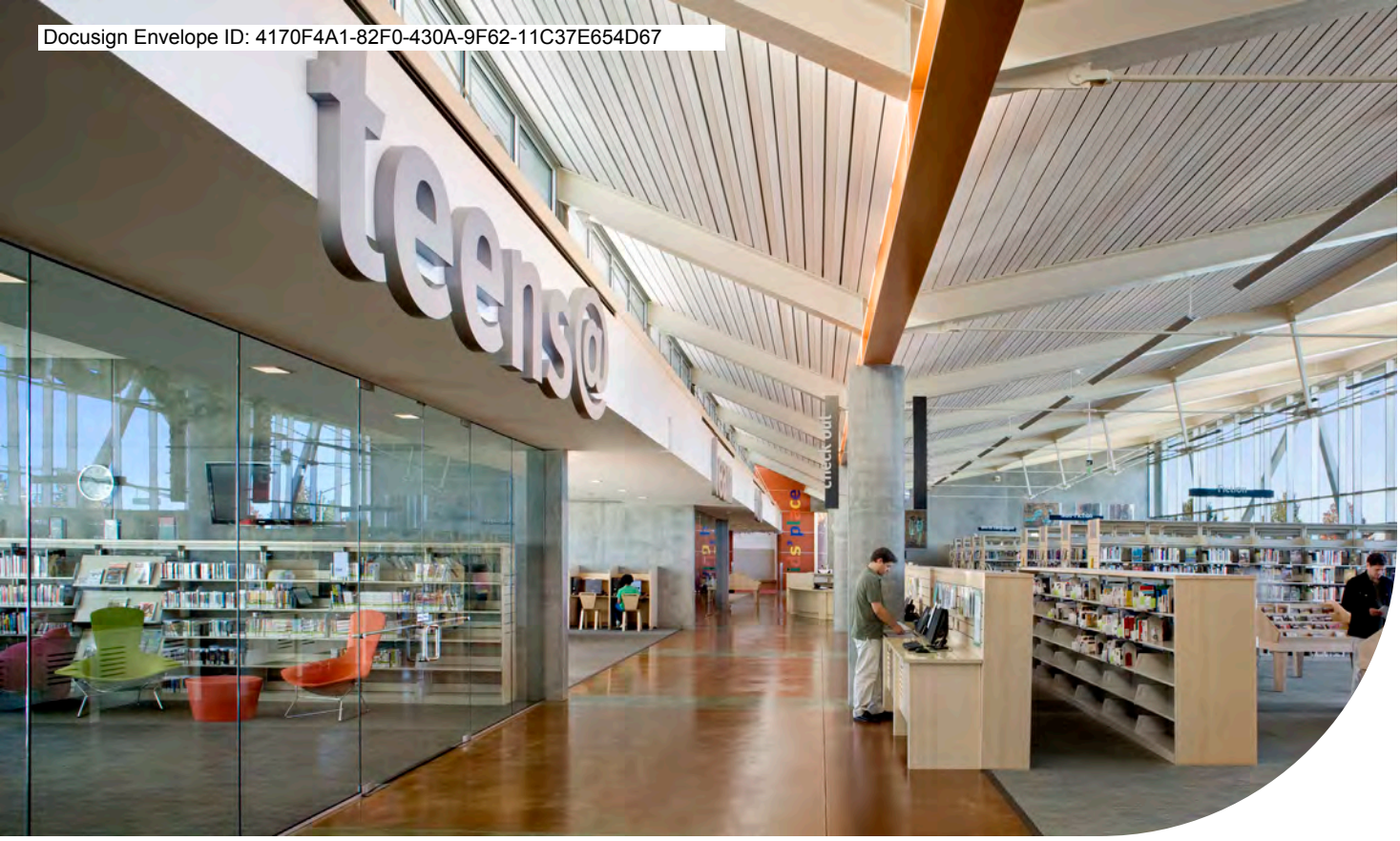
Noll & Tam Project Pictured: *Berkeley Teen Center YMCA, Berkeley, CA*

Section Two:

Experience of Proposer

Proposal For Orcutt Library and OASIS Center

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Experience on Similar Projects

RRM Design Group and Noll & Tam bring complementary strengths and a proven record of delivering complex civic and community-serving facilities across California. Together, our firms offer the County of Santa Barbara a team with unmatched local knowledge, multidisciplinary depth, and nationally recognized library design expertise.

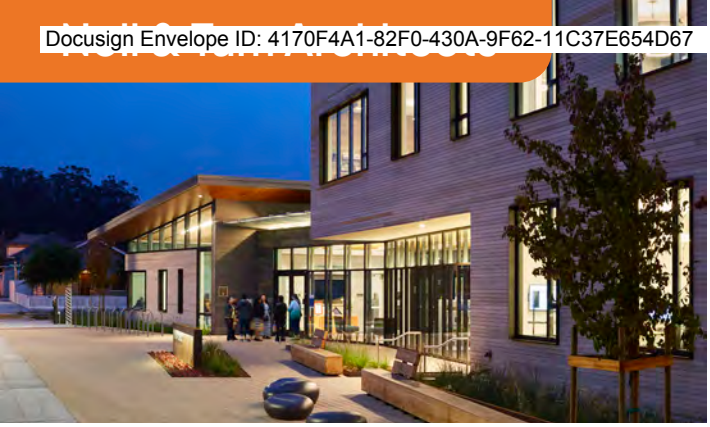
RRM Design Group has partnered with the County of Santa Barbara and local agencies for decades, shaping projects that enhance community life while reflecting the region's unique character. With offices in Santa Barbara and San Luis Obispo, RRM has delivered public safety facilities, educational environments, community centers, housing developments, and planning initiatives throughout the County. Notable efforts include the Santa Barbara County Regional Fire Communications Facility, New Cuyama Fire Station No. 27, and the County Fire Station No. 19 Dispatch Center. These projects demonstrate our ability to manage complex, multi-agency projects while navigating County standards, permitting, and community priorities.

Noll & Tam Architects bring deep expertise in library design, public architecture, and inclusive community engagement. Over the past 30+ years, they've completed more than 60 library projects which are responsive to the unique identities, needs, and aspirations of their communities. They are a recognized leader in reimagining what a library can be—not just a place for books, but a vibrant civic center for learning, connection, and community resilience.

Together, our team combines local experience and trusted County relationships with nationally recognized design leadership. Our recent collaborations, including the Heather Farm Aquatic and Community Center, illustrate how RRM and Noll & Tam successfully partner on community-focused projects by engaging stakeholders, balancing technical requirements, and designing spaces that are accessible to all and adaptable for future community needs. For the Orcutt Library and OASIS Center, this team offers the County a highly qualified partner with the vision, expertise, and track record to deliver a community hub that reflects local identity, enhances services, and stands as a lasting asset for generations to come.

The following pages highlight representative projects and staff experience that demonstrate our qualifications for this important effort.

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National Library Building Award
-AIA/ALA, 2019

Half Moon Bay Library

Conceived as a welcoming, flexible, and future-ready civic space that reflects the values and character of its coastal-agricultural community, the library serves as a vibrant regional destination. Designed to support a wide range of users—from young children to seniors—with daylit interiors, acoustically zoned areas, and flexible spaces that adapt to evolving programs and technologies. Unique features include indoor-outdoor community rooms and reading plazas, a flexible maker space for creative programming and dedicated teen and children's areas designed for engagement and accessibility. The Zero Net Energy / LEED Platinum Half Moon Bay Library exemplifies how thoughtful design can elevate a library into a true community centerpiece, supporting lifelong learning, civic pride, and deep community connection.

Client
City of Half Moon Bay

Location
Half Moon Bay, CA

Project Budget
$24.9 million

Project Timeline
2015-2018

Unique Features
- *Indoor-outdoor community rooms & reading plazas*
- *Flexible maker space for creative programming*
- *Dedicated teen & children's areas*
- *LEED Platinum certification*

RRM Design Group







Alex Fiore Teen Center and Goebel Adult Center

The Conejo Recreation and Park District, in partnership with the City of Thousand Oaks, selected RRM Design Group to develop a comprehensive master plan to revitalize the existing teen and community center, transforming it into a vibrant community hub. The plan modernizes existing structures by renovating restrooms, kitchens, storage areas, and the outdoor patio. It also enhances outdoor spaces, creating a multi-use court for various sports and activities, an event area for community gatherings, an alternative game and outdoor classroom/activity area, a skate plaza, and a shaded outdoor fitness area. Other improvements included technological upgrades to security systems, outdoor speakers, and exterior electrical and lighting systems. The revitalized teen and community center provides a welcome space for all ages to gather.

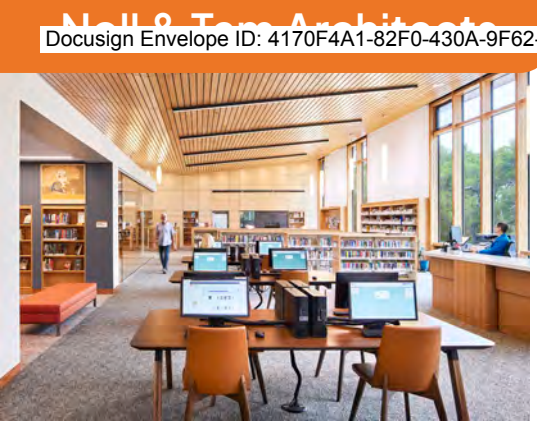
Client
Conejo Recreation and Park District

Location
Thousand Oaks, CA

Project Budget
$4.3 million

Project Timeline
2019-2023

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Capitola Branch Library

Noll & Tam partnered with Santa Cruz Public Libraries and the City of Capitola to design a community library that reflects local identity while supporting modern library services. Developed through a robust public outreach process—including engagement with stakeholders, community members, and city leadership—the project resulted in a flexible, welcoming facility tailored to its neighborhood.

The design incorporates adaptable interior spaces, outdoor reading areas, and strong pedestrian connections, all shaped by the natural beauty and character of the site. Local materials, integrated art, and playful furnishings reinforce a strong sense of place, while the building layout prioritizes accessibility, visibility, and a vibrant patron experience.

Client
City of Capitola

Location
Capitola, CA

Project Budget
$12.3 million

Project Timeline
2016-2021

RRM Design Group



Under Construction

Porterville Fourth Street Community Center and Park

The Porterville Community Center and Park project transforms an under-developed public lot into a vibrant gathering place. At the heart of the project, the new community center provides an indoor facility where residents can exercise, host events, and connect—particularly important in an area where agricultural activity often impacts air quality. The building serves as a hub for recreation and engagement, addressing the city's lack of indoor amenities and fostering social connection and well-being. Complementary outdoor features include an ADA playground, splash pad, mini-pitch soccer arena, and trails, creating a dynamic, inclusive space that supports both indoor and outdoor activity.

Client
City of Porterville

Location
Porterville, CA

Project Budget
$16.9 million

Project Timeline
2022-present

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67







Under Construction

Heather Farm Aquatic and Community Center

Set within the heart of Heather Farm Park, this new community center and aquatic facility is designed to become the hub of civic life. The project combines recreation, learning, and gathering spaces into one vibrant destination that connects seamlessly to the park's existing amenities. Working as an integrated team Noll & Tam and RRM Design Group did extensive public engagement to develop the master plan and conceptual site plan. We continued our collaboration designing a facility which will offer a large indoor gathering hall, multi-purpose rooms and classrooms, a central atrium for casual interaction, outdoor gardens and event terraces, and a full aquatic program featuring a 50-meter competition pool, a recreational pool, changing facilities, and support buildings. The design emphasizes flexibility, accessibility, and a strong connection between indoor and outdoor spaces—creating a welcoming environment that supports a wide range of community programs and events.

Client
City of Walnut Creek

Location
Walnut Creek, CA

Project Budget
$45 million

Project Timeline
2018-Present

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67

Santa Barbara County Experience

RRM Design Group has extensive experience working throughout Santa Barbara County, partnering with the County and local agencies to deliver projects that enhance community life and reflect the region's character. Our work spans civic and public safety facilities, educational environments, housing developments, planning initiatives, and commercial projects, showcasing the depth of our multidisciplinary expertise. With decades of collaboration in the county, we bring a strong understanding of local processes and priorities, enabling us to create designs that balance functionality, sustainability, and community vision.





1. *Santa Barbara County Regional Fire Communications Facility*
2. *Rice Ranch Summit Club Community Center, Orcutt*
3. *New Cuyama Fire Station No. 27*
4. *Santa Claus Lane Streetscape, Carpinteria*
5. *Waller Park Master Plan, Orcutt*







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Virtual Walk-Through

At RRM, we believe that great design begins with connection. Through immersive design visualization, we bring ideas to life in ways that inspire communities and foster collaboration. Whether it's a neighborhood park, an art center, or a library, our visual tools and process help stakeholders see the possibilities and shape the future together. ***See SLOMA's design in progress here:*** *https://www.youtube.com/watch?v=bnH0OIEZaoY*

RRM Project Pictured: *San Luis Obispo Museum of Art, San Luis Obispo, CA*

Section Three:

Work Plan, Timeline, and Workload

Proposal For Orcutt Library and OASIS Center

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67

Work Plan

RRM Design Group believes that a thorough, well-structured approach and work plan, developed early and with consensus agreement, results in not only successful buildings, but a successful process throughout the design and construction.

We have broken down our work plan into the following significant phases and tasks based on our understanding of the stakeholder needs, project demands, and jurisdictional requirements.

Phase 1: Parcel Assessment and Concept Design

Task 1.1: Project Initiation and Administration

Develop and maintain a focused project execution process, so the schedules don't slip and resources are used efficiently.

RRM will work with the County to get the project moving quickly and maintain the momentum moving forward. We start with a kickoff meeting focused on developing a consensus project understanding for key stakeholders. This culminates in a consensus-driven goals and objectives statement, an aligned project milestone schedule, identified project risks, and an established 'rules of engagement.'

RRM will provide bi-weekly status updates and coordination meetings, including schedule updates, weekly accomplishments, upcoming activities, needs/dependencies from the County, and track open issues.

Deliverables:

- Project goals and objectives statement
- Project schedule (level-3/4 design schedule, level-2 construction schedule)
- Bi-weekly project updates

Meetings:

- One (1) kickoff meeting with the County project stakeholder team
- Bi-weekly status updates and coordination meetings – one half (1/2) hour

Client Participation:

- Identify and coordinate meetings with key stakeholders

Task 1.2: Existing Condition Verification and Site Survey

Observe and document site conditions and existing approvals, so that design can respond to physical and regulatory constraints and risks (and costs) can be avoided or mitigated.

RRM will investigate the existing site, building, and overlying regulatory conditions. These will be documented in the form of a site survey, OASIS plans and reports. Together these will form the basis for the structure siting, envelope, and general design constraints.

In conjunction, RRM will work with our geotechnical consultant to identify boring locations, studies, and recommendations most appropriate for the anticipated building and site structures.

Deliverables:

- Boundary and topographic site survey
- Site and OEM condition analysis Geotechnical report
- Code and jurisdictional analysis report

Meetings:

- One (1) existing condition site verification visit
- One (1) geotechnical pre-exploration/report coordination meeting
- One (1) final site assessment review meeting (if needed)
- One (1) Oasis coordination meeting

Client Participation:

- Coordinate site access availability
- Geotechnical Report and coordination

Task 1.3: Program Verification and Conceptual Design

Ensure we're meeting the operational needs and qualities of the project, so that there is a common, forward-looking project vision.

Our number one task in this sub-phase is to listen! We'll meet with the various stakeholders, get 'nerdy' and talk details regarding spatial needs for individual spaces, operational flows, equipment needs, maintenance cycles, sustainability goals, security concerns, and more.

We'll record these conversations and translate them into space needs program and room requirement sheets.

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Equally important, we'll discuss the qualitative character of the project and the impact we aim to have on the community.

From here, we synthesize this information into conceptual plans and renderings to help the team visualize and ensure alignment on adjacencies and circulation, furniture and equipment fit, exterior and interior character, and alignment with the project budget.

Deliverables:

- User group interviews notes
- Facility needs assessment document
- Conceptual site and floor plans, site sections, and renderings (three maximum)

Meetings:

- Four (4) needs assessment (2-hours each) meetings
- One (1) conceptual design review meeting
- Two (2) community meetings (two more additionally assumed in phase 2)

Client Participation:

- Coordinate review and programming meetings
- Assistance with preparation and processing of planning application; if needed
- Provide CEQA application and permit processing

Phase 2: Schematic Design

Task 2.1: Schematic Design and Development Permit

Develop the design to clearly communicate the intent, so that project approvals can be obtained.

With the conceptual floor plan and site plan defined, RRM will prepare a complete schematic design package for County review and submittal to the Planning Division.

Deliverables:

- *Schematic design drawing package (Arch., Struct., Civil, MEP, Land Arch, Communications)*
- *Outline specifications system narratives and basis of design*
- *Sustainability approach statement*
- *County of SB Planning and Design Development (PDD) Site Plan Review or Conditional Use Permit Package*
- *Exterior materials board*
- *NZE approach and preliminary energy analysis*
- *100% SD cost estimate*
- *Updated project schedule*
- *Preliminary furniture plan*
- *Preliminary furniture and finishes material board*

Meetings:

- *One (1) schematic design review meeting*
- *One (1) pre-application review meeting*
- *One (1) PDD design review meeting*
- *Two (2) community meetings*

Client Participation:

- *Attendance and coordination for review meetings*

Phase 3: Construction Documents (50%, 95%, and Permit Set)

Task 3.1: 50% Construction Documents

Determine and integrate major building systems and equipment, so that they are clearly defined and coordinated with other integral systems.

Based on the schematic design documents and project budget, RRM and our consultant team will develop the building systems and site improvements for the project. In the design development subtask, the architectural and engineering team will design and layout the basic engineering systems. Construction cost estimates will be prepared to reflect the information developed in this task.

Decisions made in this phase are evaluated based on operational needs, durability, operations and maintenance, initial and long-term costs, sustainability, and other priorities identified in the program. We recommend a careful analysis at this stage to develop the most energy-efficient design possible.

Deliverables:

- *50% construction documents drawings*
- *50% construction documents outline specifications*
- *Interior materials finish board*
- *50% construction documents cost estimate*
- *Provide initial furniture, fixture and equipment (FF&E) selections*

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Meetings:

- *Three (3) stakeholder design refinement meetings (e.g. physical security)*
- *One (1) 50% construction documents review meeting*
- *Three (3) estimate reconciliation meetings (as needed)*

Client Participation:

- *Provide design and equipment standards*

Task 3.2: 95% Construction Documents

Clearly express the design intent, so that the project can be reviewed and bid with accuracy.

Based on the design development drawings, specifications, and the construction cost estimate, RRM and our subconsultants will proceed with the preparation of the construction documents.

Deliverables:

- *95% construction documents drawings*
- *95% construction documents specifications*
- *95% structural calculations*
- *95% construction cost estimate*
- *Commissioning design review report*
- *Final furniture plan*

Meetings:

- *One (1) meeting to review progress (if needed)*
- *One (1) meeting to review County team comments on the 95% construction documents*
- *Two (2) furniture supplier coordination*

Client Participation:

- *Provide standard division 1 and general condition specifications*

Task 3.3: Permitting

Thorough and responsive submittal and correction process, so that we ensure timely compliance.

RRM will submit the 95% construction documents to the County Building Department for plan check review at the end of the construction document task. RRM will respond to the plan check comments received in writing and prepare documentation to achieve permit-ready status.

During this task, 100% modifications to the documents may also occur as a result of City team review comments and RRM's in-house QA/QC final review. RRM will incorporate the County agency plan check, RRM in-house QA/QC, and County review comments into the 100% construction document set for the project bidding process.

Deliverables:

- *100% construction documents, supplemental reports, and application assistance*
- *100% construction cost estimate*
- *100% project schedule*

Meetings:

- *One (1) meeting for submittal overview to the building department*
- *One (1) meeting to review plan check comments with the building department*

Client Participation:

- *Application, fee payment and submittal of permit set*

Phase 4: Bidding and Construction Administration

Task 4.1: Bidding

Collaborate with County project team to provide a clear and timely bid process for the most competitive, thorough, fair, and compliant bid process.

The RRM team will assist the County during the bidding phase by participating in a pre-bid conference, evaluating and advising the County with regards to substitution requests, and responding to questions from prospective bidders in the form of an addendum.

Deliverables:

- *Respond to bidder questions*
- *Prepare up to five (5) addendums (as needed)*
- *Conformance set of construction documents*

Meetings:

- *One (1) pre-bid conference with prospective bidders*
- *One (1) bid opening and evaluation meeting*

Client Participation:

- *Attendance at the pre-bid conference*
- *County to provide division 00 and 01 specifications*
- *County will conduct bid opening meeting*

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Task 4.2: Construction Administration

Facilitate a fully realized built environment that aligns with the design intent, meets quality standards, complies with regulatory requirements, and satisfies the client's functional and aesthetic goals.

The RRM team will remotely assist the County during the construction phase by reviewing and responding to contractor submittals and requests for additional information, reviewing and responding to requests by the County for changes in the work, observing and advising the County regarding construction progress and conformance to the Contract Documents. We will attend weekly progress meetings and assist the County in the preparation of a punch list, and will advise the County on the status of the project concerning substantial completion and final completion.

Deliverables:

- *Response to Requests for Information*
- *Issue bulletins/supplemental information instructions*
- *Weekly field observation reports*
- *Review contractor submittals*
- *Review payment applications, change order proposals*
- *Prepare punch list*
- *Commissioning services: preliminary and final verification report*
- *SWPPP administration and oversight (limited to one rainy season)*
- *One (1) FF&E punchlist review meeting*

Meetings:

- *One (1) pre-construction meeting*
- *Fifty-two (52) on-site project meetings; every week (2 hours)*
- *Twelve (12) site observation visits (2 hours, successive to project meetings)*
- *One (1) preliminary punch list walk-through meeting*
- *One (1) final construction and punch list completion meeting*
- *Two (2) as-needed meetings during construction for potential issues*

Client Participation:

- *Attendance at job site meetings*
- *Client (or representative) shall provide meeting agendas, minutes, and other administrative requirements*
- *Geotechnical and material testing services (may be added by contract amendment)*

Task 4.3: Record Drawing and Project Closeout

Provide a clearly organized and accurate record for future needs.

The RRM team will review the contractor's markups of record drawings to verify all revisions made during construction are included to provide the City with a complete record of the project as completed. RRM and our subconsultants will update the digital CAD drawings and provide the City with a digital PDF and CAD file.

Deliverables:

- *List of missing revisions*
- *Scan of final contractor markups*
- *As-built construction plans in hard copy, digital PDF, and CAD*
- *Review of contractor-provided record as-built drawings and operations and maintenance manuals*



Noll & Tam Project Pictured: *Felton Library, Felton, CA*

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Workload & Ability to Perform the Scope of Work

RRM Design Group is a multidisciplinary firm of 197 professionals—including architects, engineers, landscape architects, planners, surveyors, and corporate staff—offering expertise across six core disciplines: architecture, planning and urban design, landscape architecture, civil engineering, structural engineering, and surveying. Our collaborative team structure enables us to guide projects from visioning through delivery, balancing workloads across a diverse public-sector portfolio to ensure efficiency and reliability.

For the Orcutt Library and OASIS Center project, we have assembled a dedicated team with the availability and experience to meet the County's timeline, supported by strong project management systems, QA/QC protocols, and a culture of collaboration that ensures responsiveness and accountability.

At Noll & Tam, we know each project is unique, and we carefully tailor our team to meet its specific needs. We do not accept projects we cannot deliver and ensure consistent oversight and accountability from kickoff through closeout. Noll & Tam has reviewed current commitments and has the capacity to collaborate with RRM on the Orcutt Library project without compromising current commitments.

Having reviewed the scope and schedule in detail, we are confident in our combined ability to deliver thoughtful, well-coordinated work that reflects community needs and advances the County's goals.



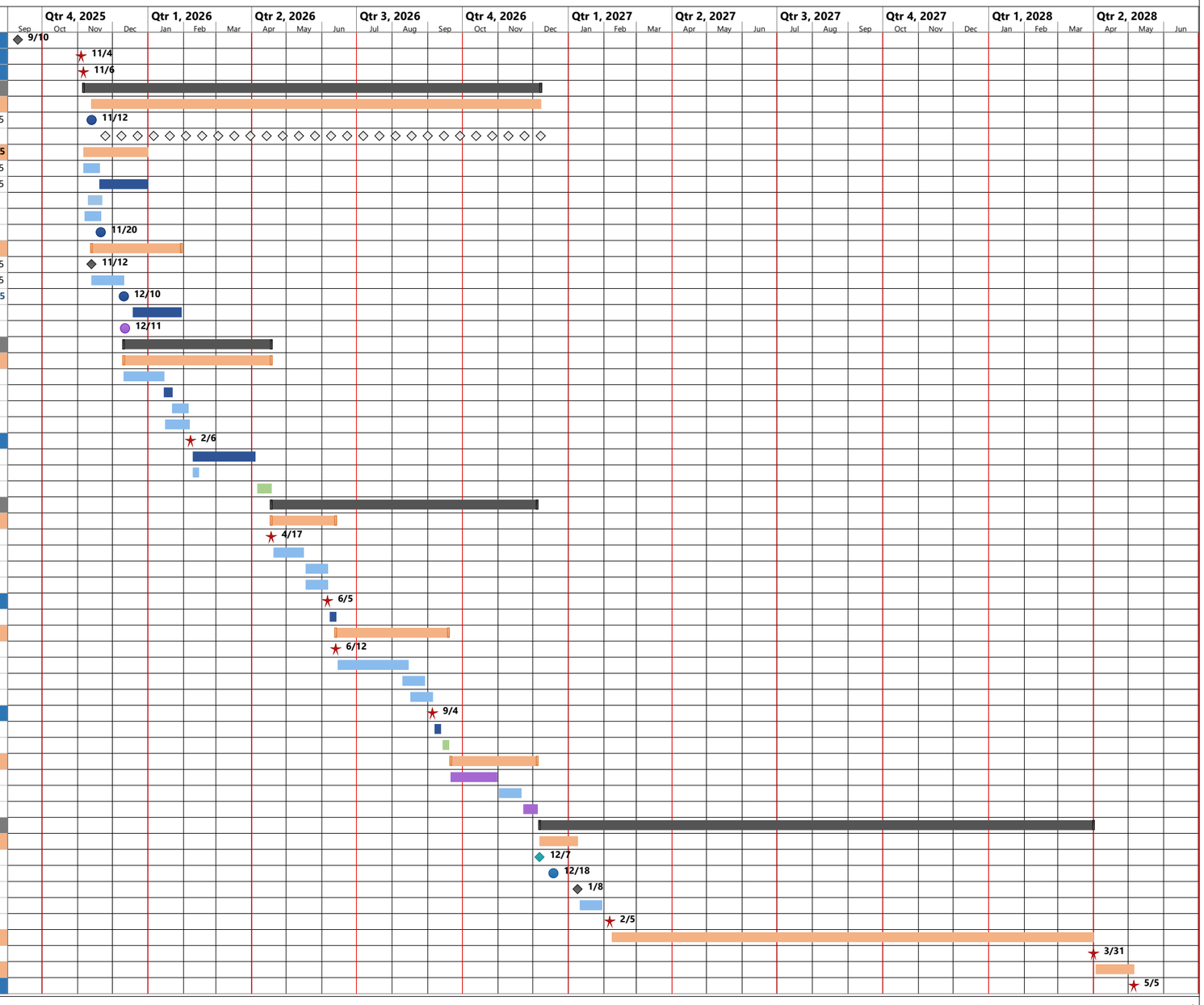
Noll & Tam Project Pictured: *Half Moon Bay Library, Half Moon Bay, CA*

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Timeline

County of Santa Barbara - Orcutt Library and Community Center

ID	Task Name	Duration	Start	Finish
1	**RFQ Submittal**	**0 days**	**Wed 9/10/25**	**Wed 9/10/25**
2	**Contract Award by Board of Supervisors**	**0 days**	**Tue 11/4/25**	**Tue 11/4/25**
3	**Notice to Proceed**	**0 days**	**Thu 11/6/25**	**Thu 11/6/25**
4	**Phase 1 - Parcel Assessment and Concept Design**	**283 days**	**Thu 11/6/25**	**Tue 12/8/26**
5	**Task 1.1 Project Initiation and Administration**	**278 days**	**Wed 11/12/25**	**Tue 12/8/26**
6	**Kickoff Meeting**	0 days	Wed 11/12/25	Wed 11/12/25
7	**Progress Update Meeting**	**270 days**	**Tue 11/25/25**	**Tue 12/8/26**
36	**Task 1.2 Exiting Condition Verification and Site Survey**	**40 days**	**Thu 11/6/25**	**Wed 12/31/25**
37	Existing Condition Assessment	10 days	Thu 11/6/25	Wed 11/19/25
38	**Geotechnical Investigation**	30 days	Thu 11/20/25	Wed 12/31/25
39	Site Survey	10 days	Mon 11/10/25	Fri 11/21/25
40	Code and Jusisdictional Analysis	10 days	Fri 11/7/25	Thu 11/20/25
41	**Site Assessment Review Meeting**	0 days	Thu 11/20/25	Thu 11/20/25
42	**Task 1.3 Program Verification and Conceptual Design**	**56 days**	**Wed 11/12/25**	**Thu 1/29/26**
43	**Program Verification (at Kickoff)**	0 days	Wed 11/12/25	Wed 11/12/25
44	Develop Conceptual Site, Floor Plans, and Massing	20 days	Thu 11/13/25	Wed 12/10/25
45	**Conceptual Design Review/Program Review Meeting**	**0 days**	**Wed 12/10/25**	**Wed 12/10/25**
46	**CEQA Determination**	30 days	Fri 12/19/25	Thu 1/29/26
47	PDD Pre-Application Meeting	0 days	Thu 12/11/25	Thu 12/11/25
48	**Phase 2 - Schematic Design and Development Permit**	**92 days**	**Thu 12/11/25**	**Fri 4/17/26**
49	**Task 2.1 Schematic Design and Development Permit**	**92 days**	**Thu 12/11/25**	**Fri 4/17/26**
50	Schematic Design Documentation 90%	25 days	Thu 12/11/25	Wed 1/14/26
51	**County Schematic Design Draft Review**	5 days	Thu 1/15/26	Wed 1/21/26
52	Schematic Design Documentation Refinement-100%	10 days	Thu 1/22/26	Wed 2/4/26
53	100% Schematic Design Cost Estimate	15 days	Fri 1/16/26	Thu 2/5/26
54	**Phase 2 Submittal (02/06/26)**	**0 days**	**Fri 2/6/26**	**Fri 2/6/26**
55	**PDD Submittal and Review**	40 days	Mon 2/9/26	Fri 4/3/26
56	**County Schematic Design Draft Review**	5 days	Mon 2/9/26	Fri 2/13/26
57	Schematic Design Refinement	10 days	Mon 4/6/26	Fri 4/17/26
58	**Phase 3 - Construction Documents (50%, 95%, Bid Set)**	**165 days**	**Fri 4/17/26**	**Fri 12/4/26**
59	**Task 3.1 50% Construction Documents**	**40 days**	**Fri 4/17/26**	**Fri 6/12/26**
60	**50% Construction Documents NTP**	0 days	Fri 4/17/26	Fri 4/17/26
61	50% Construction Documents Draft	20 days	Mon 4/20/26	Fri 5/15/26
62	50% Construction Documents Final	15 days	Mon 5/18/26	Fri 6/5/26
63	50% Construction Documents Cost Estimate	15 days	Mon 5/18/26	Fri 6/5/26
64	**Phase 2 50% Submittal (06/05/26)**	**0 days**	**Fri 6/5/26**	**Fri 6/5/26**
65	**County 50% Construction Documents Review**	5 days	Mon 6/8/26	Fri 6/12/26
66	**Task 3.2 95% Construction Documents**	**70 days**	**Fri 6/12/26**	**Fri 9/18/26**
67	95% Construction Documents NTP	0 days	Fri 6/12/26	Fri 6/12/26
68	95% Construction Documentation	45 days	Mon 6/15/26	Fri 8/14/26
69	95% QA/QC	15 days	Mon 8/10/26	Fri 8/28/26
70	95% Construction Documents Cost Estimate	15 days	Mon 8/17/26	Fri 9/4/26
71	**Phase 2 95% Submittal (09/05/26)**	**0 days**	**Fri 9/4/26**	**Fri 9/4/26**
72	**County 95% Construction Documents Review**	5 days	Mon 9/7/26	Fri 9/11/26
73	Building Permit Preparation	5 days	Mon 9/14/26	Fri 9/18/26
74	**Task 3.3 Permitting**	**55 days**	**Mon 9/21/26**	**Fri 12/4/26**
75	1st Building Department Review	30 days	Mon 9/21/26	Fri 10/30/26
76	Incorporate Building Dept. Comments	15 days	Mon 11/2/26	Fri 11/20/26
77	2nd Building Department Review	10 days	Mon 11/23/26	Fri 12/4/26
78	**Phase 4 - Bidding and Construction Administration**	**345 days**	**Mon 12/7/26**	**Fri 3/31/28**
79	**Task 4.1 Bidding**	**25 days**	**Mon 12/7/26**	**Fri 1/8/27**
80	Bid Release	0 days	Mon 12/7/26	Mon 12/7/26
81	**Pre-Bid Conference**	0 days	Fri 12/18/26	Fri 12/18/26
82	**Bid Opening and Evaluation Meeting**	0 days	Fri 1/8/27	Fri 1/8/27
83	Conformance Set	15 days	Mon 1/11/27	Fri 1/29/27
84	**Construction Award**	0 days	Fri 2/5/27	Fri 2/5/27
85	**Task 4.2 Construction Administration**	**300 days**	**Mon 2/8/27**	**Fri 3/31/28**
86	**Certificate of Occupancy**	0 days	Fri 3/31/28	Fri 3/31/28
87	**Task 4.3 Record Drawing Review and Project Closeout**	**25 days**	**Mon 4/3/28**	**Fri 5/5/28**
88	**Project Complete (05/05/28)**	**0 days**	**Fri 5/5/28**	**Fri 5/5/28**



Sun 9/7/25

Note:
-Schedule is dependent on stakeholder, agency, and contractor durations.

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RRM + Noll & Tam Project Feature:

Great civic places are more than buildings—they are touchstones of community spirit. At the Heather Farm Aquatic Center, RRM Design Group and Noll & Tam are weaving together recreation, learning, and gathering spaces into a shared destination where people of all ages can connect and belong. ***Explore the vision here:***

https://wcaquatics.org/



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Section Four:

References for Past Performance

Proposal for
Orcutt Library and OASIS Center



RRM + Noll and Tam Project Pictured:
Heather Farm Aquatic Center
Walnut Creek, CA

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67

List of Past Performance and Service

	Project Name & Location	Client	Key Staff/Subconsultants	Size (sq. ft.)	Cost
RRM Design Group	**Santa Barbara County Emergency Operations and Regional Fire Communication Center**	County of Santa Barbara	Mike Scott, Charles Dellinger, Paige Cook, Dayna Lake, Lance Wierschem, Jessica Meadows, Thoma Electric, Inc., BMA Mechanical+, SFMI, OCMI, Inc.	21,084	$17,600,000
	New Cuyama Fire Station No. 27	County of Santa Barbara	Mike Scott, Charles Dellinger, Lance Wierschem, Jessica Meadows	10,230	$6,200,000
	Kings County Area New Rural Transit Facility, Hanford, CA	Kings County Area Public Transit Agency	Charles Dellinger, Paige Cook, Lance Wierschem, Thoma Electric, Inc.	33,000	$30,800,000
	Mendota City Hall and Police Station, Mendota, CA	City of Mendota	Mike Scott, Charles Dellinger, Paige Cook, Lance Wierschem, Thoma Electric, Inc.	3,794	$7,300,000
	Solvang School District Culinary Arts Facility Architectural Services	Solvang School District	Charles Dellinger, Paige Cook, Lance Wierschem, Jessica Meadows, Thoma Electric, Inc., Earth Systems	1,689	$3,100,000
	Madera Fire Station No. 58	City of Madera	Mike Scott, Charles Dellinger, Lance Wierschem, Dayna Lake, Thoma Electric, Inc., BMA Mechanical+	72,745	$6,600,000
	Pismo Beach Pier Plaza, Parking Lot Upgrade, and Price Street Streetscape	City of Pismo Beach	Debra Rudd, Thoma Electric, Inc., BMA Mechanical+	n/a	$7,500,000
Noll & Tam	**Albina Library, Portland**	Multonmah County Library	Chris Noll, Elaine Kross, Trina Goodwin	30,000	$28,000,000
	North Portland Library	Multonmah County Library	Chris Noll, Elaine Kross, Trina Goodwin	9,044	$6,800,000
	Felton Library	Santa Cruz Public Libraries	Chris Noll, Trina Goodwin	9,000	$9,000,000
	Hayward Public Library & Community Learning Center	City of Hayward	Chris Noll, Trina Goodwin, Scott Salge	58,000	$49,000,000
	Los Gatos Library	Town of Los Gatos	Chris Noll, Trina Goodwin	30,000	$12,700,000
	Berkeley Central Library Renovation	Berkeley Public Library	Chris Noll, Trina Goodwin, Phan Dung	16,000	$2,900,000
	Petaluma Regional Library Refresh	Sonoma County Library	Chris Noll, Trina Goodwin, Phan Dung	25,000	$6,000,000

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67

RRM References

Fernando Orta

Project Manager, County of Santa Barbara

Contact: (415) 416-8013 | FOrta@countyofsb.org

Address: 1105 Santa Barbara Street 2nd Floor, Santa Barbara, CA 93101

Project & Role: Santa Barbara County Regional Fire Communication Facility, Owner Representative

Key Staff: Mike Scott, Principal-in-Charge; Charles Dellinger, Project Manager; Paige Cook, Project Architect; Dayna Lake, Sustainability Coordinator

More info: RRM Design Group is providing design, constructability, and cost estimating services for the County of Santa Barbara's net zero carbon Emergency Operations Center expansion, which will centralize all fire and emergency medical dispatch services into one facility.

Andrew Mooney

Park Planner, Conejo Recreation and Park District

Contact: (805) 495-6471 | amooney@crpd.org

Address: 403 West Hillcrest Drive, Thousand Oaks, CA 91360

Project & Role: Alex Fiore Teen Center and Goebel Adult Center, Owner Representative

Key Staff: Lance Wierschem, Project Manager - Landscape Architecture; Charles Dellinger, Project Manager - Architecture; Paige Cook, Project Architect; Jessica Meadows, Structural Engineer

More info: RRM Design Group was selected by the Conejo Recreation and Park District and the City of Thousand Oaks to prepare a master plan revitalizing the teen and community center with modernized facilities, upgraded technology, and enhanced indoor and outdoor activity spaces.

Noll & Tam References

Anne-Marie Despain

Director of Library Services, San Mateo County Libraries

Contact: (650) 312-5245 | despain@smcl.org

Project & Role: Half Moon Bay Library, Owner Representative

More info: Noll & Tam has a long-standing relationship with **San Mateo County Libraries** through architectural, interior design, planning, and community engagement services for multiple libraries including Half Moon Bay, Belmont and East Palo Alto (in-design) all welcoming civic spaces that reflect their communities.

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Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67

Section Five:

Deliverables

Proposal for
Orcutt Library and OASIS Center



RRM Project Pictured:
San Luis Obispo High School Library
San Luis Obispo, CA

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67



Noll & Tam Project Pictured: *Capitola Library, Capitola, CA*

Deliverables

RRM Design Group is fully prepared to deliver all project materials in the formats specified by the County of Santa Barbara. We use widely accepted software platforms and maintain workflows that ensure accuracy, consistency, and compatibility with County systems.

- **AutoCAD Drawings:** Our team produces drawings using AutoCAD Civil 3D and AutoCAD LT 2023, formatted to meet County standards. We ensure proper layering, annotation, and file organization for seamless integration and review.
- **Microsoft Word Documents:** Written deliverables—including reports, specifications, and meeting notes—are prepared in Microsoft Word, using clear formatting and consistent styles to support readability and professional presentation.
- **Microsoft Excel Spreadsheets:** We use Excel for cost estimates, data tracking, and quantity calculations. Our spreadsheets are structured to align with CSI formatting and HUD reporting requirements, making them easy to interpret and audit.
- **Microsoft Project Schedules:** Project timelines are developed in Microsoft Project, with detailed task breakdowns, dependencies, and milestones. We also provide schedule exports in PDF or Excel formats for broader accessibility.
- **Databases for Project Records:** We compile and manage project documentation using platforms such as Microsoft Access, SharePoint, and other cloud-based tools. These systems allow for secure, organized, and collaborative access to records throughout the project lifecycle.
- **Bluebeam:** We rely on Bluebeam Revu for PDF markup, collaborative reviews, and document control. Our team is experienced in setting up sessions, applying comments, and managing revisions efficiently.
- **BIM (Building Information Modeling):** We deliver BIM models using Autodesk Revit and Navisworks, supporting coordination, clash detection, and 3D visualization. Models are provided in native formats (.rvt, .nwc) or exported to IFC for compatibility with other platforms.

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Noll & Tam Project Pictured: *Felton Library, Felton, CA*

Section Six:

Required Statements

Proposal For Orcutt Library and OASIS Center

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67

Non-Substitution Statement

RRM Design Group affirms that the designated members of the proposed staff and subconsultants identified in this proposal will not be substituted without prior written approval by the County of Santa Barbara.

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67

Non-Conflict of Interest Statement

RRM Design Group affirms that it has no existing or potential conflicts of interest with the County of Santa Barbara or this project.

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Non-Collusion Affidavit

RRM Design Group hereby certifies that this proposal is genuine and not collusive or sham; that neither the firm nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest has in any way colluded, conspired, or agreed—directly or indirectly—with any other proposer or person to put in a sham proposal, or to refrain from proposing, and has not in any manner sought by collusion to secure an advantage over any other proposer.

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67

RRM's Litigation History (10 Years)

Case Name: **ET. AL. VS. CITY OF PISMO BEACH, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, RRM DESIGN GROUP**

Date of Claim: 1/25/20

Claim Detail: RRM is supporting the City of Pismo Beach in the defense of a claim that involves a pre-manufactured play product. RRM prepared site plans for the project and did not manufacture or install the concrete play element that is the subject of the personal injury claim.

Project Name: Pismo Beach Pier Plaza and Parking Lot Upgrade and Price Street Streetscape

Project Owner/Respondent: City of Pismo Beach

Applicable Court: County of San Luis Obispo

Current Status: In litigation

Case Name: **CONTRA COSTA COUNTY FIRE DISTRICT VS. RRM DESIGN GROUP**

Date of Claim: 5/9/21

Claim Detail: Dispute arose with Plaintiff and Overaa over handling excess soil excavated from project site. Overaa submitted a change order request for $686,545 to Plaintiff.

Project Name: Bay Point Fire Station No. 86

Project Owner/Respondent: Contra Costa County Fire Protection District

Applicable Court: Contra Costa County Fire Protection District

Current Status: Settled

Case Name: **RRM DESIGN GROUP VS. PASO ROBLES JOINT UNIFIED SCHOOL DISTRICT**

Date of Claim: 1/27/20

Claim Detail: Paso Robles Joint Unified School District failed to pay for services rendered. RRM filed a Breach of Contract claim a measure of last resort.

Project Name: Paso Robles Joint Unified Master Plan Topographic Surveying

Project Owner/Respondent: Paso Robles Joint Unified School District

Applicable Court: County of San Luis Obispo

Current Status: Settled

Case Name: **ROBERT SHELDON VS. CITY OF PISMO BEACH, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, RRM DESIGN GROUP**

Date of Claim: 1/25/20

Claim Detail: Personal injury claim filed related to a trip and fall at Pismo Beach cement seating.

Project Name: Pismo Beach Pier Plaza and Parking Lot Upgrade and Price Street Streetscape

Project Owner/Respondent: City of Pismo Beach

Applicable Court: County of San Luis Obispo

Current Status: Settled

Case Name: **RRM DESIGN GROUP VS. KERRY MORIARTY**

Date of Claim: 3/29/18

Claim Detail: Moriarty Property Company failed to pay for services rendered. RRM filed a Breach of Contract claim, a measure of last resort.

Project Name: New Town Plaza Mixed-Use Development

Project Owner/Respondent: Kerry Moriarty

Applicable Court: County of Santa Barbara

Current Status: Settled

Case Name: **CITY OF CARLSBAD VS. LEDCOR CONSTRUCTION, INC ET. AL.**

Date of Claim: 8/18/17

Claim Detail: City filed claim on August 18, 2017 against RRM Design Group for two design related issues at the facility: 1) issues related to an irrigation sump pump and 2) issues related to interior noise in the indoor shooting range. RRM is currently in settlement discussions with the City and has filed a cross-complaint against BRW Architects, RRM's sub-contractor for the shooting range design.

Project Name: Joint First Responder Training Facility

Project Owner/Plaintiff: City of Carlsbad

Applicable Court: County of San Diego

Current Status: Settled

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67

Indemnification and Insurance Statement

RRM Design Group affirms its ability to fulfill the indemnification and insurance requirements contained in the Form of Agreement provided in the RFQ/P.

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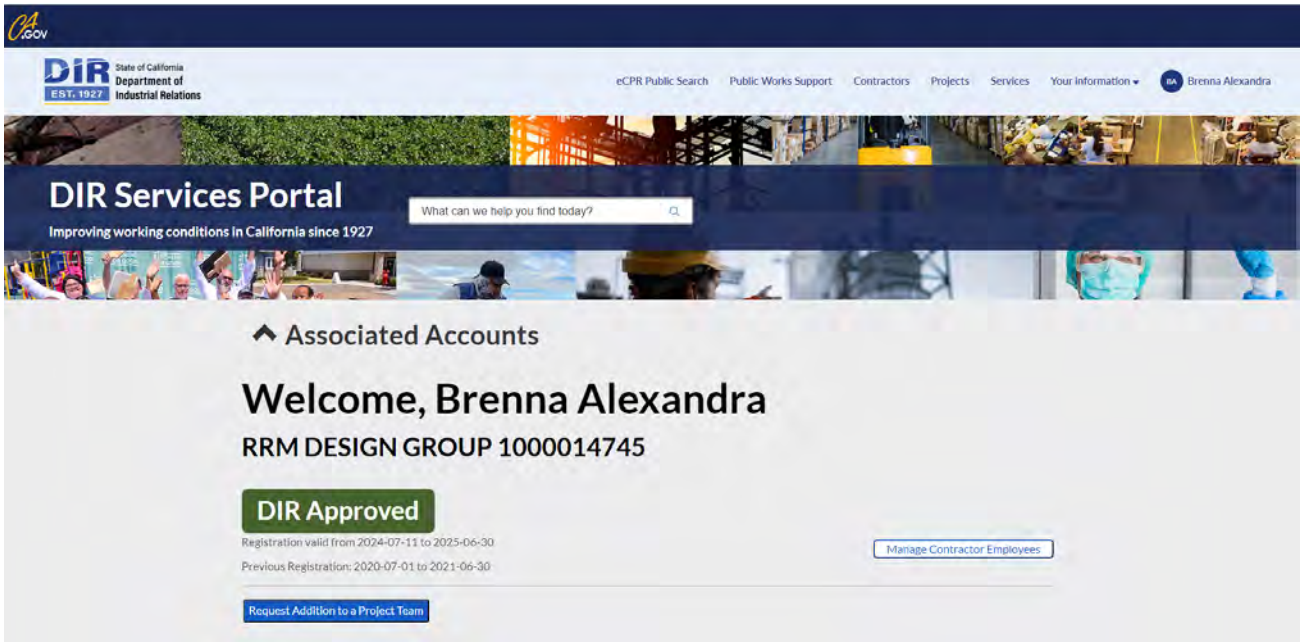
Insurance Certificates Statement

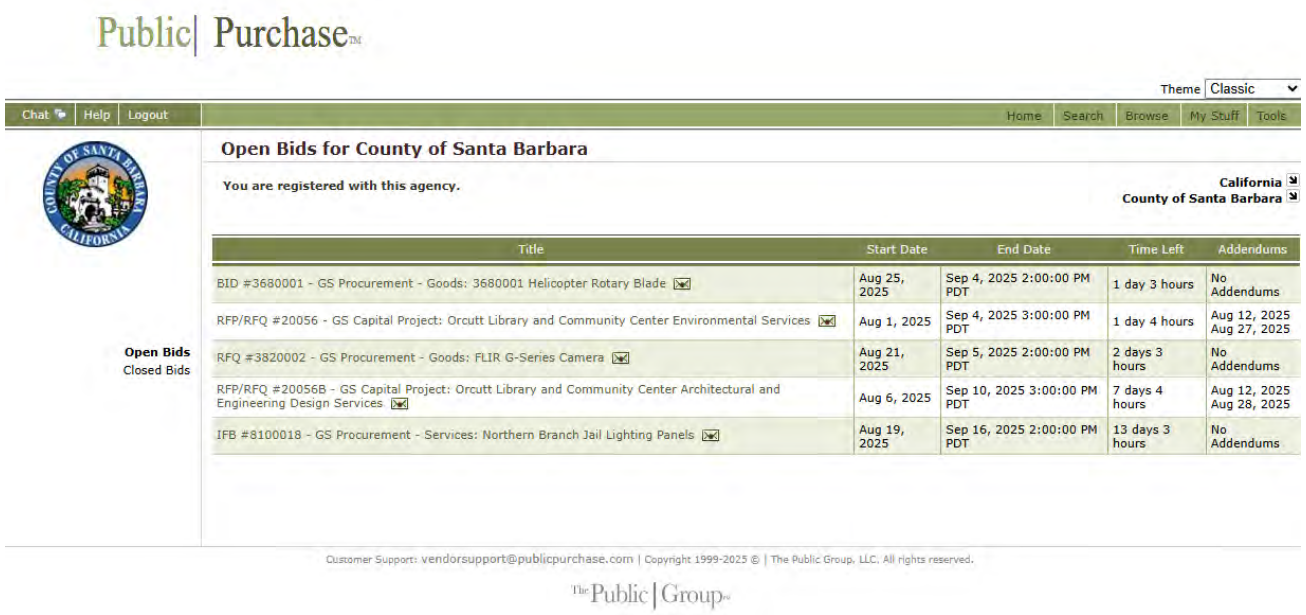
RRM Design Group affirms that it will provide insurance certificates in accordance with the requirements outlined in the Form of Agreement at the time of contract execution.

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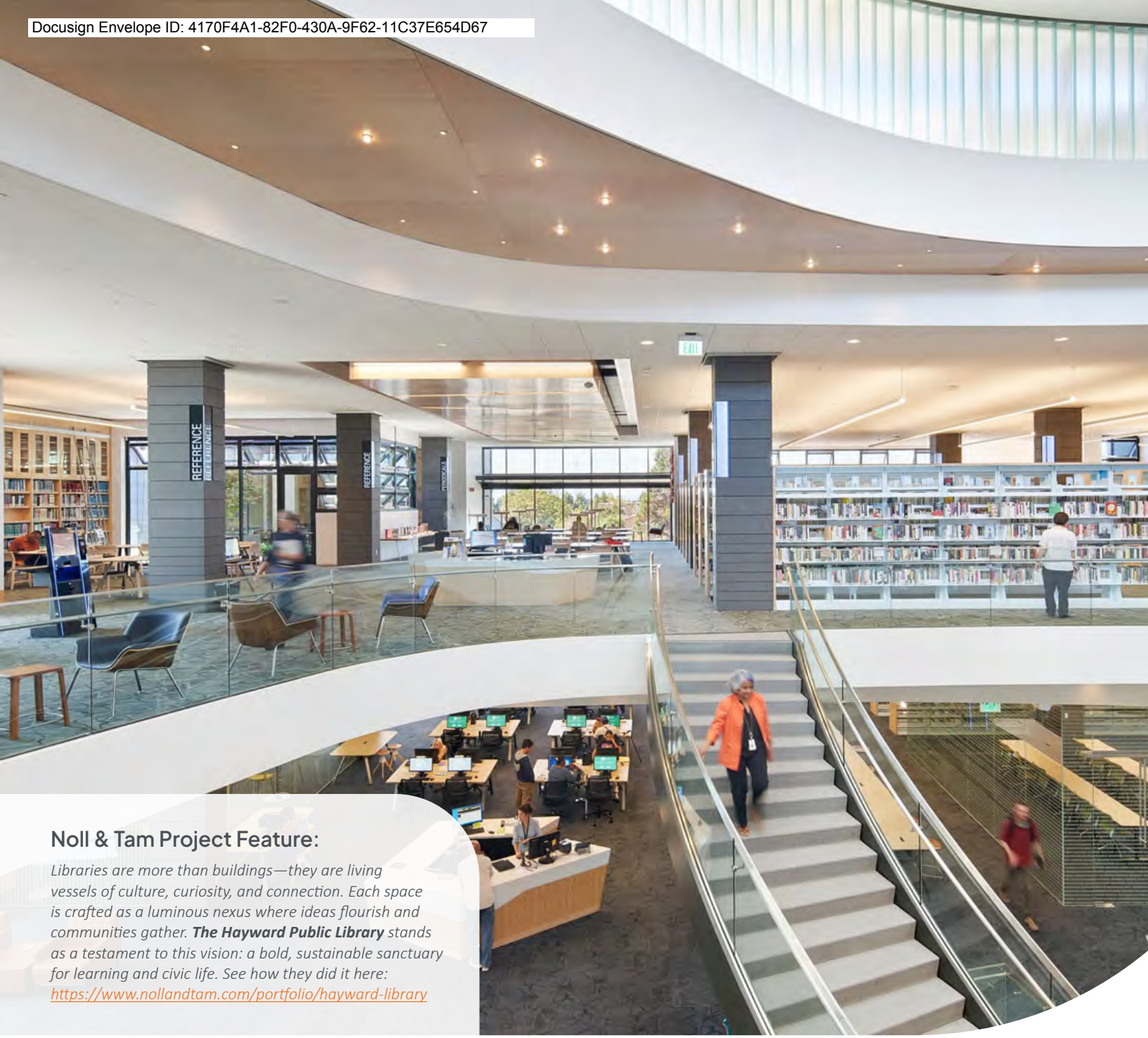
DIR Registration and Vendor Registration Statement

RRM Design Group affirms that it is currently registered with DIR and as a County Vendor in Public Purchase.





Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67



Noll & Tam Project Feature:

Libraries are more than buildings—they are living vessels of culture, curiosity, and connection. Each space is crafted as a luminous nexus where ideas flourish and communities gather. ***The Hayward Public Library*** *stands as a testament to this vision: a bold, sustainable sanctuary for learning and civic life. See how they did it here:* https://www.nollandtam.com/portfolio/hayward-library

Noll & Tam Project Pictured: *Hayward Public Library, Hayward, CA*

Section Seven:

Appendix

Proposal For Orcutt Library and OASIS Center

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67



Mike Scott | LEED AP

Project Role: Principal-in-Charge

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Creating Environments People Enjoy®

Principal

28 years of experience
25 years with RRM

Education

- *Bachelor of Architecture, California Polytechnic State University, San Luis Obispo, CA*

Licenses and more

- *Architect, CA, C31544*
- *Leadership in Energy and Environmental Design Accredited Professional (LEED AP)*

With over two decades of experience at RRM, Mike Scott's passion for architecture and design is rooted in his commitment to service. Dedicated to fulfilling the needs of both his client and community, Mike's collaborative and detailed approach to design fosters high-quality project execution. As a LEED® Accredited Professional, Mike offers an environmentally conscious and context-sensitive view to every project. His team management and detailed focus ensures a thorough approach to design. Specializing in public safety, educational, and commercial design, his projects span from fire stations and educational buildings to outdoor stadiums and athletic facilities. Administering quality control and coordinating consultant systems for complete and integrated buildings, his well-versed expertise serves both his team and client from inception to completion.

Featured project experience

- New Cuyama Fire Station No. 27 Design-Build
- Santa Barbara County Fire Department Backup Dispatch Center Feasibility Study
- Santa Barbara County Fire Facilities Assessment
- Santa Barbara County Fire Station No. 19
- Santa Barbara County Fire North Operations Center
- Santa Barbara County Regional Fire Communication Facility
- Baywood Elementary School Campus Replacement, Los Osos
- Bellevue Santa Fe Charter School Modernization and New Construction, San Luis Obispo
- Bishop's Peak Elementary School New Multipurpose Room and Office Remodel, San Luis Obispo
- Carpinteria-Summerland Fire District Facility Needs Assessment and Master Plan
- Grover Heights Elementary School New Multipurpose Room
- Lompoc Police Station Renovation and Expansion Study
- Montecito Summerland Carpinteria Fire Station No. 62
- Morro Bay High School Design-Build
- Santa Barbara Fire Station No. 27
- San Luis Obispo County Fire and Sheriff Co-Located Dispatch Facility Design-Build
- San Luis Obispo High School Design-Build
- San Luis Obispo Police Station
- San Luis Obispo Public Safety Dispatch Center Upgrade
- Santa Clarita Community Center
- Summerland Carpinteria Fire Station No. 63
- Porterville Fourth Street Community Center

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67



Charles Dellinger | AIA, PMP, LEED AP

Project Role: Project Manager

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Manager of Architecture

20 years of experience
6 years with RRM

Education

- *Master of Business Administration, California Polytechnic State University, San Luis Obispo, CA*
- *Bachelor of Architecture, California Polytechnic State University, San Luis Obispo, CA*

Licenses and more

- *Architect, CA, C31916*
- *American Institute of Architects (AIA), member*
- *Leadership in Energy and Environmental Design Accredited Professional (LEED AP)*
- *Project Management Professional (PMP)*

From conceptualization to implementation, Charles Dellinger's commitment to design goes well beyond visioning. His comprehensive experience as an Architect, LEED Accredited Professional, construction manager, and owner's representative, fosters innovative in-depth solutions for each project. Working closely with the team of designers, consultants, and clients , Charles nurtures a collaborative investment in the design process. Specializing in both the public and private sector, his projects span from civic and institutional to educational and commercial buildings. Implementing diverse ideas through multidisciplinary engagement, Charles is determined to fulfill both the client and communal need with thorough project execution.

Featured project experience

- Santa Barbara County Orcutt Library Feasibility Study
- New Cuyama Fire Station No. 27 Design-Build
- Santa Barbara County Fire Station No. 19 Dispatch Center Revised Feasibility Study
- Santa Barbara County Regional Fire Communication Facility
- Alameda City Facility Master Plan
- Alex Fiore Teen Center and Goebel Adult Center, Thousand Oaks
- Goleta City Hall Space Needs Assessment and Tenant Improvements
- Kings County Area Rural Transit New Facility, Hanford
- Lompoc Police Station Expansion and Renovation
- Madera Intermodal Transit Center
- Mendota City Hall and Police Station Programming
- Mendota Community Center Conceptual Programming
- Paso Robles City Office Space Programming
- Redwood City Library Park Veranda and Maker Space
- Solvang School District Culinary Arts Facility
- Solvang School District Master Plan Site Development
- Thousand Oaks Civic Arts Plaza Master Plan Entitlements
- Ventura County Fire Backup Distpatch

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67



Christopher Noll | FAIA, LEED AP

Project Role: Principal/Library Architect

NOLL & TAM ARCHITECTS

Principal & Founding Partner

45 years of experience, 33 years with Noll & Tam

Education

- *Master of Architecture, University of California, Berkeley, CA*
- *Bachelor of Arts, Princeton University, Princeton, NJ*

Licenses and more

- *Architect, CA, C15916*
- *Fellow of the American Institute of Architects (FAIA)*

A founding partner of Noll & Tam, Chris is a thoughtful, collaborative architect who has shaped the firm's values and vision from the start. Actively engaged in the work, he brings a steady hand and a passion for guiding teams toward designs that are beautiful, functional, and rooted in community need. Chris believes great design begins with listening—to clients, users, and each other—and he excels at distilling diverse perspectives into a cohesive, shared vision.

Chris is nationally recognized for his expertise in libraries and social infrastructure. He sees libraries as powerful expressions of inclusion, and resiliency, and he brings decades of experience to creating environments that are welcoming, inspiring, and supportive. A dedicated member of the California Library Association (CLA) and the American Library Association (ALA), Chris has partnered with librarians across the country to elevate their work through design.

Featured project experience

- Half Moon Bay Library
- Capitola Library
- Hayward Library & Community Learning Center
- Larkspur Library (Design-Build)
- Berkeley Public Library Central Library Improvements
- Los Gatos Library
- Portola Branch Library, San Francisco
- San Rafael Public Library
- Felton Library Interior Design
- Albina & North Portland Branch Libraries, Multnomah County Library, Portland, OR (with LEVER)
- Bay Point Library
- Clayton Library Renovation
- Santa Cruz Downtown Library Master Plan
- Mission Branch Library Renovation, Santa Clara
- Castro Valley Library
- Morgan Hill Library
- Carmichael Library
- Laney College Library & Learning Resource Center
- Woodland Library Facility Master Plan
- Oakley Library 2016 Feasibility Study

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67



Trina Goodwin | LEED AP

Project Role: Library Planner/Interior Designer

NOLL & TAM ARCHITECTS

Associate Principal

45 years of experience, 20 years with Noll & Tam

Education

- *Bachelor of Architecture, California Polytechnic State University, San Luis Obispo, CA*

Licenses and more

- *Architect, CA, C21806*
- *Leadership in Energy and Environmental Design Accredited Professional (LEED AP)*

Trina Goodwin brings decades of experience in architecture with a deep focus on public libraries across California. Since joining Noll & Tam in 2005, she has served as a lead designer, planner, guiding the development of libraries that are efficient, welcoming, and future-ready. With dual expertise in architecture and interior design, Trina specializes in library programming and space planning, bringing a holistic perspective to library environments that support both staff functionality and public engagement.

Trina's work spans new construction, renovations, and feasibility studies and emphasizes the use of durable, attractive materials and thoughtful layouts that stand up to heavy daily use while enhancing the user experience. Known for her collaborative approach and attention to operational detail, Trina is a trusted resource to library clients seeking practical, flexible, and high performing spaces.

Featured project experience

- Hayward Library & Community Learning Center
- Capitola Library
- Felton Library Interior Design
- Half Moon Bay Library
- San Leandro Mulford Marina Library
- Albina & North Portland Branch Libraries, Multnomah County Library, Portland, OR (with LEVER)
- Los Altos Community Center
- Oceanside Library Facilities/ Service Delivery Study/Needs Assessment
- Huntington Beach Library Master Plan
- San Rafael Albert Park Library & Community Center Study
- San Rafael Public Libraries Study
- Menlo Park Library Space Needs Study
- Santa Cruz Downtown Library Master Plan
- Belle Haven Branch Library Space Needs Study
- Woodland Library Facility Master Plan
- St. Helena Civic Facilities Visioning Study

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67



Paige Cook | RA

Project Role: Project Architect

An experienced architect and team leader, Paige Cook brings her technical and social expertise to her work at RRM. At the heart of each of her projects is her commitment to helping others. With projects spanning across private and public sectors, her designs range from residential to education and public safety. Paige's detail-oriented approach serves as an asset to both her colleagues and her clients. With a unique ability to synthesize individual visions into a cohesive whole, she brings each client's vision to life beyond expectation.

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Project Architect

10 years of experience
9 years with RRM

Education

- *Bachelor of Architecture, California Polytechnic State University, San Luis Obispo, CA*

Licenses and more

- *Architect, CA, C39576*

Featured project experience

- Santa Barbara County Fire Department Backup Dispatch Center Feasibility Study
- Santa Barbara County Fire Station No. 19 Dispatch Center
- Santa Barbara County North Fire Operations Center
- Santa Barbara County Regional Fire Communication Facility
- Alex Fiore Teen Center and Goebel Adult Center, Thousand Oaks
- Bishop's Peak Elementary School New Multipurpose Room and Office Remodel, San Luis Obispo
- Branch Elementary School New Multipurpose Room and Kindergarten Building, Arroyo Grande
- C.L. Smith Elementary School Office Expansion, San Luis Obispo
- Grover Heights Elementary School Multipurpose Room, Grover Beach
- Kings County Area Rural Transit New Facility, Hanford
- Mendota City Hall and Police Station Programming
- Paso Robles City Office Space Programming
- Pismo Beach New Safety Center Needs Assessment
- Shell Beach Elementary School New Multipurpose Room
- Solvang School District Culinary Arts Facility
- Thousand Oaks Fire Station No. 34

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67



Dayna Lake | LEED AP BD+C LFA

Project Role: Sustainability Coordinator

Creating Environments People Enjoy®

Job Captain

8 years of experience
8 years with RRM

Education

- *Bachelor of Architecture, California Polytechnic State University, San Luis Obispo, CA*

Licenses and more

- *Leadership in Energy and Environmental Design Accredited Professional Building Design + Construction (LEED AP BD+C)*
- *LEED Green Associate*
- *Living Future Accredited (LFA)*

Dayna Lake, RRM's sustainability champion, leads the firm's Environmental Stewardship Committee and developed a comprehensive Sustainability Action Plan addressing firm operations, design practices, education, and advocacy. With a focus on accountability and long-term goals, she guides internal initiatives and has led several projects targeting Zero Net Energy, Zero Net Carbon, and LEED certification. Dayna has worked closely with the County of Santa Barbara on sustainability assessments and is currently designing a Zero Net Energy/Carbon Regional Fire Communications Center. She actively monitors statewide policy changes and champions intentional, measurable strategies to advance sustainability.

Featured project experience

- Santa Barbara County Fire Department Backup Dispatch Center Feasibility Study
- Santa Barbara County Fire Facilities Assessment
- Santa Barbara County Fire Station No. 1 Site Analysis Study
- Santa Barbara County Fire Station No. 19 Dispatch Center Revised Feasibility Study
- Santa Barbara County Regional Fire Communication Facility
- Bishop's Peak Elementary School New Multipurpose Room, San Luis Obispo
- Branch Elementary School New Multipurpose Room, Arroyo Grande
- Goleta City Hall Facility Space Needs Assessment
- Lompoc Police Station Renovation and Expansion Study
- San Luis Obispo Transit Center Concept Design
- Santa Barbara Eastside Branch Library New Garage and Site Improvements
- Santa Barbara Fire Station No. 7 Conceptual Design
- Santa Paula Fire Station No. 29
- Thousand Oaks Civic Arts Plaza Master Plan Entitlements
- Thousand Oaks Fire Station No. 34
- Ventura County Fire Department Communication Center Remodel

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67



Lance Wierschem | PLA, LEED AP

Project Role: Landscape Architect

With a sharp artistic eye, Lance Wierschem's detailed design enhances the artistry of each project he is involved in. As an experienced landscape architect and planner, Lance offers an expansive view of design. From trails and recreational parks to public and community centers, Lance's versatile experience serves both his team and his clients. Engaged in all aspects of project administration, from visioning to construction, his alliance to creative collaboration is reflected in his work. Both his collaborative efforts and his artistic vision guide Lance's design process, elevating outdoor spaces into captivating environments for all to enjoy.

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Manager of Landscape Architecture

19 years of experience
19 years with RRM

Education

- *Bachelor of Landscape Architecture, California Polytechnic State University, San Luis Obispo, CA*
- *Minor, City and Regional Planning, California Polytechnic State University, San Luis Obispo, CA*

Licenses and more

- *Professional Landscape Architect, CA, 6210*
- *Leadership in Energy and Environmental Design Accredited Professional (LEED AP)*

Featured project experience

- New Cuyama Fire Station No. 27 Design-Build
- Alex Fiore Teen Center and Goebel Adult Center, Thousand Oaks
- El Cajon Civic Center Pre-Development Planning and Design
- Encinitas Community and Senior Center Courtyard
- Kings County Area Rural Transit New Facility, Hanford
- Lompoc Streetscape Multimodal Improvements
- Madera Fire Station No. 58
- Madera Intermodal Transit Center
- Mendota City Hall and Police Station
- Mountain House New Fire Station
- Porterville Fourth Street Community Center and Park Design
- San Luis Obispo City Hall Landscape Renovation
- San Luis Obispo High School Design-Build
- San Luis Obispo Police Station North Building Security Fencing
- San Luis Obispo Public Safety Dispatch Center
- Santa Paula Fire Station No. 29
- Seaside Fire Station No. 2
- Thousand Oaks Fire Station No. 34
- Tracy Fire Station No. 95 Phase 2

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67



Jessica Meadows | SE, PE

Project Role: Structural Engineer

A passionate structural engineer and project manager at RRM Design Group, Jessica Meadows brings over a decade of experience to each project she works on. As Project manager, Jessica oversees the design and construction on a multitude of educational facilities. From new campus and building modernization to seismic rehabilitation and accessory structures, her projects range in size and type. Dedicated to sharing her passion for structural engineering, Jessica serves as a mentor and teacher to young professionals and students at Cal Poly SLO. An active professional and community leader, Jessica brings her wealth of experience to RRM Design Group and beyond.

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Project Manager

14 years of experience
5 years with RRM

Education

- *Bachelor of Science, Architectural Engineering, California Polytechnic State University, San Luis Obispo, CA*

Licenses and more

- *Structural Engineer, CA, S6488*
- *Civil Engineer, CA, C81987*
- *Project award recipient for NCSEA and SEAOSC Excellence in Structural Engineering*

Featured project experience

- New Cuyama Fire Station No. 27 Design-Build
- Santa Barbara County Regional Fire Communication Facility
- Alex Fiore Teen Center and Goebel Adult Center, Thousand Oaks
- Anaheim Cultural Arts Building Facility Assessment
- Baywood Elementary School Campus Replacement, Los Osos
- Branch Elementary School New Multipurpose Building, Arroyo Grande
- C.L. Smith Elementary School New Classrooms and Modernization, San Luis Obispo
- Grover Heights Elementary School Multipurpose Building, Grover Beach
- Morro Bay High School Design-Build
- Pacific Beach High School Campus Replacement, Los Osos
- San Luis Obispo County Co-Located Dispatch Center
- San Luis Obispo High School Design-Build
- San Luis Obispo Police Station
- Santa Paula Fire Station No. 29
- Shell Beach Elementary School New Multipurpose Building
- Solvang School District Culinary Arts Facility
- Thousand Oaks Civic Arts Plaza Master Plan Feasibility Study

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67



Debra Rudd | LEED AP

Project Role: Principal/Planning

Debbie Rudd delivers 30+ years of planning experience with RRM Design Group. She is adept at advancing projects from the early visioning and policy stages to construction. She undertakes master plans and policy documents with a realistic approach that integrates community engagement to bring consensus and implementation. Debbie is well-versed in community planning principles and engagement strategies that bring community consensus. She excels in public outreach, identifying public concerns and preferences and translating them into workable designs and policy documents easily understood by the public, stakeholders, and agencies.

rrm design group
Creating Environments People Enjoy®

Managing Partner

38 years of experience
35 years with RRM

Education

- *Bachelor of Science, Interior Architecture/Space Planning, Kansas State University, Manhattan, KS*

Accreditations and more

- *Leadership in Energy and Environmental Design Accredited Professional (LEED AP)*
- *American Planning Association (APA) No. 124878, Member, 1998-present*

Featured project experience

- Solomon Hills Specific Plan, Orcutt
- Camarillo General Plan, Community Design & Circulation Element Update
- Capitola Wharf Vision Plan
- De La Guerra Plaza Revitalization, Santa Barbara
- Dinuba Downtown Civic Square Conceptual Plan
- El Cajon Civic Center Pre-Development Planning & Design
- Lompoc Streetscape Multi-Modal Improvement Plan and Public Outreach
- Los Altos Downtown Vision
- Morro Bay Embarcadero and Centennial Stairway Concept Plan and Public Outreach
- Newman Downtown Plaza Green and Veterans Memorial
- Newman Highway 33 Specific Plan Update and Public Outreach
- North 40 Specific Plan, Los Gatos
- Patterson Downtown Master Plan and Public Outreach
- Pismo Beach Downtown Core Vision, Goals and Strategic Plan
- Pismo Beach Pier Plaza and Parking Lot Upgrade and Price Street Streetscape
- Port Hueneme General Plan Update Public Outreach
- San Juan Capistrano El Camino Specific Plan Amendment
- Santa Cruz County Coastal Restoration/Reuse Plan
- Santa Maria Downtown Specific Plan and Public Outreach
- Scotts Valley Town Center Specific Plan
- Thousand Oaks Civic Arts Plaza Master Plan Entitlements

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67



Linda Blackbern

Project Role: Planner

Creating Environments People Enjoy®

Principal Planner

20 years of experience
2 years with RRM

Education

- *Bachelor of Arts, Environmental Studies, University of California, Santa Barbara, CA*
- *Minor, Global Peace and Security, University of California, Santa Barbara, CA*

Linda Blackbern's strengths as a land use planner and project manager are drawn from her 20 years of experience in both the public and private sector. She advocates for a client's development goals and understands the importance of considering ongoing operations during the design development stage. Linda is adept in the technical aspects of land planning and leverages her interpersonal skills to foster a collaborative team environment and strong partnership with clients and agencies. She takes a strategic approach in navigating design constraints, reconciling competing agency requirements, and ability to formulate and execute innovative solutions making her a valuable asset to any team.

Featured project experience

- Key Site 1 Orcutt Due Diligence and Concept Design, Orcutt
- Willow Springs Community Center Renovation and Expansion, Goleta*
- Cypress Meadows Senior Apartments Clubhouse Refresh, Ventura*
- Pacific Oaks Clubhouse, BBQ/ Picnic Area, and Fitness Center Renovation, Goleta*
- Patterson Place Parking Lot Improvements, Restriping, and Resurfacing, Goleta*
- Ralston Courtyards Clubhouse, BBQ/Picnic Area, Outdoor Area Accessibility and Amenity Upgrades, Ventura*
- County of Ventura Non-County CEQA/NEPA Environmental Document Review, Ventura*
- San Bernardino County Fire Station 322 Improvements, Grant Application, Adelanto*
- Ventura Annual MWELO Reporting*
- Ventura General Plan Update Community Engagement*
- Ventura ESHA Ordinance Development and Community Workshops*
- Santa Barbara Eastside Branch Library New Garage and Site Improvements
- Arneill Road Mixed Use Affordable Housing Post Entitlement Condition Compliance, Camarillo
- Adelanto Parks and Recreation Adaptive Reuse - BMX Skate Park
- Heritage Ridge Special Needs Family and Senior Housing - Housing Authority of the County of Santa Barbara, Goleta
- Hidden Hills Development Standards
- Monteria Village Affordable Housing Redevelopment, Santa Barbara
- Santa Barbara Community Church Due Diligence and Feasibility Study Review
- Thousand Oaks Civic Center Master Plan Feasibility Study

**Work performed prior to RRM Design Group*

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67



Brandon Rodgers | PE

Project Role: Mechanical Engineer

As President and Principal Engineer of BMA Mechanical, Brandon leads a diverse team with over 35 years of combined experience in the architecture, engineering, and construction community. With 20+ years of practice and over 5,500 projects across sectors such as local government, healthcare, and education, Brandon brings a collaborative, open-minded approach to every project. His expertise in various construction delivery methods and commitment to sustainability and resilience ensures that BMA consistently delivers innovative, effective solutions for clients, while maintaining a strong focus on long-term relationships and project success.

BMA Mechanical +

Principal Mechanical Engineer

21 years of experience
21 years with BMA

Education

- *Bachelor of Science, Mechanical Engineering California Polytechnic State University, San Luis Obispo, CA*

Licenses and more

- *Professional Mechanical Engineer, CA, M33682*
- *ASHRAE Certified BCxP, Building Commissioning Provider*
- *Building Commissioning Association, Corporate Member*
- *ASHRAE, Member*
- *ASPE, Member*

Featured project experience

- Santa Barbara County New Probation Headquarters Building. Net Zero Energy, MP, Energy*
- New Cuyama Fire Station No. 27, Net Zero Energy, MP, Energy, Commissioning*
- Santa Barbara County Regional Fire Communication Facility, MP, Energy, Commissioning*
- Santa Ynez Chumash Museum and Cultural Center, LEED Silver, MP, Energy, Commissioning
- Santa Barbara County Back-Up Dispatch, MP, Energy, Design Phase Commissioning*
- Arroyo Grande Library Remodel, MP, Energy
- San Luis Obispo Library Remodel, MP, Energy
- McFarland City Hall & Police Station
- Santa Barbara County CEO Office Remodel Evaluation & Programming

**Work performed with RRM Design Group*

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67



Trevor Kane Lauridsen | PE, QSD/QSP

Project Role: Civil Engineer

Trevor came to Bethel Engineering in 2014. He holds a Bachelor's Degree in Civil Engineering from Cal Poly SLO. He specializes in the design of residential and small commercial development projects and provides SWPPP inspection/testing services.

Principal Engineer

11 years of experience
11 years with Bethel

Education

- *Bachelor of Science, Engineering California Polytechnic State University, San Luis Obispo, CA*

Licenses and more

- *Professional Engineer, CA, 90409*
- *Orcutt Area Seniors in Service (OASIS), Chairman of the Board*

Featured project experience

- Hundred Hills School, Buellton
- Keysite 4, Orcutt
- Bello Forno Expansion, Orcutt
- OASIS, Orcutt
- Polo Village, Buellton
- Park Edge, Santa Maria
- Skyview Estates, Santa Maria
- Skylight Homes, Santa Maria
- Planes of Fame, Santa Maria
- Buellton Hotels, Buellton
- Highland Cove, Grover Beach
- Trinity I, Grover Beach
- Fair Oaks Medical, Arroyo Grande
- Calle Real Vet Hospital, Goleta
- Lofts at the Mill, Santa Barbara
- White Caps, Summerland

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67



Jeff Thoma | PE

Project Role: Electrical Engineer

As the Principal-in-Charge of the Electrical Engineering Division of Thoma Electric, Inc., Jeff is responsible for overseeing an Engineering Division of seventeen persons and a Construction Division of over forty persons. Jeff conducts electrical field studies, overall building evaluations and project feasibility reports. Jeff has experience in all aspects of electrical construction; education projects at all levels, government, health care, commercial, industrial, institutional, residential, utility, public safety and historical renovations.

Principal Electric Engineer

17 years of experience
17 years with Thoma

Education

- *Bachelor of Science, Electrical Engineering, University of California, San Diego, CA*

Licenses and more

- *Professional Engineer, CA, E20823*

Featured project experience

- Santa Barbara Regional Fire Communications Facility*
- San Luis Coastal Unified School District
  - Baywood Elementary School, San Luis Obispo*
  - Bishop's Peak Elementary School Multi-Purpose Building and District Office*
  - C.L. Smith Elementary School District Office, Bus and Fire Alarm Upgrade
  - District Wide Fire Alarm Upgrade
  - District Wide WiFi Upgrade
  - Morro Bay High School Modernization*
  - San Luis High School Modernization*
  - San Luis High School New Gym
  - San Luis High School Theater Improvements
- Lucia Mar Unified School District*
  - Grover Heights Elementary School Multi-Purpose Room, Arroyo Grande
  - Shell Beach Elementary School New Classrooms
- Gilroy Unified School District
  - Rucker Elementary School Modernization
- New Police Headquarters and Dispatch Building, Santa Maria
- Emeryville Fire Station Emergency Operations Center and Corporations Yard*
- Gilroy Fire Station Expansion and Renovation*
- Gunner Ranch West Fire Station, Modesto*
- Long Beach Police Academy
- Marin County Emergency Operations Facilities
- Oxnard Fire Station #8
- Palo Alto Fire Station
- Quito Fire Station, Saratoga*
- Rancho Cucamonga Fire Station 178 Bridging Documents
- Redwood Fire Station, Redwood Estates*
- San Rafael Public Safety Center
- Sanger Fire Station Bridging Documents
- Hanford Public Safety Center
- Healdsburg Fire Substation*

**Work performed with RRM Design Group*

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67



Robert Down | PE

Project Role: Geotechnical Engineer

EARTH SYSTEMS

Principal Engineer

30 years of experience
27 years with Earth Systems

Education

- *Bachelor of Science, Civil Engineering, California Polytechnic State University, San Luis Obispo, CA*

Licenses and more

- *Professional Engineer, CA, 70206*
- *ICC Certified Soil, Structural Masonry, and Reinforced Concrete Special Inspector*
- *Hazardous Waste Operations and Emergency Response, 40-hour and 8-hour refresher courses*
- *Certified Nuclear Gauge Operator*
- *American Society of Civil Engineers, member*
- *American Public Works Association, member*
- *ASTM International, member*
- *Central Coast International Code Council, member*
- *Engineers Without Borders, member*

A registered civil engineer, Mr. Down has 30 years of experience in the geotechnical engineering and construction materials testing/inspection profession. He has conducted numerous geotechnical engineering investigations for projects in Northern Santa Barbara County. He is very familiar with the soil, rock and groundwater conditions, as well as approaches to foundation design and site development that have proved to be successful and cost-effective for this region. His education consists of Bachelor of Science degree in Civil Engineering from California Polytechnic State University, San Luis Obispo, where he also taught senior level courses in soil mechanics, foundation design, and civil engineering materials. He has been employed with Earth Systems since 1998.

Featured project experience

- Nipomo Community Park
- Nipomo Senior Center
- Leroy Park & Community Center, Guadalupe
- Central Park Renovation, Guadalupe
- Cal Poly Kennedy Library, San Luis Obispo
- Chumash Museum, Santa Ynez
- Planes of Fame, Santa Maria
- San Miguel Community Center
- Guadalupe Early Learning Center
- Guadalupe Transit Hub
- Woodland Plaza Senior Housing, Paso Robles
- LCSD Orcutt Bluff Sewer Replacement, Orcutt
- Presquile Winery, Orcutt
- Union Valley Parkway, Orcutt
- Orcutt East Side Basin

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67



Nick Zoeteway | PE, GE

Project Role: Geotechnical Engineer

EARTH SYSTEMS

Geotechnical Engineer

17 years of experience
7 years with Earth Systems

Education

- *Bachelor of Science, Civil Engineering, California Polytechnic State University, San Luis Obispo, CA*

Licenses and more

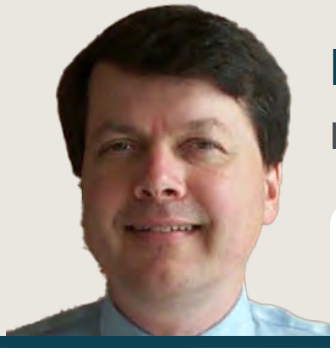
- *Professional Engineer, Geotechnical, CA, 3137*
- *Professional Engineer, Civil, CA, 79891*
- *American Society of Civil Engineers, member*
- *American Public Works Association, member*

A registered civil and geotechnical engineer, Mr. Zoetewey supervises subsurface exploration programs, provides analysis of field and laboratory test data, prepares geotechnical engineering reports, and manages the geotechnical and materials aspects of projects during construction. During his professional career, he has managed and provided design guidance for projects ranging from minor residential improvements to public works projects such as linear infrastructure and pavement rehabilitation, as well as large, complex projects requiring sophisticated geotechnical solutions such as ground improvement, deep foundations and shoring.

Featured project experience

- Orcutt Community Park
- Irish Hills Hamlet Community Center, San Luis Obispo
- Templeton Library,
- Cal Poly Kennedy Library, San Luis Obispo
- Sunset Terrace Senior Living Apartments, Shell Beach
- Guadalupe Early Learning Center
- Oceano Learning Center
- R&B Shultz Early Childhood Education Center, San Luis Obispo
- San Luis Obispo Cultural Arts Center
- San Luis Obispo Museum of Art
- Los Carneros Business Center, Goleta
- Orcutt Junior High School

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Peter A. McDonald

Project Role: Low Voltage, Acoustics, & Security

Smith, Fause & McDonald Inc.

Principal

40 years of experience
39 years with SFMI

Education

- *Master of Science, University of California, Los Angeles School of Engineering and Applied Science, Los Angeles, CA*
- *Bachelor of Science, University of California, Los Angeles School of Engineering and Applied Science, Los Angeles, CA*

Peter McDonald is the founding Principal of the firm with 40 years of experience in programming, design and construction administration services of state of the art telecommunications systems, information technologies, audio visual systems, electronic security, and acoustical engineering for public and private sector projects. His expertise is in data voice structured cabling infrastructure, state of the art audio and video technology systems, distance and collaborative learning, video media servers, VoIP, library OPAC and supporting infrastructure, electronic security, CCTV surveillance, intrusion detection, access control, acoustical engineering including sound isolation, room acoustic, HVAC noise and vibration control.

Featured project experience

- Santa Barbara County Regional Fire Communication Facility
- Santa Barbara County Fire Dispatch Center
- Santa Barbara County Northern Branch Jail Facility
- Yorba Linda New Library & Community Center
- Santa Ana Public Library Renovations
- Berkeley Main Public Library Renovation
- Berkeley Temporary Public Library Construction
- Berkeley Claremont Branch & West Branch Libraries
- Berkeley North Branch & South Branch Libraries
- Palo Alto Main Public Library Renovation
- Palo Alto Downtown Library Renovation
- San Francisco Public Library Teen Center Addition
- Burlingame Main Public Library Renovation
- Lafayette Main Public Library Renovation
- Milpitas Main Public Library Renovation
- Milpitas New Temporary Public Library
- San Jose Berryessa Public Library Renovation
- Santa Clara Main Public Library Renovation
- Santa Clara Temporary New Public Library
- Walnut Creek Branch Library Renovation
- San Leandro Public Library Renovation
- Pickleweed Park Library Renovation
- San Pablo Library Renovation
- Sacramento Carmichael Library Renovation
- Mountain View Public Library Renovation
- South San Francisco New Public Library
- Spokane, Washington, Downtown Public Library
- Spokane, Washington, Libby/ The Hive Library
- Spokane, Washington, Liberty Park Public Library
- Spokane, Washington, Indian Trail Library

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Al Yakel | SET, CFPS

Project Role: Fire Protection

Director of Fire Life and Safety

30 years of experience
20 years with Collings & Associates

Education

- *Bachelor of Science, Business Administration, University of Phoenix, AZ*
- *Associate of Science, Fire Technology, Oxnard College, Oxnard, CA*

Licenses and more

- *National Institute for Certification In Engineering Technologies (NICET) Fire Alarm Systems Level IV No. 142617*
- *International Code Council (ICC) Building Plans Examiner No. 0881724-60*
- *International Code Council (ICC) Building Inspector No. 0881724-10*
- *National Fire Protection Association(NFPA) Professional Member No. 2915186*
- *International Code Council (ICC) Professional Member*
- *Certified Fire Protection Specialist (CFPS) Certification No. 1140199*

**Work performed with RRM Design Group*

Al brings more than 30 years of experience in numerous fire protection arenas, including system design, code consulting, egress modeling, and as a former Authority Having Jurisdiction with the University of California as a Designated Campus Fire Marshal. Mr. Yakel has extensive experience in the application of the Building and Fire Codes, and the requirements of California Title 19 and 24. He has been involved in a wide variety of fire and life safety projects, including the review and approval of plans and specifications for new construction and tenant improvements. Our firm has recently completed several library specific projects which have included all levels of fire protection including fire alarm, fire suppression, life safety and code consulting. We are well versed in the code requirements and needs of the fire service to provide a comprehensive fire protection solution.

Featured project experience

- UCSB Davidson Library Fire & Life Safety Code Consulting, Santa Barbara
- UCSB Chemistry Chemical Storage Building #598, Santa Barbara
- Fire Protection System of Design (ASBS) Associated Students Bike Shop, John Friedman Alice Skimm Arch. (JFAK)
- UCSB Music Library Renovation Bldg. 525, Santa Barbara
- UCSB Library Archive Storage, Cabrillo Business Park, Santa Barbara
- Goleta City Hall Tenant Improvement*
- Moorpark Operations Yard*
- New Creston Fire Station No. 43*
- Porterville Fourth Street Community Center*
- Santa Paula Fire Station No. 29*
- Thousand Oaks Fire Station No. 34*
- Lewis Road Mental Health Rehabilitation Center, Camarillo*
- Hazardous Materials Analysis for ETS Graves Building, Oxnard
- Fillmore Library Expansion, Fire Sprinkler System Design
- Conejo Community Park & Assessment Project, Thousand Oaks

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67



John Mauk | CCP, LCPE

Project Role: Cost Estimator

O'Connor Construction Management, Inc.

John Mauk has over 30 years of cost engineering experience. He is a Senior Vice President and supervises OCMI's project estimators and their subordinates to ensure the highest quality of each project. His experience includes on-site field supervision, contract administration, change order analysis, preparing budgets, cost estimating, and claims analysis and negotiation. John has provided estimates at all levels of design, from conceptual through construction documents. John's project experience includes every type of building and infrastructure project such as municipal projects, office buildings, commercial projects, schools, universities, hospitals, operations and maintenance centers, hotels, and utilities.

Senior Vice President/ Regional Cost Manager

30+ years of experience
25 years with OCMI

Education

- *Bachelor of Science, California Polytechnic State University, San Luis Obispo, C*

Licenses and more

- *Certified Estimating Professional / AACEI*
- *Lifetime Certified Professional Estimator / ASPE*
- *Construction Control Professional / NACA*

Featured project experience

- Bishop's Peak Elementary School New Classrooms and Modernization, San Luis Obispo*
- Lucia Mar New Tech High School, Nipomo*
- Oxnard College Outdoor Training Center*
- Santa Barbara County Regional Fire Communication Facility*
- Ventura Police and Fire Headquarters Locker Room Renovation*
- Alamitos Library Door & Window Restoration, Long Beach
- Dana Library Roof Replacement, Long Beach
- Rialto Library
- San Bernardino Library
- Library Redesign and Improvements, Sierra Madre
- Springville Library
- CSU Los Angeles JFK Library, Palmer Wing Center for Academic Success/Center for Excellence, Los Angeles
- Roosevelt Elementary School, TK/K & Library Building and Site, Santa Monica
- UC Irvine Langson Library Entry
- Deerfield and Rancho Community Centers Electrical Panel Replacement, Irvine
- Bixby Park Community Center Upgrade, Long Beach
- Drake Park Community Center Improvements, Long Beach
- Houghton Park Community Center, Demolition and Center Improvements, Long Beach
- Scherer Park Community Center Roof Replacement, Long Beach
- Stearns Park Community Center ADA Improvements, Long Beach

**Work performed with RRM Design Group*

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67

ATTACHMENT 3

RRM Design Group, Revised Cost Proposal (Rec. 11/24/25)

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67

County of Santa Barbara

Orcutt Library and Community Center

Updated 09-09-2025

				RRM Mike		RRM Charles		Paige Cook		Todd Hansen		Dayna Lake		RRM		Consultants															
				Principal-in Charge		Senior Project Manager		Project Architect		Spec. Writer		Job Captain		Designer		RRM Architecture	Noll & Tam Library Interior Architect	RRM Struct Eng	BMA Mech and Plmb Eng	BMA Cx	Thoma Elect Eng	RRM Planning	RRM Survey	RRM Landscape	Bethel Civil	Bethel SWPPP	SFMI Comm. Security A/V	Collings & Assoc. Fire Prot.	Earth Systems Geo. Eng.	OCMI Cost Est.	Total Fees
				303	$ per hour	272	$ per hour	176	$ per hour	221	$ per hour	157	$ per hour	127	$ per hour	$703,921	$521,400	$225,250	$153,351	$74,503	$131,258	$41,074	$22,000	$59,000	$83,800	$23,540	$79,123	$34,300	$41,635	$75,075	
Phase 1 -	***Parcel Assessment and Concept Design***															30%	23%	10%	7%	3%	6%	2%	1%	3%	4%	1%	3%	1%	2%	3%	
Task 1.1	**Project Initiation and Administration**	**$**	**34,929**																												
	Kickoff Meeting	$	6,433	4	$1,210	12	$3,260	4	$704	0	$0	8	$1,258	0	$0	$34,929.40	*$1,100*	$500	$550	$0	*$550*	*$500*	*$0*	$500	*$500*	$0	$0	$0	$0	$0	**$39,129**
	Goals and Objectives	$	5,445	2	$605	8	$2,174	8	$1,408	0	$0	8	$1,258	0	$0																
	Project Schedule	$	11,704	0	$0	24	$6,521	8	$1,408	0	$0	24	$3,775	0	$0																
	PM Meetings	$	11,348	8	$2,420	0	$0	40	$7,040	0	$0	12	$1,888	0	$0																
Task 1.2	**Existing Condition Verification and Site Survey**	**$**	**33,671**																												
	Oasis Coordination	$	5,755	0	$0	16	$4,347	8	$1,408	0	$0	0	$0	0	$0	$33,671.00	*$2,200*	$0	$0	$0	$3,218	$6,040	$20,000	*$1,000*	*$1,000*	$0	$0	$0	$35,585	$0	**$102,714**
	Geotechnical Coordination	$	4,187	2	$605	8	$2,174	8	$1,408	0	$0	0	$0	0	$0																
	Site Assessment and Recommendation	$	11,048	4	$1,210	12	$3,260	8	$1,408	0	$0	20	$3,146	16	$2,024																
	Site and Boundary Survey	$	2,420	0	$0	4	$1,087	4	$704	0	$0	4	$629	0	$0																
	Code and Jurisdictional Analysis	$	1,791	0	$0	4	$1,087	4	$704	0	$0	0	$0	0	$0																
	Meetings (1 site visits)	$	8,470	4	$1,210	12	$3,260	12	$2,112	0	$0	12	$1,888	0	$0																
Task 1.3	**Program Verification and Conceptual Design**	**$**	**60,280**																												
	Needs assessment interviews (4 meetings)	$	8,373	4	$1,210	16	$4,347	16	$2,816	0	$0	0	$0	0	$0	$60,280.00	$59,400	$1,000	$19,162	$0	$7,700	$17,906	$0	$8,000	$1,100	$0	*$2,200*	*$1,000*	$0	$0	**$177,748**
	Space Need Refinement and Programmatic Sheets	$	8,936	0	$0	4	$1,087	16	$2,816	0	$0	32	$5,034	0	$0																
	Conceptual Floor Plans / Site Plan	$	18,414	4	$1,210	12	$3,260	24	$4,224	4	$884	24	$3,775	40	$5,060																
	Conceptual Building Massing and Renderings (3)	$	16,390	4	$1,210	12	$3,260	24	$4,224	4	$884	24	$3,775	24	$3,036																
	CEQA Coordination	$	6,206	2	$605	8	$2,174	8	$1,408	4	$884	4	$629	4	$506																
	Community Meetings (2)	$	7,308	4	$1,210	8	$2,174	8	$1,408	0	$0	16	$2,517	0	$0																
	Conceptual Design Review Meeting (1)	$	3,025	2	$605	4	$1,087	4	$704	0	$0	4	$629	0	$0																
Phase 2 - Schematic Design																															
Task 2.1	**Schematic Design**	**$**	**86,035**																												
	Preparation of Plans (Site, Floor , RCP, Roof, Elevations) (Furn. Plans)	$	18,324	2	$605	8	$2,174	8	$1,408	4	$884	36	$5,663	60	$7,590	$86,035	$71,500	$38,000	$59,785	$6,072	$38,280	$17,128	$0	$6,000	$19,800	$0	$15,202	*$5,000*	$0	$17,160	**$379,962**
	Presentation Renderings and Visualization (VR)	$	12,190	2	$605	8	$2,174	4	$704	4	$884	24	$3,775	32	$4,048																
	Consultant Coordination	$	11,064	2	$605	16	$4,347	24	$4,224	0	$0	12	$1,888	0	$0																
	Exterior Material Boards	$	8,859	2	$605	2	$543	4	$704	2	$442	16	$2,517	32	$4,048																
	Schematic Design Cost Estimate	$	5,753	2	$605	8	$2,174	4	$704	0	$0	8	$1,258	8	$1,012																
	Outline Specifications and Narratives	$	8,406	2	$605	4	$1,087	8	$1,408	24	$5,306	0	$0	0	$0																
	Sustainability Narrative/LEED Checklist	$	4,624	2	$605	2	$543	4	$704	4	$884	12	$1,888	0	$0																
	Preliminary Energy Analysis	$	1,210	0	$0	2	$543	2	$352	0	$0	2	$315	0	$0																
	Community Meetings (2)	$	4,358	2	$605	4	$1,087	8	$1,408	0	$0	8	$1,258	0	$0																
	Meetings (3)	$	3,025	2	$605	4	$1,087	4	$704	0	$0	4	$629	0	$0																
	PDD Permit Package and Processing	$	8,221	2	$605	4	$1,087	12	$2,112	0	$0	12	$1,888	20	$2,530																
Phase 3 - Construction Documents (50%, 95%, Permitting)																															
Task 3.1	**50% Construction Documents**	**$**	**114,706**																												
	Preparation of drawings and code compliance	$	68,867	2	$605	16	$4,347	72	$12,672	4	$884	140	$22,022	224	$28,336	$114,705.80	$148,500	$42,250	$28,600	$10,923	$30,443	$0	$0	$15,000	$22,000	$0	$17,578	*$8,000*	$0	$32,175	**$470,174**
	Preparation of progress specifications	$	22,438	2	$605	8	$2,174	40	$7,040	40	$8,844	24	$3,775	0	$0																
	Construction Cost Estimate	$	3,483	2	$605	8	$2,174	4	$704	0	$0	0	$0	0	$0																
	Interior Material Boards	$	1,500	2	$605	2	$543	2	$352	0	$0	0	$0	0	$0																
	QAQC Review / Constructability Review	$	9,539	8	$2,420	8	$2,174	8	$1,408	16	$3,538	0	$0	0	$0																
	Meetings	$	8,879	8	$2,420	16	$4,347	12	$2,112	0	$0	0	$0	0	$0																
Task 3.2	**95% Construction Documents**	**$**	**109,197**																												
	Preparation of drawings	$	53,775	2	$605	8	$2,174	64	$11,264	0	$0	140	$22,022	140	$17,710	$109,197	$183,700	$80,000	$28,600	$6,182	$35,200	$0	$0	$15,000	$22,000	$0	$22,000	*$12,000*	$6,050	$25,740	**$545,669**
	Preparation of specifications	$	24,145	2	$605	8	$2,174	64	$11,264	40	$8,844	8	$1,258	0	$0																
	Commissioning Review	$	2,174	0	$0	8	$2,174	0	$0	0	$0	0	$0	0	$0																
	Construction Cost Estimate	$	3,445	2	$605	8	$2,174	2	$352	0	$0	2	$315	0	$0																
	QAQC Review / Geotechnical Review	$	10,287	8	$2,420	8	$2,174	8	$1,408	8	$1,769	16	$2,517	0	$0																
	Furniture, Fixtures, and Equipment Design	$	9,370	2	$605	8	$2,174	16	$2,816	0	$0	24	$3,775	0	$0																
	Meetings (2)	$	6,002	8	$2,420	8	$2,174	8	$1,408	0	$0	0	$0	0	$0																
Task 3.3	**Permitting**	**$**	**25,516**																												
	Permit Submittal and Responses	$	22,033	2	$605	8	$2,174	32	$5,632	0	$0	48	$7,550	48	$6,072	$25,516	*$11,000*	$7,750	$7,194	$0	$1,100	$0	$0	*$5,000*	*$2,200*	$0	*$1,100*	*$1,800*	$0	$0	**$62,660**
	Meetings (2)	$	3,483	2	$605	8	$2,174	4	$704	0	$0	0	$0	0	$0																
Phase 4 - Bidding and Construction Administration																															
Task 4.1	**Bidding**	**$**	**49,348**																												
	Response to bidders	$	10,303	2	$605	24	$6,521	8	$1,408	8	$1,769	0	$0	0	$0	$49,348	*$3,300*	$5,250	$1,100	$1,100	$1,100	$0	$0	$1,500	*$2,500*	$0	$858	*$1,200*	$0	$0	**$67,256**
	Preparation of addendums (up to 5)	$	13,312	2	$605	16	$4,347	16	$2,816	8	$1,769	24	$3,775	0	$0																
	Conformance Set	$	16,150	2	$605	12	$3,260	24	$4,224	8	$1,769	40	$6,292	0	$0																
	Meetings (2)	$	9,583	8	$2,420	16	$4,347	16	$2,816	0	$0	0	$0	0	$0																
Task 4.2	**Construction Administration**	**$**	**200,592**																												
	Review of Submittals	$	48,356	8	$2,420	120	$32,604	40	$7,040	0	$0	40	$6,292	0	$0	$200,592	$40,700	$50,000	$7,810	$49,126	$12,018	$0	$2,000	$6,000	$11,000	$23,540	$15,785	*$3,800*	$0	$0	**$422,370**
	Response to RFIs	$	48,356	8	$2,420	120	$32,604	40	$7,040	0	$0	40	$6,292	0	$0																
	Punch List (2 observations)	$	8,853	4	$1,210	16	$4,347	8	$1,408	0	$0	12	$1,888	0	$0																
	Job Site Meetings (55)	$	95,027	24	$7,260	240	$65,208	96	$16,896	0	$0	36	$5,663	0	$0																
Task 4.3	**Record Drawing Review and Project Closeout**	**$**	**24,576**																												
	Record Drawings Review and As-Built Documentation	$	24,576	2	$605	16	$4,347	40	$7,040	0	$0	80	$12,584	0	$0	$24,576	*$1,100*	$1,000	$1,100	$1,100	*$2,200*	$0	$0	$1,500	$2,200	$0	*$4,400*	*$1,500*	$0	$0	**$40,676**

Total:

TOTAL BASE FEE **$2,308,359**

Reimbursables:

Estimated Reimbursables **$0**

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Assumptions, Clarifications, and Exclusions

Services and/or Information to be Provided by the Client

- Property location and data on the project site(s)
- Environmental assessment of the proposed site, i.e., Phase 1 Environmental Study
- ~~As-built documentation for all existing structures on building sites~~
- CEQA documentation and processing
- County Standards and Specifications prior to Schematic Design phase
- Third-party commissioning, if applicable and beyond the scope, identified
- IT hardware and software selection, procurement, installation, configuration, and training
- Testing and inspection services
- Division Zero and One Specifications
- Planning, building, and other permits, agency, or service fees
- County to administer procurement and management of consultants and contractors not included in this contract
- ~~County to be responsible for all LEED registration fees, paid directly to the USGBC~~
- ~~County to be responsible for all International Living Future Institute Zero Energy Certification fees, paid directly to ILFI~~

Scope Qualifications

We understand that scoping a project of this complexity before the design is difficult and leaves room for interpretation. We have compiled our fee based on a review of the RFQ, familiarity with the project, familiarity with the site conditions, and industry best practices. However, there are still options and refinements that may be needed or desired by the County, or that may be outside of the control of the design team. The qualifications below are intended for clarification and transparency to facilitate a discussion and scope refinement prior to entering into a formal agreement.

Substantive changes requested by the County or changes in the County's program or direction that are inconsistent with prior approvals are subject to additional services fees. Any additional services that RRM Design Group is asked to perform over and beyond those described in the scope will be billed on a negotiated and County-approved, fixed-fee or hourly basis.

- Building design documents will be completed in BIM at a LOD 300/350. Clash Detection is not included but may be provided if it appears pertinent
- The included project schedule work is provided for design phase coordination. The construction schedule will be provided at level one or two for coordination purposes only
- Assumes FEMA, CLOMR, APCD, CEQA, Flood Control, traffic control, cultural studies or other documents, permits, and processing will be conducted and coordinated by the County
- Assumes lot line adjustment or lot mergers will not be required
- Excludes code updates due to County or other project delays outside of the control of RRM
- Survey work includes boundaries, ground control, mapping, utility surveying, Aerial mapping, and supplemental topographic surveying.
- Survey work excludes Record of Survey filing, Corner Record filing, and construction staking.
- Excludes design and documentation of off-site: utilities, surface, landscape, lighting, and/or signal improvements, except as identified on concept plans included with RFQ. Sanitary sewer, water, and storm drain design to street nearest adjacent right-of-way connection are included.
- Assumes photovoltaic system and structural mount design to be a contractor-provided deferred submittal. Performance and proprietary specifications will be included as needed to meet design intent.

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- Design of retaining walls is limited to approx. 50lf at the south property and 50 lf of miscellaneous retaining wall that may be required for walk and driveway modifications. Height of walls is limited to 14’-0”.
- It is assumed that temporary shoring and or supports to facilitate construction are a means and method of construction item provided by the contractor.
- It is assumed that plan review will be conducted by a single agency; plan reviews by multiple review agencies or peer review consultants (retained by the County) would be considered an additional service.
- Assumes a conventional foundation using continuous and spread footings connected by grade beams will be utilized. Other non-conventional foundations (piles, PT-slabs), if required following the geotechnical investigation, may require an additional service.
- Excludes County-directed revisions/changes to the floor plan or exterior walls that require changes to the structural layout after the release of backgrounds for the 50 % construction documents phase.
- It is assumed that internal building stairs will not be required. If the design changes and stairs are required, RRM assumes stairs will be a contractor-provided deferred submittal steel stair. RRM will provide mounting locations and architectural requirements, but not complete structural design.
- Equipment anchorage is based on standard MEP and equipment.
- RRM assumes no large-scale interior battery storage (H occupancies) to provide solar back-up power supply for the building. UPS systems are assumed to be lower than H occupancy thresholds and will be coordinated with staff.
- RRM assumes no dry-agent fire protection system is required.
- RRM assumes adequate utility infrastructure for water and fire water service for agency providers. Design of on-site utility systems (e.g., water storage, pump houses, etc.) is not included.
- Excludes all final application for service and PV utility company fees and charges.
- Excludes undergrounding and/or relocation of existing utility services within, through, or along the property.
- Excludes design and permitting of interim equipment in support of methods of procedure to accommodate cutovers.
- Excludes design of generator sound control enclosures beyond manufacturers standard products.
- Excludes the design of the lightning protection system. Assumes deferred submittal design-build item by the contractor if selected by County.
- Assumes final equipment, furnishings, and system standard information is provided by the County prior to starting 50% of construction documents.
- Assumes food preparation spaces will be limited to catering/warming kitchen-type use.
- Excludes water reclaim/reuse systems, solar thermal systems design, or other specialty systems not identified or industry standard for a similar use facility.
- Excludes additional or extended services due to extenuating circumstances beyond the control of the A/E team (e.g., budget or schedule changes, substitution changes, weather, and labor challenges, etc.)
- Assumes use of County standard bid forms and General Conditions
- Excludes post-occupancy commissioning services (not required)
- Excludes geotechnical and material testing during construction. County to contract directly for Geotechnical and Material Testing services or amend the contract with RRM prior to construction start.

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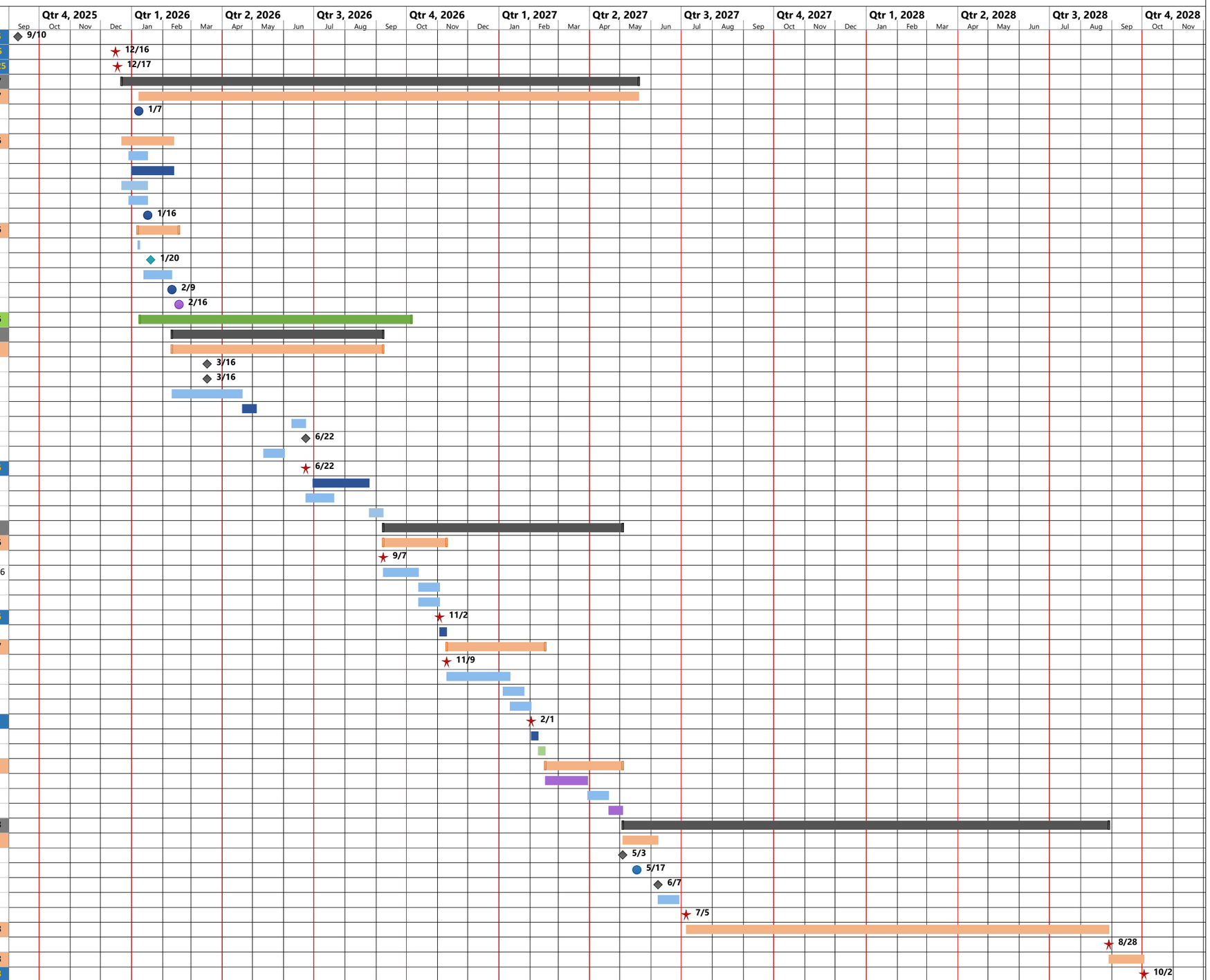
ATTACHMENT 4

RRM Design Group, Design Schedule (Rec. 11/24/25)

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County of Santa Barbara - Orcutt Library and Community Center

ID	Task Name	Duration	Start	Finish
1	**RFQ Submittal**	**0 days**	**Wed 9/10/25**	**Wed 9/10/25**
2	**Contract Award by Board of Supervisors**	**0 days**	**Tue 12/16/25**	**Tue 12/16/25**
3	**Notice to Proceed**	**0 days**	**Wed 12/17/25**	**Wed 12/17/25**
4	**Phase 1 - Parcel Assessment and Concept Design**	**368 days**	**Mon 12/22/25**	**Wed 5/19/27**
5	**Task 1.1 Project Initiation and Administration**	**355 days**	**Wed 1/7/26**	**Wed 5/19/27**
6	**Kickoff Meeting**	0 days	Wed 1/7/26	Wed 1/7/26
7	Progress Update Meeting	350 days	Thu 1/15/26	Wed 5/19/27
8	**Task 1.2 Exiting Condition Verification and Site Survey**	**38 days**	**Mon 12/22/25**	**Wed 2/11/26**
9	Existing Condition Assessment	15 days	Mon 12/29/25	Fri 1/16/26
10	**Geotechnical Investigation**	30 days	Thu 1/1/26	Wed 2/11/26
11	Site Survey	20 days	Mon 12/22/25	Fri 1/16/26
12	Code and Jusisdictional Analysis	15 days	Mon 12/29/25	Fri 1/16/26
13	**Site Assessment Review Meeting**	0 days	Fri 1/16/26	Fri 1/16/26
14	**Task 1.3 Program Verification and Conceptual Design**	**29 days**	**Wed 1/7/26**	**Mon 2/16/26**
15	**Program Verification (at Kickoff)**	2 days	Wed 1/7/26	Thu 1/8/26
16	Public Workshop #1	0 days	Tue 1/20/26	Tue 1/20/26
17	Develop Conceptual Site, Floor Plans, and Massing	20 days	Tue 1/13/26	Mon 2/9/26
18	**Conceptual Design Review/Program Review Meeting**	**0 days**	**Mon 2/9/26**	**Mon 2/9/26**
19	PDD Pre-Application Meeting	0 days	Mon 2/16/26	Mon 2/16/26
20	**CEQA/NEPA**	**192 days**	**Fri 1/9/26**	**Mon 10/5/26**
37	**Phase 2 - Schematic Design and Development Permit**	**150 days**	**Tue 2/10/26**	**Mon 9/7/26**
38	**Task 2.1 Schematic Design and Development Permit**	**150 days**	**Tue 2/10/26**	**Mon 9/7/26**
39	Public Workshop #2 (Community)	0 days	Mon 3/16/26	Mon 3/16/26
40	Public Workshop #3 (Focus)	0 days	Mon 3/16/26	Mon 3/16/26
41	Schematic Design Documentation 90%	50 days	Tue 2/10/26	Mon 4/20/26
42	**County Schematic Design Draft Review**	10 days	Tue 4/21/26	Mon 5/4/26
43	Schematic Design Documentation Refinement-100%	10 days	Tue 6/9/26	Mon 6/22/26
44	Public Workshop #4	0 days	Mon 6/22/26	Mon 6/22/26
45	100% Schematic Design Cost Estimate	15 days	Tue 5/12/26	Mon 6/1/26
46	**Phase 2 Submittal**	**0 days**	**Mon 6/22/26**	**Mon 6/22/26**
47	**PDD Submittal and Review**	40 days	Tue 6/30/26	Mon 8/24/26
48	**County Schematic Design Draft Review**	20 days	Tue 6/23/26	Mon 7/20/26
49	Schematic Design Refinement	10 days	Tue 8/25/26	Mon 9/7/26
50	**Phase 3 - Construction Documents (50%, 95%, Bid Set)**	**170 days**	**Mon 9/7/26**	**Mon 5/3/27**
51	**Task 3.1 50% Construction Documents**	**45 days**	**Mon 9/7/26**	**Mon 11/9/26**
52	**50% Construction Documents NTP**	0 days	Mon 9/7/26	Mon 9/7/26
53	50% Construction Documents Draft	25 days	Tue 9/8/26	Mon 10/12/26
54	50% Construction Documents Final	15 days	Tue 10/13/26	Mon 11/2/26
55	50% Construction Documents Cost Estimate	15 days	Tue 10/13/26	Mon 11/2/26
56	**Phase 2 50% Submittal**	**0 days**	**Mon 11/2/26**	**Mon 11/2/26**
57	**County 50% Construction Documents Review**	5 days	Tue 11/3/26	Mon 11/9/26
58	**Task 3.2 95% Construction Documents**	**70 days**	**Mon 11/9/26**	**Mon 2/15/27**
59	95% Construction Documents NTP	0 days	Mon 11/9/26	Mon 11/9/26
60	95% Construction Documentation	45 days	Tue 11/10/26	Mon 1/11/27
61	95% QA/QC	15 days	Tue 1/5/27	Mon 1/25/27
62	95% Construction Documents Cost Estimate	15 days	Tue 1/12/27	Mon 2/1/27
63	**Phase 2 95% Submittal**	**0 days**	**Mon 2/1/27**	**Mon 2/1/27**
64	**County 95% Construction Documents Review**	5 days	Tue 2/2/27	Mon 2/8/27
65	Building Permit Preparation	5 days	Tue 2/9/27	Mon 2/15/27
66	**Task 3.3 Permitting**	**55 days**	**Tue 2/16/27**	**Mon 5/3/27**
67	1st Building Department Review	30 days	Tue 2/16/27	Mon 3/29/27
68	Incorporate Building Dept. Comments	15 days	Tue 3/30/27	Mon 4/19/27
69	2nd Building Department Review	10 days	Tue 4/20/27	Mon 5/3/27
70	**Phase 4 - Bidding and Construction Administration**	**345 days**	**Mon 5/3/27**	**Mon 8/28/28**
71	**Task 4.1 Bidding**	**25 days**	**Tue 5/4/27**	**Mon 6/7/27**
72	Bid Release	0 days	Mon 5/3/27	Mon 5/3/27
73	**Pre-Bid Conference**	0 days	Mon 5/17/27	Mon 5/17/27
74	**Bid Opening and Evaluation Meeting**	0 days	Mon 6/7/27	Mon 6/7/27
75	Conformance Set	15 days	Tue 6/8/27	Mon 6/28/27
76	**Construction Award**	0 days	Mon 7/5/27	Mon 7/5/27
77	**Task 4.2 Construction Administration**	**300 days**	**Tue 7/6/27**	**Mon 8/28/28**
78	**Certificate of Occupancy**	0 days	Mon 8/28/28	Mon 8/28/28
79	**Task 4.3 Record Drawing Review and Project Closeout**	**25 days**	**Tue 8/29/28**	**Mon 10/2/28**
80	**Project Complete**	**0 days**	**Mon 10/2/28**	**Mon 10/2/28**



Mon 11/24/25

Note:
-Schedule is dependent on stakeholder, agency, and contractor durations.

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ATTACHMENT 5

Orcutt Community Plan

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ORCUTT
COMMUNITY PLAN



Santa Barbara County
County Executive Office
Comprehensive Planning Division

Adopted July 1997
Amended July 2001
Amended October 2004
Amended July 2006
Amended December 2012
Amended June 2013
Published June 2019
Amended December 2020
Amended May 2022
Amended May 2024

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ORCUTT COMMUNITY PLAN AMENDMENTS

Amendments to the Orcutt Community Plan

May 2024

As noted on its cover, the most recently published version of this document includes text and figure amendments through May 2024. The Santa Barbara County Board of Supervisors has adopted important revisions to this document. The amendment summary below identifies the adopted changes.

Date of Adoption Board Action	**Amendment Summary**
07/10/2001 Resolution 01-225 Case no. 01-GP-005	**Water** *Revisions*: Policy (WAT-0-1/Program/WAT-0-1.1/WAT-0-2) DevStd (WAT-0-2.1/ WAT-0-2.2/ WAT-0-2.3) *New Action* WAT-0-1.4
07/10/2001 Resolution 01-226 Case no. 00-GP-006	**Transportation** *Revisions*: Action (CIRC-0-1.2/CIRC-0-1.3)/Policy (CIRC-0-2/CIRC-0-11) **Wastewater** *Revisions*: Action WW-0-1.2/ Policy WW-0-2/ DevStd (WW-0-2.1/WW-0-2.2/WW-0-2.3/WW-2.4/WW-0-3.3) **Open Space and Rec** *Revision*: DevStd (OS-0-4.2/OS-0-4.4) / *New Action* OS-0-6.3 **Biology** *Revisions*: DevStd (BIO-0-1.2/BIO-0-1.8/ BIO-0-2.3) *New Action* BIO-0-1.9 **Fire** *Revision*: DevStd Fire-2.2 **Transfer of Development Credits** *Revision*: Action LU-0-8.2 **Fiscal** *New Actions* FSCL-0-1.5/FSCL-0-1.6/FSCL-0-1.7 **Key Site** *Revisions*: Policy KS22-2/ DevStd KS24-4/KS24-6/KS24-7 **Adopt map titled "Orcutt Community Plan Land Use Designations Map, Western Section"** **Adopt map titled "Santa Maria Valley Rural Region Land Use Designations Map"**
10/15/2004 Resolution 04-261 Case no. 04GPA-00000-00011	**Section II-Land Use Old Town** *Revisions*: Action OT-0-2.2 /Action OT-0-2.8 **Section III-Transportation** *Revision*: Figure 23
7/25/2006 Resolution 06-238 Case no. 06GPA-00000-00004	**Transportation** *Revisions:* Stubblefield Road description Figure 20 Figure 23
2/24/2009 Resolution 09-034 Case no. 08GPA-00000-00009	**Key Site 3** *Revisions*: KS 3 text amendments / Policy KS3-1 / DevStd KS3-11 / DevStd KS3-13 / DevStd KS3-14 / DevStd KS3-15 / DevStd KS3-16 / DevStd KS3-17 / DevStd KS3-18 / DevStd KS3-19 / DevStd KS3-20 / DevStd KS3-21 **Adopt map Figure KS3-2** **Key Site 30** *Revisions*: KS 30 text amendments / Policy KS30-1 / DevStd KS30-3 / DevStd KS30-7 / DevStd KS30-8 / DevStd KS30-9 / DevStd KS30-10 / DevStd KS30-11 / DevStd KS30-12 / DevStd KS30-13 / DevStd KS30-14 / DevStd KS30-15 / DevStd KS30-16 / DevStd KS30-17 / DevStd KS30-18 **Adopt map Figure KS30-2**

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ORCUTT COMMUNITY PLAN AMENDMENTS

Date of Adoption Board Action	**Amendment Summary**
12/11/2012 Resolution 12-293 Case no. 11GPA-00000-00001	**Flood** *Revisions:* Policy (FLD-O-4) Action (FLD-O-4.1) DevStd (FLD-O-4.1/FLD-O-4.2) **Amend map titled "Orcutt Community Plan Area Existing Regional Detention Basin Site"**
12/11/2012 Resolution 12-294 Case no. 11GPA-00000-00002	**Transportation** *Revisions:* Policy (CIRC-O-3) Definition (Acceptable Capacity)
6/4/2013 Resolution 13-160 Case no. 13GPA-00000-00003	*Revisions:* Key Site 22 text amendments **Amend map titled "Orcutt Significant Vegetation"** **Amend map titled "OCP Area Biological Habitat – West Half"** **Amend map titled "Key Site #22 Map"**
12/15/2020 Resolution 20-229 Case no. 18GPA-00000-00001	**Transportation** *Revisions:* Add a new local road connection to the U.S. Highway 101/Union Valley Parkway interchange. **Amend map titled "Orcutt Community Plan Circulation"** **Adopt DevStd CIRD-O-2.2** **Adopt minor text amendments**
05/10/2022 Resolution 22-111 Case no. 13GPA-00000-00005	**Key Site 3** *Revisions*: Policy KS3-1 / DevStd KS3-5 / DevStd KS3-6 / DevStd KS3-7 / DevStd KS3-10 **Amend map titled "Orcutt Community Plan Parks, Recreation and Trails"** (Figure 14) **Amend Figure KS3-2**
05/03/2024 Resolution No. 24-92 Case no. 24GPA-00003	**Key Sites 1, 3, 10, 11, and 16** *Revisions*: Policy KS1-1 / Policy KS3-1 / Policy KS10-1 / Policy KS11-1 / Policy KS11-2 / Policy KS16-1 *Deletions:* DevStd KS11-8 / DevStd KS11-27 **Amend Figure KS3-2 / Figure KS11-1**

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Key To Identifiers of Goals, Objectives, Policies, and Actions

The following are the identifiers that catalog and number the Goals, etc. of the Plan:

Identifier	Represents
AQ	Air Quality
BIO	Biological Habitats
CIRC	Traffic, Circulation, & Parking
FIRE	Fire Protection
FLD	Flooding
FSCL	Fiscal
GEO	Geology, Topography, & Soils
HA	History & Archaeology
LIB	Libraries
LU	Land Use
LUA	Land Use – Agriculture
LUC	Land Use – Commercial/Industrial
LUR	Land Use – Residential
NSE	Noise
OS	Open Space
POL	Police Protection
PRT	Parks, Recreation, & Trails
RISK	Risk of Upset
RR	Resource Recovery
SCH	Schools
VIS	Visuals & Aesthetics
WAT	Water
WW	Wastewater

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ACRONYMS AND ABBREVIATIONS

ADT -- Average Daily Trips

ALUC -- Airport Land Use Commission

APCD -- Air Pollution Control District

AQAP -- Air Quality Attainment Plan

CCWA -- Central Coast Water Authority

CCWC -- Cal. Cities Water Company

CEHS -- Co. Environmental Health Services

CEQA -- Calif. Environmental Quality Act

CNEL -- Community Noise Equivalent Level

CSD -- Community Services District

C/I -- Commercial and Industrial

DR -- Design Residential (zone district)

EMF -- Electromagnetic Fields

FAR -- Floor-to-Area Ratio

FA -- Flight Approach (Zone)

GPAC -- General Plan Advisory Committee

HMBP -- Hazardous Materials Business Plan

LAFCO -- Local Agency Formation Commission

LCSD -- Laguna County Sanitation District

LOS -- Level of Service

MRP -- Manufacturing/Research Park (zone)

OCP -- Orcutt Community Plan

OPA -- Orcutt Planning Area

ORV -- Off-Road Vehicles

OS -- Open Space

OTIP --Orcutt Transportation Improvement Plan

OUSD -- Orcutt Union School District

PD -- Planned Development

PRD -- Planned Residential Development

PRT -- Parks, Recreation & Trails

REC -- Recreation (zone)

ROW -- Right-of-Way

RWQCB-- Regional Water Quality Control Board

SBCAG -- S.B. County Assoc. of Governments

SBCFCD -- S.B. County Flood Control District

SFD -- Single Family Dwelling

SLP -- Small Lot Planned Development

SMBUSD -- S.M.-Bonita Union School Dist.

SMGB -- Santa Maria Groundwater Basin

SMPA -- Santa Maria Public Airport

SMJUHSD -- S.M. Joint Union High School Dist.

TDC -- Transfer of Development Credits

SWP -- State Water Project

UVP -- Union Valley Parkway

URBL -- Urban/Rural Boundary Line

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I.

INTRODUCTION

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ORCUTT COMMUNITY PLAN

A. INTRODUCTION

The Orcutt Community Plan (*Plan*) updates the 1980 Santa Barbara County Comprehensive Plan for the unincorporated area of Orcutt, located south of the City of Santa Maria in northern Santa Barbara County. The Plan identifies growth projections and provides for orderly development to meet the full spectrum of housing, commercial and industrial space, roads, public facilities, and amenities for the community. The Plan's Goals, Policies, Programs, Actions and Development Standards provide the framework for all future development in Orcutt over the next 10-15 years.

General Plan Requirements: California State Law (Government Code §65300 et. seq.) requires that every jurisdiction prepare a comprehensive, long term General Plan consisting of land use maps and accompanying text to specify how development shall occur. The General Plan must include seven State mandated General Plan Elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. Comprehensive plans may also include optional Plan Elements; Santa Barbara County's Comprehensive Plan includes optional Agriculture, Energy, Scenic Highways and Environmental Resources Management Elements. Finally local jurisdictions may prepare more focused *Community Plans* for smaller geographic regions. Previously adopted Community Plans in Santa Barbara County include Los Alamos, Summerland, Montecito and Goleta.

All Comprehensive Plan Elements and Community Plans must be internally consistent. State law also requires all development to be consistent with the adopted General Plan and any adopted Airport Land Use Plan for the region. General Plans must also be amended regularly to remain "current." General Plans are further defined and implemented through zoning maps and ordinances which must also be consistent with the General Plan. The applicable zoning ordinance in Orcutt is Article III of Chapter 35 of the Santa Barbara County Code.

Orcutt Community Plan Adoption Process: In early 1994, the Santa Barbara County Board of Supervisors began an update to the Comprehensive Plan's Land Use and Circulation Elements, respectively adopted in 1980 and 1991, for the community of Orcutt. The Board established a citizen advisory committee, the Orcutt General Plan Advisory Committee (GPAC), to assist the County in the preparation of the Orcutt Community Plan. The GPAC and Planning and Development staff conducted a survey of property owners in Orcutt (Appendix A), held numerous public meetings in Orcutt and prepared land use recommendations for consideration by the Planning Commission. Following public hearings on the proposal, the Planning Commission "initiated" a draft plan for environmental review including alternative high and low build scenarios in November 1994. The County released an Environmental Impact Report (EIR) on the proposal in December 1995. Through 1996, the Planning Commission held 41 public hearings on the Draft Orcutt Community Plan resulting in a Draft Plan and a recommendation to the Board of Supervisors for adoption. The Board held 18 public hearings in early 1997 with final adoption of this Plan occurring on July 22nd.

Community Survey: Over one thousand responses to a 1992 community-wide survey on land uses, quality of life, existing and future community needs, and residents' "vision" for Orcutt were received

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by the County at the beginning of the Community Plan process. In some cases, the responses were overwhelmingly toward one answer or point of view; in others, the citizens of Orcutt were more evenly divided between what could be seen as conflicting points of view (Appendix A).

On overall community identity, the majority of respondents thought that Orcutt was best described today as a suburb of Santa Maria (56%), followed by a semi-rural community (18%), and an independent self-sufficient community (17%). The "vision" for Orcutt's future was fairly evenly divided between a suburb of Santa Maria (31%), a semi-rural community (26%), and a self-sufficient community (32%). However, when asked should Orcutt officially become a part of Santa Maria, almost 65% answered no (24% said yes), and when asked if Orcutt should become its own city, 61% said no (and 21% said yes).

Regarding the growth rate over the last five years, 45% thought growth has been too fast and 44% thought the rate was appropriate; only 7% thought that it was too slow. When asked what type of new development should be encouraged, 50% favored little or no new development, 20% favored additional commercial growth, 17% favored additional residential development, and almost 7% favored additional industrial development.

The five most important issues as described by respondents were (in order of importance): loss of open space, traffic, loss of agriculture, the need for more parks and recreation, and the loss of scenic views. The preservation of agricultural lands over additional residential and/or commercial development was favored 70% to 21%. The majority of respondents have lived in Orcutt over five years and the highest number of responses came from residents of over 20 years.

Orcutt Community Plan Goals: Based on the written survey of Orcutt homeowners and input from the community, the GPAC, Planning and Development staff and the Planning Commission, the following goals and objectives provided the foundation for the policies, recommendations and land use proposals presented in this Orcutt Community Plan:

- Enhance the quality of life for residents of the Orcutt Planning Area.
- Promote development which is consistent with available resources, including infrastructure.
- Balance needed residential, commercial and industrial growth with the need for environmental protection.
- Maintain the community's semi-rural character and quality of life, and the need to preserve agricultural land where feasible.
- Provide the means by which the Orcutt Planning Area can develop a self-supporting financial base.

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- Encourage the development of infrastructure in order to provide for a reasonable level of planned growth.

- The Orcutt Community Plan should explore various governmental options for the future management of the area.

- Future growth and development shall be contained within the urban boundary line.

- The County shall encourage infill development of the urban area balanced by the need to provide adequate recreational and open space areas.

- The County shall allow controlled growth while maintaining the community's semi-rural character.

- Future growth and development shall be directed so as to create neighborhood centers and to develop neighborhood identities.

- County planning efforts shall support a balance of land use designations.

- The Orcutt Community Plan shall identify and establish open space and recreational areas.

- The County shall provide open space and recreational areas while preserving agriculture.

- As part of the community plan adoption, the County shall include an implementation plan that supports all land use planning with a comprehensive Capital Improvements Plan. The Capital Improvements Plan shall identify and plan for capital improvements, upgrades and requirements for all County departments and non-County service providers. Funding sources shall also be identified, quantified, and utilized.

- The County should investigate the potential to use additional funding sources, such as the implementation of developer fees, which may be required to provide necessary capital improvements.

- Appropriate planning methods should be explored which provide for the clustering or transfer of development away from environmentally sensitive or visually prominent areas to less sensitive areas.

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B. BACKGROUND

Location and Boundaries

Regional: The Orcutt Planning Area is located in the northern portion of Santa Barbara County within the Santa Maria Valley (Figure 1). The Santa Maria Valley is a roughly east/west trending valley bounded on the north by the Sierra Madre Mountains and the Nipomo Mesa. The southern boundary of the valley is formed by the Solomon Hills and the Casmalia Hills. To the west are the Guadalupe Dunes and the Pacific Ocean. Important water features in the Santa Maria Valley include Twitchell Reservoir, Betteravia Lakes, the Santa Maria River and Orcutt/Solomon and Pine Canyon Creeks.

The valley is dominated by the City of Santa Maria with the unincorporated community of Orcutt immediately to the south. Other urbanized areas include the much smaller City of Guadalupe and the unincorporated towns of Garey and Sisquoc. The rural areas surrounding these urbanized zones include rolling hills dominated with oak woodlands and chaparral and a flat coastal plain with coastal dune sage. These rural areas are used largely for cultivated agriculture, grazing, crude oil production and open space.

The Santa Maria Valley is served by U.S. Highway 101, and State Routes 1 and 135. The Santa Maria Airport is located in the southwest corner of the City of Santa Maria immediately northwest of Orcutt. The Southern Pacific Railroad also traverses the valley from north to south with a spur into Santa Maria from the west.

Orcutt Community Planning Area: The Orcutt Planning Area (OPA) is located immediately south of the City of Santa Maria and contains approximately 14,650 acres within 10,300 assessors parcels (Figure 2). Consistent with State law, the planning area boundary contains both the unincorporated urban areas of the community of Orcutt and adjacent rural unincorporated areas which either have some potential for urbanization during the next 20 years (e.g., west Orcutt), or are related to the urban area from a resource perspective (e.g., Solomon Hills).

Development within the OPA in 1996 included about 11,000 residential units, primarily detached single-family dwellings at densities of 3.3 & 4.6 units per acre, and 609,000 sq. ft. of non-residential development (commercial, industrial, institutional, etc.).

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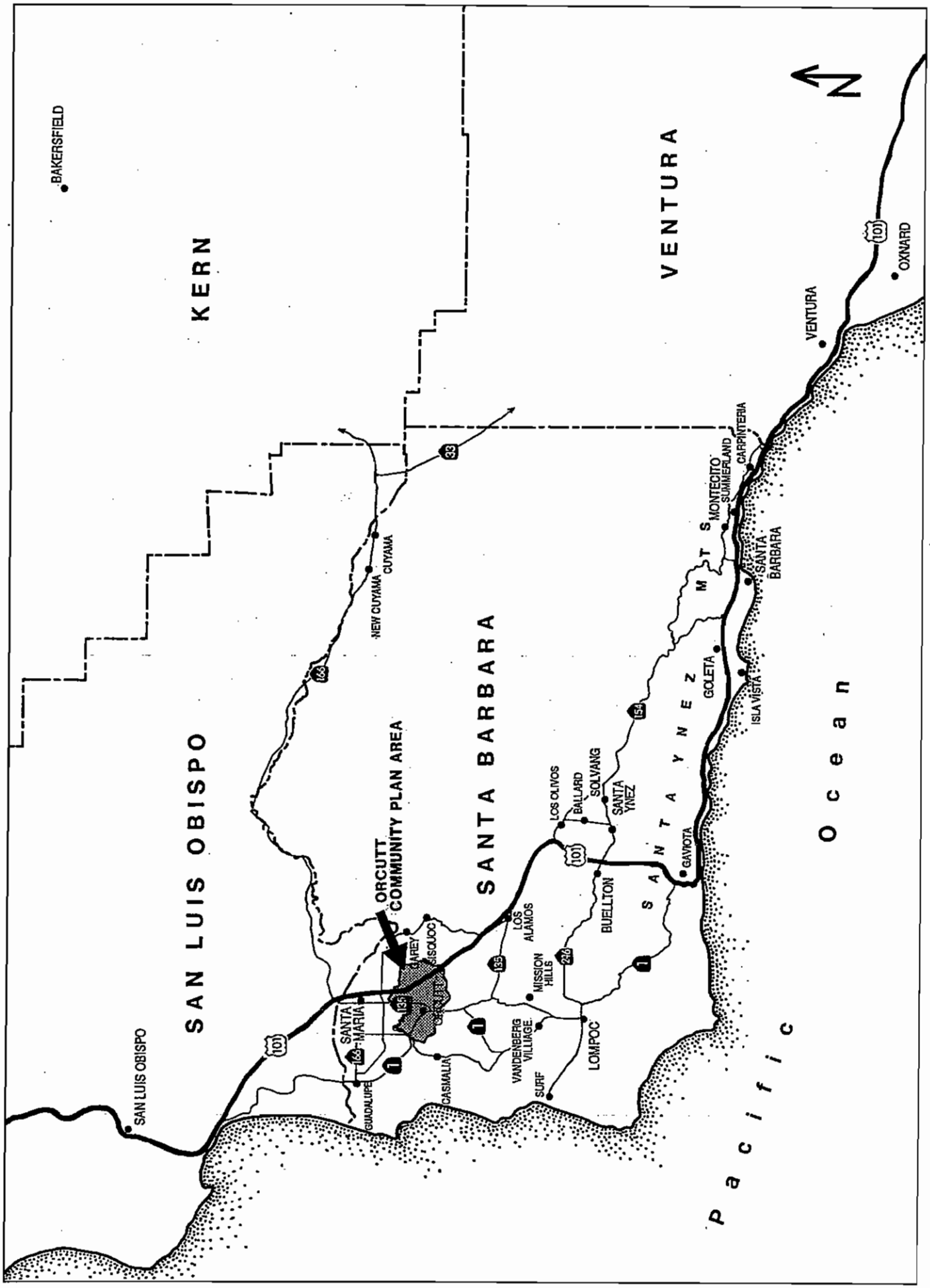


Figure 1

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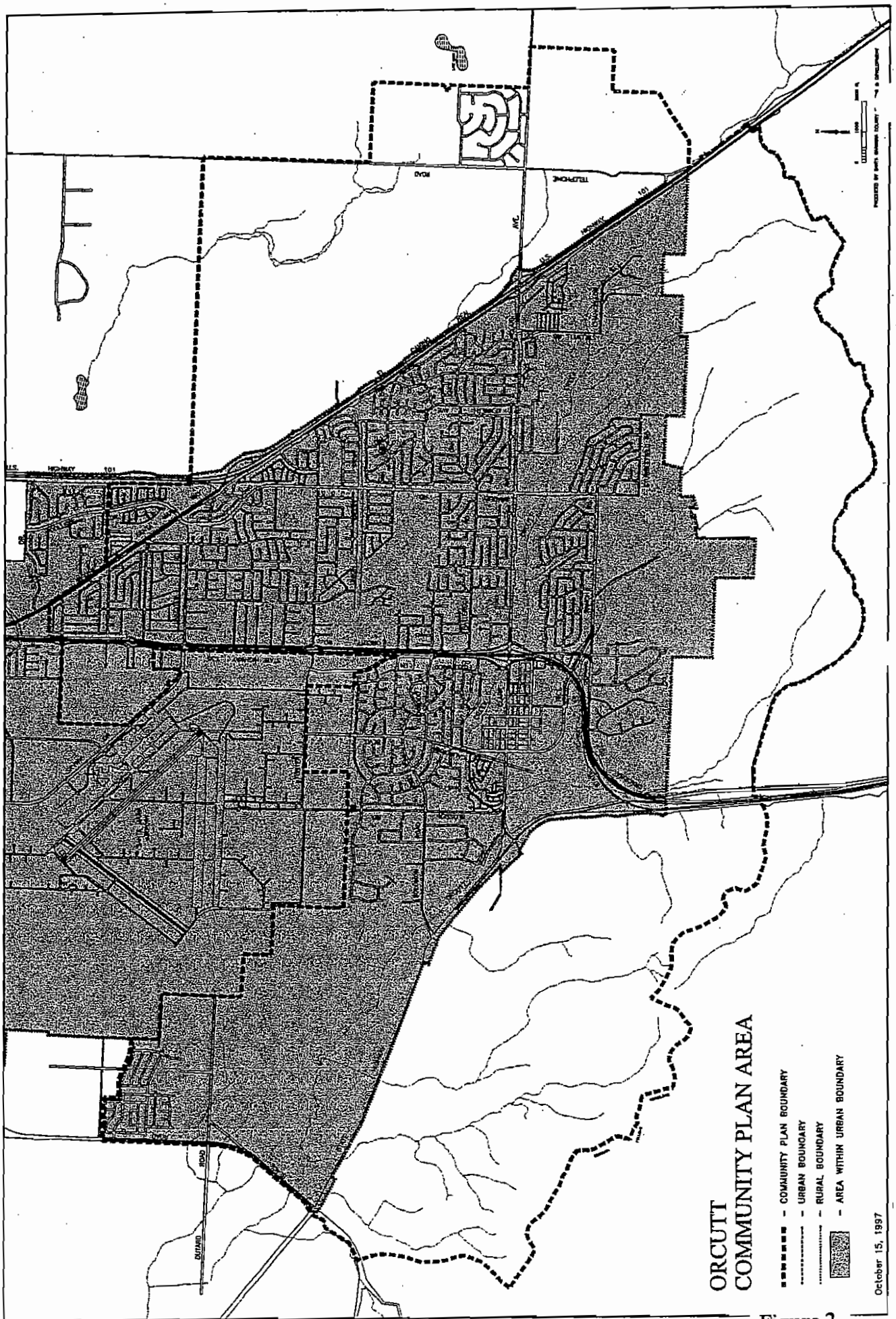


Figure 2

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ORCUTT COMMUNITY PLAN

History of Orcutt: Orcutt's history dates back to the Chumash Indian culture and Spanish, Mexican, and early American farming settlements. Orcutt remained small through the 1800s and made a major economic turn from farming to petroleum development in the early 1900s. An important contributor to this shift was William Warren Orcutt, a civil and hydraulic engineer who worked as a geologist for Union Oil in the early 1900s. By 1906 Orcutt was the largest trading center in the north county, surpassing Santa Maria. Between 1906 and 1920, Orcutt's oil production rose from 95,000 barrels to 3,742,249 barrels annually, fed by demand created by U.S. involvement in World War I.

Growth in Orcutt exploded again in the early forties during World War II, stimulated by the war effort, and in the late fifties with the building of Camp Cooke, a U. S. military base. In 1956, Camp Cooke was chosen to become a new missile training center and in 1958 was renamed Vandenberg Air Force Base. Many of the Base's families could not be accommodated in the town of Lompoc and they spread out to other nearby towns, especially Orcutt. Orcutt's population grew from 3000 in 1950 to 19,477 in 1970, concentrated in the Orcutt "Wye" (a four square-mile area east of the airport). In the late '70s and '80s Orcutt continued to grow, primarily as a "bedroom" community serving the adjacent city of Santa Maria. Over time, many of the large vacant parcels in and around Orcutt were developed, resulting in a gradual change in character from rural to urban, commonly referred to as "semi-rural."

Demographics: The following demographic information provides a profile of the Orcutt Planning Area's population and housing stock, based on information derived from the U.S. Census Bureau. Census data and information from the State of California are valuable in discerning trends and changes in the population which can be used in assessing housing needs, public services and impacts of growth, as well as being of interest to members of the general public in terms of the changing nature of their community.

Every ten years, the Bureau of the Census of the U.S. Department of Commerce commissions a national census of population and housing. To compile data, areas such as the County are divided into sub-regional areas called "census tracts". The Orcutt Planning Area encompasses all of Census Tracts 20.05, 20.08, 20.09 and 20.10, and portions of tracts 20.03, 20.06 and 20.07. Where tracts were split, Census information had to be estimated. Therefore, while figures for the Orcutt Planning Area provide a fairly accurate picture of the community, they should not be considered exact.

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County Population Trends, 1950-1990: In general, the overall County population growth rate lessened in the 1980s compared with the surges of growth experienced in the 1950s, 1960s and early 1970s. Between 1950 and 1960, the total County population increased by 72 percent. By 1970, the County population increased another 56 percent. Growth rates slowed between 1970 and 1980 to a more moderate 13 percent. However, between 1980 and 1990, the County experienced a 24 percent growth rate.

Orcutt Planning Area Population Trends and Growth Rate: According to the 1990 Census, the population of Orcutt was approximately 33,000 persons. Orcutt and neighboring Santa Maria grew at an annual rate of 4.1% from 1980 to 1989, considerably higher than the overall county growth rate of 2.1% for that same period. Orcutt and Santa Maria are expected to experience declining growth rates over the next twenty years, averaging an annual rate of 2.5%, but still higher than the county-wide growth rate. This projected growth rate assumes relatively unconstrained growth without regard to land availability or environmental factors such as water or sewer limitations[1]. As discussed later in this report, both water and sewer services may have a substantial impact on growth rates, at least in the near term.

Employment growth: Employment growth in the Orcutt/Santa Maria area is projected to increase by 60% over existing levels by the year 2010 (from approximately 40,000 current jobs to 63,000 total jobs). This projection assumes historic growth, projected population levels and the current distribution of jobs in the Santa Maria/Orcutt area.

Housing Characteristics: **Table 1** depicts the number of housing units within the OPA and the County as a whole. Housing units include detached and attached units as well as mobile homes and an "other" category. Census counts make no distinction as to whether or not the unit counted is on file with the County as a permitted unit. Therefore, the number of housing units counted by the Census Bureau includes permitted units, legal non-conforming units (built before permits were required) and illegal units (built or converted without permits). The method of counting or surveying housing units also varies from census to census. In 1980, a mail survey was used, whereas in 1990, a mail survey and field work were used. Thus, it is likely that the 1990 Census identified additional housing units that had not been counted in 1980.

[1] Source for information in this section: City of Santa Maria Sphere of Influence/Annexation Study, Economic Analysis. December, 1990.

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Table 1
Housing Units within the Orcutt Planning Area and Santa Barbara County, 1970-1990.

AREA	1970	1980	1990	Increase from 1970-1980	Increase from 1980-1990
Orcutt Planning Area	4,935	7,107	10,806	44%	52%
Santa Barbara County	88,755	114,720	138,149	29%	20%

Residential development in Orcutt is overwhelmingly single family in nature, with 97% of the existing housing falling into the single family category (compared with 61% county-wide). Up to one-fifth of these homes are occupied by renters. This preference for single family housing is expected to continue; however, multi-family condominium and apartment development is expected to increase as a response to lifestyle preferences among seniors and other special needs groups. Additional affordable housing is needed in both the low moderate and low income categories. The Board of Supervisors directed through the adopted County Housing Element that more affordable housing be provided in the community.

New housing completions for the Orcutt area have averaged from between 286 and 441 units a year from 1980 through 1989 and then dropped off significantly due to a slow economy and constraints on sewer service. Total new housing demand for the Orcutt/Santa Maria area is projected to be approximately 22,000 units by the year 2010, with about one-third of this demand in the Orcutt area, calculated from current population and development ratios. Actual growth rates could differ substantially due to a number of factors including commercial space port development at Vandenberg Air Force Base or lack of basic services such as sewer or water.

The vast majority of homes are occupied (10,420 occupied, 386 vacant). Compared with the Orcutt area's 3.6% vacancy rate for 1990, the County as a whole had a 6.0% vacancy rate (138,149 total units, 8347 vacant). *(The Census Bureau classifies a unit as vacant if it is habitable and available for occupancy but is not occupied. This may include vacant homes for sale or rent, vacant homes that are used occasionally as non-primary residences, and homes that are vacant because of repair or restoration.)*

The median price of homes within both the Orcutt Planning Area and the County as a whole has greatly increased since 1970. For the period 1970-1980, median prices rose 280% in the Orcutt versus 340% Countywide. This gap closed for the period 1980-1990 to 140% in both areas.

Commercial Needs: Commercial needs in the Orcutt/Santa Maria area are expected to require almost 3 million additional square feet (s.f.) of development by 2010, and general estimates allocate 25% of total commercial demand to Orcutt. Likewise, office space demand for Orcutt/Santa Maria

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is projected to reach approximately 1.2 million s.f. by 2010 (estimates give 20% of the office demand to Orcutt). Finally, industrial demand by 2010 will total almost 3.7 million s.f., with the vast bulk of this development targeted for the Santa Maria area (Santa Maria alone could accommodate up to 8.8 million s.f. of additional industrial space under land use plans in place in 1996). As of 1996 Orcutt does not have a high industrial inventory and the Plan provides for a moderate increase in that inventory.

Agricultural Activity: Agricultural activity in the area has steadily increased through the 1980s in terms of both acreage and crop value. This increase is largely due to increased utilization of marginal lands and increases in rotational cropping. Significant amounts of marginal land remain in the Santa Maria/Orcutt area, and these lands may continue to contribute to additional cultivation in the future. Virtually all of the prime agricultural land in the area is currently cultivated.

C. OVERVIEW OF THE ORCUTT COMMUNITY PLAN

Structure of Orcutt Community Plan: Each of the seven mandated General Plan Element are grouped and presented in three "Super-Elements":

- Community Development;
- Public Facilities And Services; and
- Resources and Constraints.

Within each of the Super Elements, broad comprehensive planning policies are implemented through a series of *actions* and *programs* to be taken by Santa Barbara County, and *development standards* to which new development must adhere. The Orcutt Community Plan is further implemented through the Article III Zoning Ordinance.

The following is an explanation of the purpose and definition of the goals, objectives, policies and actions found in each Super Element of the Community Plan.

Goal- *A goal is an ideal future end, condition or state related to the public health, safety or general welfare toward which planning efforts are directed. A goal is a general expression of community values and, therefore is abstract in nature (e.g., "An aesthetically pleasing community," or "Quiet residential streets"). Verbs are usually not included in the goals.*

Objective *- An objective is a specific end, condition or state that is an intermediate step toward attaining a goal. It should be achievable and, when possible, measurable and time-specific (e.g., "One hundred affordable housing units for low-income households by 1995"). Objectives usually do not include verbs.*

Policy *- A policy is a specific statement that guides decision making that is based on a general plan's goals and objectives as well as the analysis of data. Policies should be clear and*

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unambiguous (e.g., "The County shall install left-turn lanes at arterial intersections with peak-hour level of service worse than C").

Action *- An action is a one-time action or program that carries out General Plan policy. Actions also include verbs. An Action is a direction to the County to perform a certain task (e.g., "The County shall facilitate a Farmer's Market in Old Town."*

> ***One-time Actions:*** *- The completion of one-time actions will be indicated by an asterisk (*). Once these actions are adopted concurrent with the adoption of the Community Plan, they will be placed in an appendix to the Plan.*
>
> ***Programs*** *- Programs are actions that are primarily administrative functions, such as the development of an ordinance or study to address a goal (e.g., "The Fire Dept. shall prepare a Fuel Management Program"). Program Actions will be adopted with the goals, objectives and policies of the Plan.*

Development Standards *- Development Standards are measures that will be incorporated into development projects to provide consistency with certain policies of the Community Plan. Not all policies require development standards.*

Orcutt Community Plan policies in the Super Elements are named with identifiers which abbreviate subject headings like noise (NSE) or biology (BIO). Please see the Index following the Table of Contents for a key to these identifiers.

Urban/Rural Boundary Line: The Urban/Rural Boundary is a planning tool used to promote compact efficient land development, and to preserve agriculture and expanses of open space. The Boundary Line separates areas adequately served by existing -- or logical extensions of -- public infrastructure (urban) and areas best suited for agriculture and open space (rural). As the developable areas are built out, expansion of the urban area is considered in order to accommodate additional growth while continuing to protect agriculture and areas inappropriate for development, such as mountains.

Sub-Areas of the Orcutt Planning Area: The Orcutt Planning Area (OPA) was divided into four sub-regions for consideration under this Community Plan **(Figure 3)**. The sub-regions tend to have unique planning and resource issues, but also share larger planning issues which are common to all of Orcutt. These sub-regions are briefly described below.

Central Urban Core: This 3600-acre area is located between U.S. Highway 101 to the east, Clark Avenue and Rice Ranch Road to the south, Blosser Road to the west and the City of Santa Maria to the north. This area was largely built out by 1996 and contained about 8,250 residential units. All of Orcutt's major commercial development is located in this sub-area, concentrated in four neighborhood shopping centers and the Old Town. The Acorn and Oak Knolls shopping centers, located at the intersection of Clark and Bradley, contain approximately 220,000 s.f. of mixed

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commercial development. The Evergreen center, located at Lakeview and Orcutt Roads, and scattered smaller centers located along Clark Avenue and the State Route 135 frontage road, total an additional 164,000 s.f. of commercial development. The Old Town contained about 142,000 s.f. of commercial and light industrial development in 1996.

The Urban Core contains Waller Park, the only major public park in Orcutt, and a number of small, private neighborhood parks scattered throughout the developed neighborhoods. Topography is generally level or gently rolling, except along the floodplain of Orcutt Creek where low bluffs and a gentle valley exist. In 1996 this sub-region contained 400 acres of open space southeast of the airport and along Orcutt Creek in the southwest portion of the area. These open areas are used for passive recreation via a number of unofficial hiking/biking trails.

Issues common to this sub-section include protection of the medium density, single family, neighborhood character; preservation of open space; completion of planned circulation improvements; interaction with the City of Santa Maria and the Airport; and the need for commercial revitalization.

South Orcutt: This 4400-acre area lies between U.S. Highway 101 to the east, State Route 135 to the west, Clark Avenue to the north and the ridgeline of the Solomon Hills to the south. In 1996 the area was lightly developed with 1700 units of residential development, mostly low to medium density, including estates and residential ranchettes in the lower foothills. Commercial development was limited to a fast food restaurant and a service station, and there were two small public neighborhood parks and one small private park in this region.

The topography of this area is more level in the developed northern areas, with the southern areas becoming increasingly steep along the canyons, terraces and slopes of the Solomon Hills. The lightly developed floodplains of Orcutt, Solomon and Pine Canyon Creeks currently provide a band of mostly undeveloped open space through the urban portions of this area. The rural open spaces of the foothill areas also support grazing and extensive oil development. Diverse vegetation types include extensive grasslands on level terraces and a mix of oak woodland, oak savannah, coastal sage scrub and chaparral on the slopes, with grasslands and mixed native riparian and oak forest and eucalyptus woodlands along the creeks. The Solomon Hills are visible from much of the community and its major roads, and provide a significant visual backdrop to Orcutt, enhancing its semi-rural qualities.

Planning issues for this area include high fire danger, incomplete traffic circulation, protection of sensitive habitat areas, preservation of public viewsheds, maintenance of open space areas, development of the trails system, location of potential schools sites, and access to public services such as sewer and water.

West Orcutt: This 5500-acre area is located west of Blosser Road and State Route 1, south of the City of Santa Maria, east of Black Road and north of the ridgeline of the Casmalia Hills. In 1996 there were approximately 675 units in this area, mostly medium density single family homes found

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in the Tanglewood subdivision in the northwest corner and ranchettes on 1-3 acre lots in the eastern portion of this sub-region. Approximately 34,000 s.f. of light industrial development is also found in the Tanglewood neighborhood.

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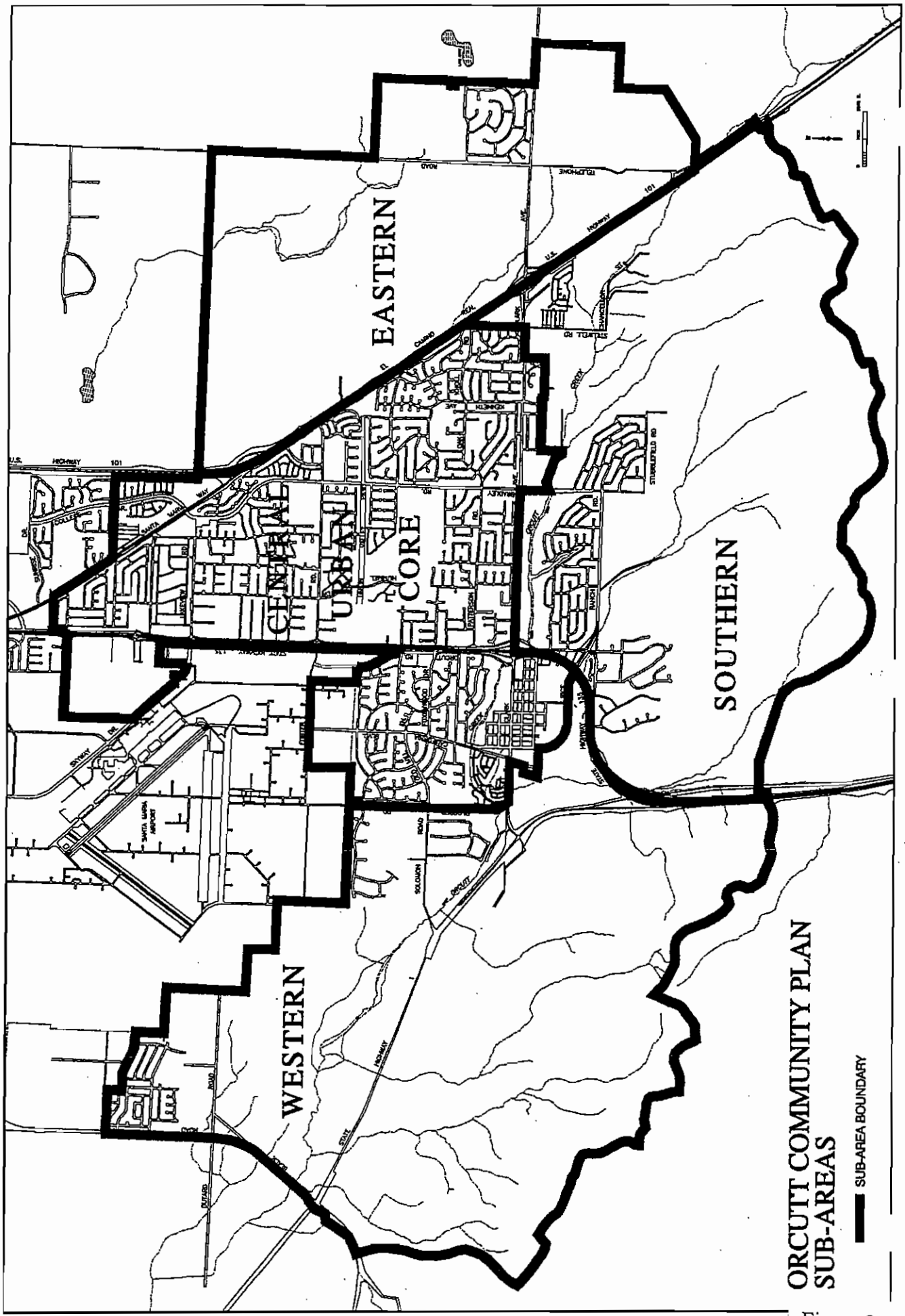


Figure 3

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This sub-region contains an expanse of level fields bisected by the broad east-west tending floodplain of Orcutt Creek. Strawberry farming is the main use north of the creek, with irrigated pasture, grazing and occasional cultivated areas south of the creek. A relic sand dune/oak woodland is found in the northeast corner of this area, and the largest known vernal pool complex in the county is located in the northern portion of the sub-region. South of State Route 1, the undeveloped, grass-covered Casmalia Hills mark the western boundary of the planning area; this area has been used for grazing and there is currently some cultivated agricultural use adjacent to the south side of State Route 1.

Planning issues in this sub-region include protection of the Orcutt Creek corridor, the potential loss of agricultural lands, restrictions imposed by the Santa Maria Airport flight path, and the location of Union Valley Parkway.

East of U.S. Highway 101: This 2640-acre area contains the lands east of U.S. Highway 101 to the edge of the planning area. In 1996 there were 205 units in this sub-region, all low density single family dwellings, the majority of which (174 units) were found in Lake Marie Estates, a developed tract north of Clark Avenue and discontinuous with the main Orcutt urban area. The remaining units were found in the very southern portion of this sub-area on one-acre lots, with a scattering of ranchettes south of Clark Avenue.

The topography of this region is generally level with large areas of grassland, transitioning to rolling hills in the north and south. The southern hills contain mixed oak woodland and chaparral habitats. Existing uses consist of the Lake Marie Estates tract and other scattered residential development, scattered oil production, vineyards, strawberry fields, and cattle grazing.

Planning issues for this area include high visibility from U.S. Highway 101, the freeway division of the community, and how to provide public services to any development east of U.S. Highway 101.

Key Sites: The Orcutt Planning Area contains forty-three *Key Sites* which were identified by Planning and Development staff and the GPAC during the formulation of the draft Community Plan (Figure 4). Generally, the Key Sites are larger than three acres and consist of both individual lots and groupings of lots. Key Sites are identified in each of the four sub-regions previously described.

Within the Key Sites, areas suitable for development and constrained areas were identified. Environmental analysis of the Key Sites is contained in Volume II of the EIR (95-EIR-01). More detailed analysis was performed for Key Sites where owners funded special studies relating to their sites, thereby streamlining future environmental review when the actual development of the site is proposed. By using the information in the Key Sites analysis, better initial development plans can be expected with reduced permitting costs and accelerated processing timelines.

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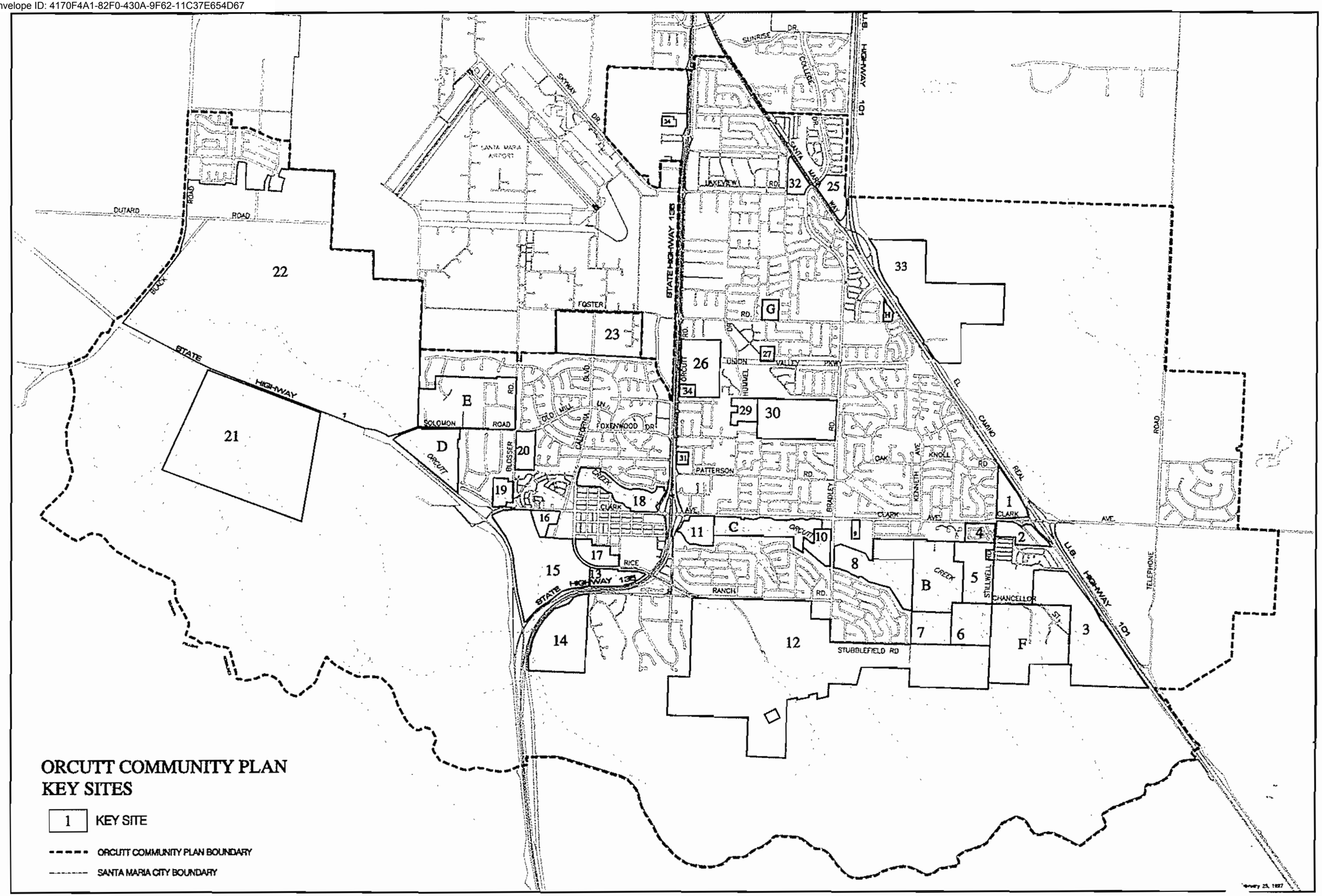


Figure 4

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Mini-EIR Sites: Recent changes in State planning laws encourage the use of the Comprehensive Planning process to expedite the permitting of development projects in the State of California. To the extent that development projects are consistent with the General Plan and the environmental analysis prepared for adoption of the General Plan, future project level environmental review could be reduced.

In order to maximize the benefits of the Community Plan process, Santa Barbara County entered into "public/private" partnerships with those Key Site owners who wanted to provide more detailed environmental review than the "programmatic" EIR required for adoption of the Community Plan. Other Key Site owners contributed to major regional planning studies such as circulation and flooding which would also benefit future site-specific projects. In addition the County conducted site specific environmental review on other Key Sites to promote development of certain critical land uses such as commercial development and parks. To the extent that future projects are consistent with the project descriptions and include identified development standards for these sites, only minor additional environmental review may be required.

Consistency with Other Adopted Local Plans and Policies: Under state law, the Orcutt Community Plan must be consistent with other applicable parts of the adopted Comprehensive Plan and certain plans of other agencies (e.g., the Airport Land Use Plan), and its relationship to other relevant plans and policies also must be considered.

1. Land Use Element: The Land Use Element has four fundamental goals, which are listed verbatim below.

<u>Environment</u> - *Environmental constraints on development shall be respected. Economic and population growth shall proceed at a rate that can be sustained by available resources.*

<u>Urbanization</u> - *In order for the County to sustain a healthy economy in the urbanized areas and to allow for growth within its resources and within its ability to pay for necessary services, the County shall encourage infill, prevent scattered urban development, and encourage a balance between housing and jobs.*

<u>Agriculture</u> - *In rural areas, cultivated agriculture shall be preserved and where conditions allow, expansion and intensification should be supported. Lands with both prime and non-prime soils shall be reserved for agricultural uses.*

<u>Open Lands</u> - *Certain areas may be unsuitable for agricultural uses due to poor or unstable soil conditions, steep soils, flooding or lack of adequate water. These lands are usually located so that they are not necessary or desirable for urban uses. There is no basis for the proposition that all land, no matter where situated or whatever the need, must be planned for urban purposes if they cannot be put to some other profitable economic use.*

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The Land Use Element (LUE) policies direct how development may be carried out while also respecting physical and environmental constraints. The policies specifically address streams and creeks, hillsides and watersheds, flood hazard areas, historical and archeological sites, parks and recreation areas, visual resources, and air quality. The LUE also contained a number of goals and policies specific to the Orcutt Planning Area, which were incorporated within this Community Plan.

In addition to the LUE, the County's General Plan contains nine other Elements that address specific issue areas. The policies in these Elements will continue to apply to the OPA, except where specifically superseded by policies in this Community Plan. The nine additional Elements area: Circulation, Environmental Resource Management, Seismic Safety/Safety, Noise, Housing, Conservation, Open Space, Agriculture, and Scenic Highways.

2. Santa Maria Airport Land Use Plan (SMALUP): The primary goal of the SMALUP is to preserve navigable airspace around the airports, the general safety of people and property around airports, and to mitigate aircraft noise impacts through compatible land use planning. In the OPA the major effect of the ALUP is to restrict the intensity and type of uses in the areas subject to hazards or airport noise, and these cover a substantial portion of Orcutt. Several policies of this Community Plan address Airport noise and safety issues and work to ensure consistency with the SMALUP.

3. Orcutt Transportation Improvement Program (OTIP): The OTIP describes the transportation system improvements that will be necessary to support growth pursuant to the Orcutt Community Plan. Major capital improvements associated with the Circulation Element are detailed and cost estimates are provided. State law requires that the Land Use Element and the Circulation Element be internally consistent.

4. Orcutt Master Drainage Plan: This plan describes the retention basins and conveyance systems necessary to provide adequate drainage for new growth in the Orcutt area. This plan includes the regional retention basin system. In order for the regional retention basin system to succeed, all new development should participate in the regional system.

5. Transportation Demand Management Ordinance: On May 7, 1991, the Board of Supervisors adopted Ordinance 3922, establishing a Transportation Demand Management Program (TDM). The intent of this ordinance was to assist the County in reducing traffic congestion, thereby improving air quality, minimizing demand for new parking, and delaying or reducing the need for expensive new circulation capital improvements. This is achieved by reducing the number of commuters driving alone during the peak hours through such TDM programs as variable work schedules, car/van pooling, bicycle commuting, etc. The ordinance sets standards to regulate major employers, including those in the OPA. The main goals of the ordinance are reflected in the policies of the Community Plan.

Public Infrastructure Financing Program: The Orcutt Community Plan includes the development, operation and maintenance of essential public infrastructure and community

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amenities. The Plan entails broad capital improvement programs to provide essential public services and to mitigate significant environmental impacts. These programs must be delivered by governmental jurisdictions either directly or indirectly through privatization and involve costs which must be financed and paid for through a combination of developer and user fees and taxes. This fiscal section of the plan describes the public facilities and costs, both capital and operating and maintenance, associated with the plan. Revenue sources are also described.

The Orcutt Community Plan includes a Public Infrastructure Financing Program to ensure a sound financial basis for the construction, operation and maintenance of public infrastructure. This program assess whether new service districts or other governmental options would more efficiently deliver essential public services and programs to Orcutt.

Consistency Rezones: In the rural areas the Community Plan included a consistency rezone to bring parcels zoned under outdated Ordinance 661 into conformity with current zoning districts used in Article III of Chapter 35 of the Santa Barbara County Code. The areas rezoned are located outside the Urban Boundary Line, primarily in West Orcutt, the Solomon Hills, and east of U.S. Highway 101. The new zone districts generally correspond to existing Comprehensive Plan designations of Agriculture (A-I, A-II).

In the urban areas, several urban parcels were redesignated to bring their Comprehensive Plan and zoning designations into consistency as required by State planning law. Most of the discrepancies occurred in residential areas where the densities differed between the land use designation and zone district (e.g., a parcel had a 12.3 units/acre zoning designation and a 20 units/acre land use designation). Also, the County rezoned some parcels where the current (1996) and projected long-term land use did not match the current zoning and/or land use designation.
See Appendix D for a complete list of all parcels which received a consistency rezone.

D. FUTURE PERMITTING

The purpose of this section is to inform the public and prospective developers of policies, development standards, and actions which apply to development in Orcutt, but may not be contained explicitly within the Key Site texts in the Orcutt Community Plan. These include:

- Community-wide policies and development standards that are addressed in the Plan, such as noise, public services, traffic and recreation;
- Policies and development standards that address specific planning concerns, such as Gateway parcels, Orcutt Creek, Bradley-Solomon sewer line, Open Space areas, oil activity, foothill parcels, Old Town, and roadway medians;
- Policies and development standards specific to each Key Site;
- Santa Barbara County Standard Conditions of Approval and Standard Mitigation Measures; and
- Other agency standards (e.g., Building and Safety codes).

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Community-wide Issue Areas: Certain Orcutt Community Plan policies and development standards apply to all new development in the OPA, including air quality, visual resources, biological resources, traffic, schools, and noise. These policies were carefully crafted and tailored with the needs of the Orcutt community in mind. For example, Visual Resource policies and development standards ensure that new development in Orcutt is consistent with the semi-rural character of the community.

Focused Issue Areas: These include policies and development standards which pertain to certain sites due to constraints and resources onsite or the nature of potential development. For example, a site that serves as a "gateway" to the Orcutt community is subject to Gateway policies contained within the Visual/Aesthetic Resources section of the Plan. Sites with the following characteristics are subject to policies and development standards found in the noted sections of the Plan:

Sites crossed by Orcutt Creek:
- Flooding and Drainage
- Geology
- Topography
- Soils
- Biological Resources

Sites serviced by the Bradley-Solomon sewer line:
- Sewer Systems

Sites with Open Space areas:
- Visual/Aesthetic Resources
- Biological Resources
- Parks, Recreation, Trails and Open Space

Gateway sites:
- Visual/Aesthetic Resources

Old Town sites:
- Land Use-Commercial/Industrial
- Land Use-Old Town
- Visual/Aesthetic Resources
- History and Archaeology
- Transportation

Sites with current or historic oil activity:
- Risk of Upset/Hazards

Sites affected by Santa Maria Public Airport:
- Noise

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Risk of Upset/Hazards

Key Sites and Mini-EIR Sites: The second half of the Orcutt Community Plan contains specific policies and development standards for 43 Key Sites within the planning area and each Key Site has the following general structure:

- an *introduction* with location, parcels and surrounding uses;
- a *general setting* description, including existing uses and development, topography, vegetation, other resources (archaeological sites, visual qualities, etc.), and hazards (oil, flooding, noise, etc.);
- *project description* with land use and zoning designations, buildout estimates[2], and probable location of development;
- a *constraints*/project considerations section;
- policies and *development standards* which guide development on each Key Site; and
- a *map* showing constraints (open space, steep slopes, habitats, noise contours), improvements (bikepaths) and buildable areas.

Standard Conditions of Approval and Standard Mitigation Measures: County Standard Conditions of Approval and Standard Mitigation Measures apply to all development in Orcutt. These include conditions which may be applicable for development within Santa Barbara County, as well as conditions which may be applicable for various types of permits (e.g., conditional use permit, development plan, parcel map, etc.).

Other Agency Conditions/Standards: Development in Orcutt is subject to the standards and conditions of other agencies, such as sewer and water districts, Public Works, Parks Department, and Building and Safety Division. This level of review will be further defined through the development review process.

[2]The residential and commercial/industrial buildout figures in the Key Site texts reflect staff's estimates of average density and use by zone district, and are subject to change.

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II.

Community Development

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Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67



A. Land Use--General

1. EXISTING SETTING AND ISSUES

Substantial residential growth has occurred in Orcutt since the 1980 county-wide Comprehensive Plan update. This largely residential growth has created a need for additional water, wastewater capacity, transportation systems, schools, libraries, and local parks; commercial development is also needed to provide convenient shopping for residents and revenue to offset the costs of serving the community. In addition, much of the private open space that had provided a "semi-rural" feeling in Orcutt has been developed, creating the need for comprehensive open space planning for existing and future residents. The Orcutt Community Plan (OCP) was crafted to provide guidance for anticipated growth in Orcutt and to address the deficiencies of existing development patterns.

The OCP (Plan) meets the projected needs of the community, addresses existing and anticipated resource and service constraints, and provides for future growth in Orcutt as resources become available. The Plan builds upon the existing infrastructure framework, increases densities where appropriate and promotes infill development to reduce or delay the need to expand the urban/rural boundary line or develop expensive new infrastructure. Providing compact development with abundant open space protects the semi-rural character of Orcutt while minimizing home prices, taxes and user fees.

The Plan identifies commercial and industrial sites which can supply goods, services and employment to the area, and to enhance sales tax revenue. Areas for schools and other public services have been identified to serve the needs of the community. Finally, open space areas are designated and agriculture lands preserved to the greatest degree possible to maintain and enhance the existing semi-rural character of the community. Figures 5, 6, and 7 show the Comprehensive Plan Land Use Designations which are adopted as a part of the Plan. Table 2 shows existing development and estimated buildout of the Plan by Land Use designation.

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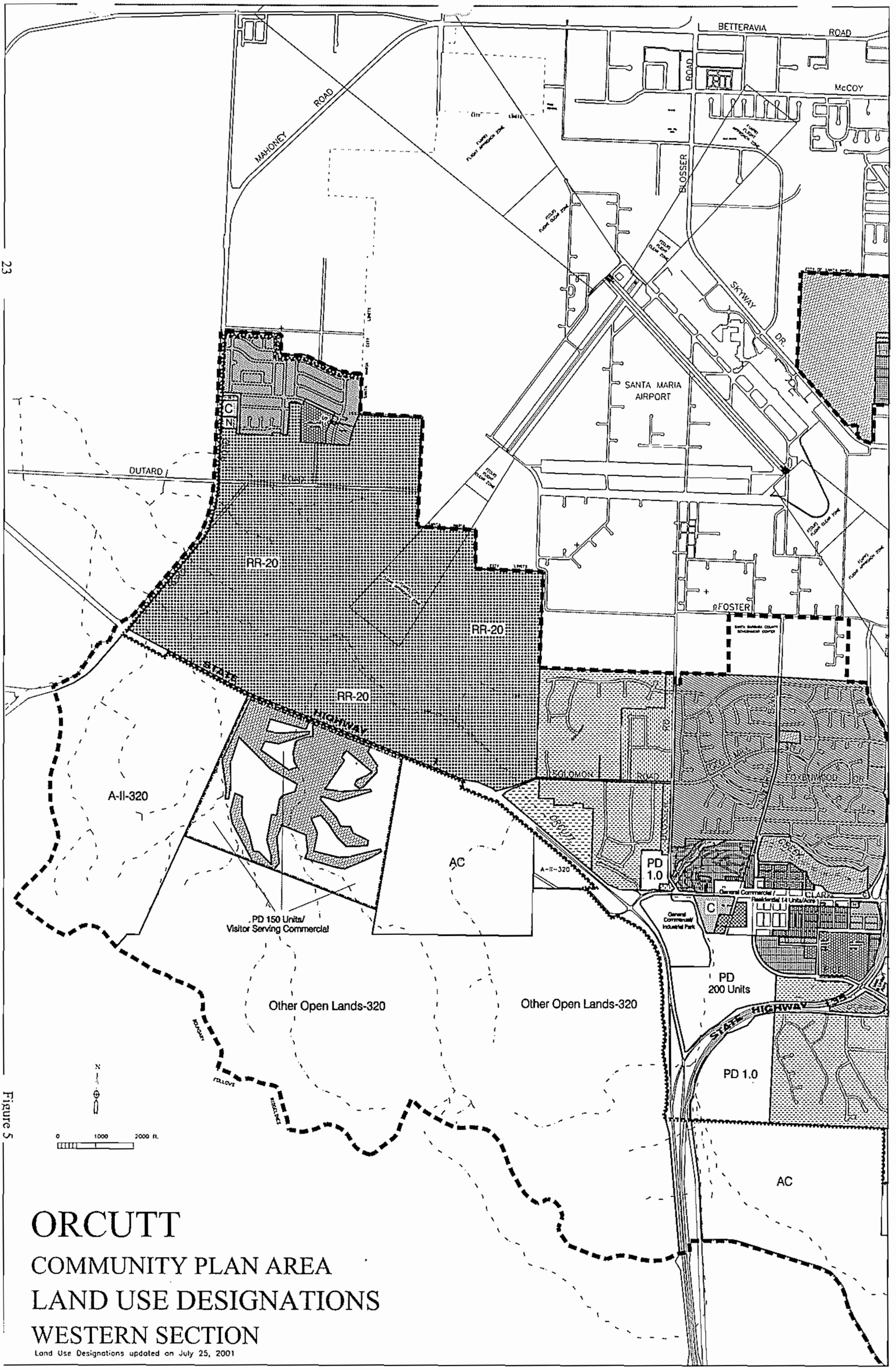


Figure 5

ORCUTT
COMMUNITY PLAN AREA
LAND USE DESIGNATIONS
WESTERN SECTION

Land Use Designations updated on July 25, 2001

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ORCUTT
COMMUNITY PLAN AREA
LAND USE DESIGNATIONS
EASTERN SECTION

October 15, 1997

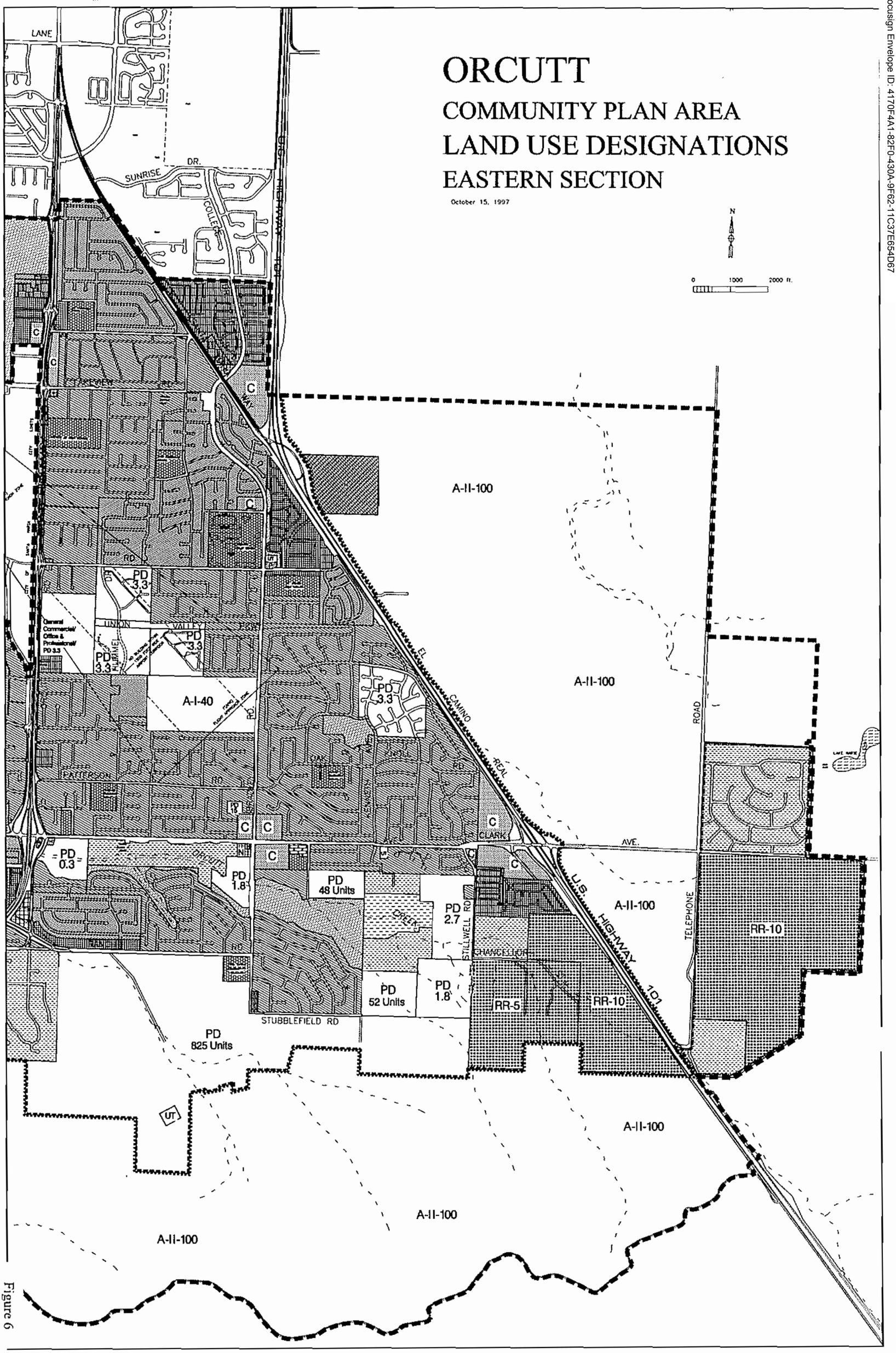


Figure 6

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ORCUTT COMMUNITY PLAN
LAND USE DESIGNATIONS
LEGEND

OPEN LAND USES

- A-II — AGRICULTURE II — 40 or MORE ACRES MINIMUM PARCEL SIZE
- EXISTING PUBLIC OR PRIVATE PARK/ RECREATION AND/OR OPEN SPACE
- Other Open Lands — OTHER OPEN LANDS — 100-320 ACRES MINIMUM PARCEL SIZE

RESIDENTIAL

- RESIDENTIAL RANCHETTE — 1 UNIT/5 ACRES TO 1 UNIT/40ACRES

SINGLE FAMILY

MAXIMUM DWELLING UNITS

- 1.0/3 ACRES
- 1.0/ACRE
- 1.8/ACRE
- 3.3/ACRE
- 4.6/ACRE

MULTIPLE

- 6/ACRE
- 12.3/ACRE
- 14/ACRE
- 20/ACRE
- PD — PLANNED DEVELOPMENT

OPEN LAND USES

- C — GENERAL COMMERCIAL
- N — NEIGHBORHOOD COMMERCIAL
- H — HIGHWAY COMMERCIAL
- P — OFFICE AND PROFESSIONAL

INDUSTRIAL

- LIGHT INDUSTRY
- GENERAL INDUSTRY

COMMUNITY FACILITIES

- EDUCATIONAL FACILITIES (PUBLIC or PRIVATE)
- INSTITUTION/GOVERNMENT
- UT — PUBLIC UTILITY
- CEMETERY

OVERLAY DESIGNATIONS

- SCENIC\BUFFER AREAS
- AIRPORT APPROACH F(APR) & CLEAR F(CLR) ZONE

BOUNDARY LINES

- ORCUTT COMMUNITY PLAN
- URBAN BOUNDARY
- RURAL BOUNDARY
- EXISTING DEVELOPED RURAL NEIGHBORHOOD
- CITY OF SANTA MARIA

Figure 7

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67

Table 2
Existing Development and Buildout Under the Proposed Plan

PROPOSED Comp. Design.	ACRES	EXISTING Units/SF	PROPOSED Additional Units/SF
A-I-40	78.73	0 / 0	1 / 0
A-II-100	5,242.32	4 / 0	2 / 0
Cemetery	1.87	0 / 0	0 / 0
Educ. Fac.	162.38	1 / 0	0 / 0
ExtRecOpnSpc	425.11	1 / 0	0 / 0
GC/Res. 14	20.93	77 / 102,344	0 / 0
General Comm.	136.27	5 / 336,578	0 / 1,379,186
General Ind.	12.20	0 / 50,448	0 /
Highway Comm	53.11	2 / 11,197	0 / 363,491
Ind Park	37.14	0 / 0	0 / 452,957
Inst/GovtFac	6.17	0 / 11,500	0 / 0
Light Ind	47.29	0 / 0	0 / 190,000
NeighbhdComm	3.66	2 / 15,364	0 / 0
Office&Prof	51.86	1 / 107,908	0 / 222,500
OthrOpenLand	1,660.74	0 / 0	0/ 0
PD 0.5	8.02	1 / 8,500	2 / 0
PD 0.6	86.76	0 / 0	130 / 0
PD 1.0	25.14	4 / 0	21 / 0
PD 1.8	103.94	7 / 0	161 / 0
PD 2.7	46.83	1 / 0	115 / 0
PD 3.3	43.25	0 / 0	140 / 0
Plnd Dvlp	1,228.54	418 / 0	1,341 / 0
Pub Utility	5.34	0 / 0	0 / 0

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ORCUTT COMMUNITY PLAN

PROPOSED Comp. Design.	ACRES	EXISTING Units/SF	PROPOSED Additional Units/SF
Res 0.3	78.34	12 / 0	12 / 0
Res 1.0	732.87	549 / 5,200	162 / 0
Res 1.8	40.87	46 / 6,200	33 / 0
Res 12.3	106.39	801 / 0	43 / 0
Res 14.0	27.31	235 / 500	11 / 0
Res 20.0	20.14	124 / 0	253 / 0
Res 3.3	1,636.96	5,798 / 106,600	180 / 0
Res 4.6	429.94	2,114 / 25,100	176 / 0
Res 8.0	155.94	893 / 5,800	123 / 0
ResRanch	1,516.53	8 / 0	81 / 0
Resranch20	20.00	1 / 0	0 / 0
ResRanch5	120.67	13 / 0	10 / 0
TOTALS	14,373.56	**11,118 / 793,239**	**2,997 / 2,608,134**

Table does not reflect zoning changes adopted as part of the 2001 OCP Amendments.

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2. LAND USE GENERAL POLICIES, ACTIONS AND IMPLEMENTING STRATEGIES

GOAL: Accommodate growth within available resources and service capacity, provide a range of housing types affordable to all Orcutt residents, provide a range of commercial and industrial uses which promote orderly economic development, improve the balance between jobs and housing, protect agriculture, provide recreation and open space, protect natural resources, preserve Orcutt's "semi-rural" character, balance the needs of the future with the needs of existing residents, and provide fiscal balance in public infrastructure.

Policy LU-O-1: **All existing Countywide Comprehensive Plan Elements and policies apply to the Orcutt Planning Area in addition to those specific policies and action items identified below.**

Policy LU-O-2: **The Development Standards contained within this Plan shall be utilized to implement the policies of the Plan. Each of these standards shall be applied to the project under review unless the standard would be inapplicable, ineffective or preclude reasonable development and/or other equivalent standards have been developed as part of project approval which implement the goals and policies of this plan.**

Objective LU-O-1: As adequate resources and services become available, at full buildout up to a maximum of the following additional development may be allowed:

a. 3,751 new dwelling units; and

b. 2.5 million square feet of combined commercial and industrial space.

Policy LU-O-3: **The County shall require that adequate resources and service capacity are available to accommodate the growth identified within this Plan.**

Action LU-O-3.1: To reduce property owners' time and fees, the County should work with LAFCO, the Laguna County Sanitation District and the Orcutt Lighting District to facilitate a comprehensive annexation to bring all parcels within the urban boundary of Orcutt within the service boundaries of these two districts.

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Policy LU-O-4: **The County shall provide a range of commercial and industrial uses which promote orderly economic development, and improve the balance between jobs and housing.**

Action LU-O-4.1: The County shall improve Orcutt's jobs/housing balance by providing permitting assistance and by considering fee reductions for commercial and industrial projects which provide substantial numbers of high paying jobs.

Policy LU-O-5: **To improve fiscal balance in both the development, and operations and maintenance of public infrastructure, the County shall pursue establishment of appropriate funding mechanisms to ensure that development pays its "fair share" of public infrastructure costs.**

Policy LU-O-6: **The Orcutt Urban/Rural Boundary shall separate principally urban land uses and those which are rural and/or agricultural in nature. This boundary shall represent the maximum extent of the Orcutt urban area and the Urban/Rural Boundary shall not be extended until existing inventories of vacant land within the urban area are nearing buildout. Boundary adjustments shall be approved only as part of a major Community Plan update.**

Action LU-O-6.1: The Board of Supervisors shall formally petition LAFCO to officially recognize the Orcutt Community Plan boundary as the community's "sphere of influence" and strongly discourage any annexations of this land unless agreed to by the Board of Supervisors.

Policy LU-O-7: **The County shall monitor and account for City of Santa Maria and Vandenberg Air Force Base growth projections in Orcutt land use planning.**

Action LU-O-7.1: County Planning & Development shall contact the City of Santa Maria and Vandenberg Air Force Base and request growth projection reports. The County shall review these reports in order to determine any future effects upon the Orcutt Planning Area. Growth in these areas shall be considered in decisions concerning the need to update the Orcutt Community Plan.

Policy LU-O-8: **In order to preserve the semi-rural character of Orcutt, protect natural resources, and avoid development in hazardous areas, the County shall**

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provide for large useable areas of (public or private) open space within the community. Appropriate planning tools should be explored and adopted which provide for the clustering or relocation of development from hazardous, environmentally sensitive or visually prominent ares, or other sites which are deemed unsuitable for development, to areas appropriate for development.

Action LU-O-8.1: The County shall consider Transfer of Development Credits (TDC) for the designated sender and receiver sites in Orcutt.

Action LU-O-8.2: The Board of Supervisors shall consider mechanisms to implement the Transfer of Development Credit ("TDC") policies and development standards of the Orcutt Community Plan. These mechanisms shall be limited to the Orcutt Planning Area. *Added by Res. 01-226, 7/10/2001*

Policy LU-O-9: **Planning & Development, in coordination with the County Administrator's office and LAFCO, shall explore the long-term viability of the formation of a Community Services District (CSD) for Orcutt. The intent of the CSD is to provide more local control to the citizens of Orcutt and the first step in self governance.**

Action LU-O-9.1: This CSD should include the ownership of Orcutt's water supply, its sewer system, the Parks, Open Space and Landscape Maintenance District (if formed) the Street Lighting District and any other applicable districts or entities, as feasible.

Action LU-O-9.2: Development of one of the larger Key Sites (Site 12 or 22) may be the preferable point to initiate a CSD as the amount of infrastructure needed to support these sites, and the fees generated by this development, would provide a substantial base from which to start.

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B. Land Use--Residential

1. EXISTING SETTING AND ISSUES

A. Regional Setting: Orcutt was founded as an oil boom town in the early 1900s. As growth in the oil business slowed, Camp Cooke (later renamed Vandenberg Air Force Base) was built in the 1950s. Eventually, industrial uses declined and residential demand to serve Vandenberg and the City of Santa Maria increased to the point where almost exclusively residential development was taking place through the 1960s, '70s and '80s. In addition, Route 2 (now U.S. 101) was moved to the west out of the town of Orcutt and commercial and industrial development in the Valley then located primarily in the City of Santa Maria. Finally, in the 1980s a growing number of workers employed in the south county bought homes in Orcutt and commuted to work. Thus, Orcutt's current character as a "bedroom" community was developed over several decades and for a variety of reasons.

B. OPA Setting: As a semi-rural bedroom community, Orcutt is largely defined by the type and location of residential development. Residential neighborhoods are interspersed among large vacant parcels, some of which include grazing livestock, and many large parcels on the edges of the community ("gateway" parcels) still remain vacant. This internal open space contributes to Orcutt's semi-rural character. The vast majority of development in the community is single family homes on lots from 7,000 to 10,000 square feet in size, with larger estate and ranchette homes on ½, 1 and 5 acre lots around the periphery of the urban core. Over 20% of the existing development in Orcutt is found in mobile homes, condominiums and townhomes scattered throughout the community (Table 3).

Table 3: Existing (1996) Housing Units

Housing Types	# of units
single family	8,568
condominium/townhome	715
apartment	409
mobile home	1,258
Total	**10,950**

Over the last 30 years, most of the residential development in the central urban area has occurred in developer-constructed subdivisions rather than custom homes on single lots. This type of development and the lack of a defined commercial/cultural center leads many residents to identify more with a neighborhood or area than with the community of Orcutt as a whole.

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The existing community contains 21 main neighborhoods and areas, primarily identified by a subdivision name. These neighborhoods are described below and shown on Figure 8. As development continues, additional neighborhoods will be created, primarily in southeast and west Orcutt.

C. Existing Neighborhoods

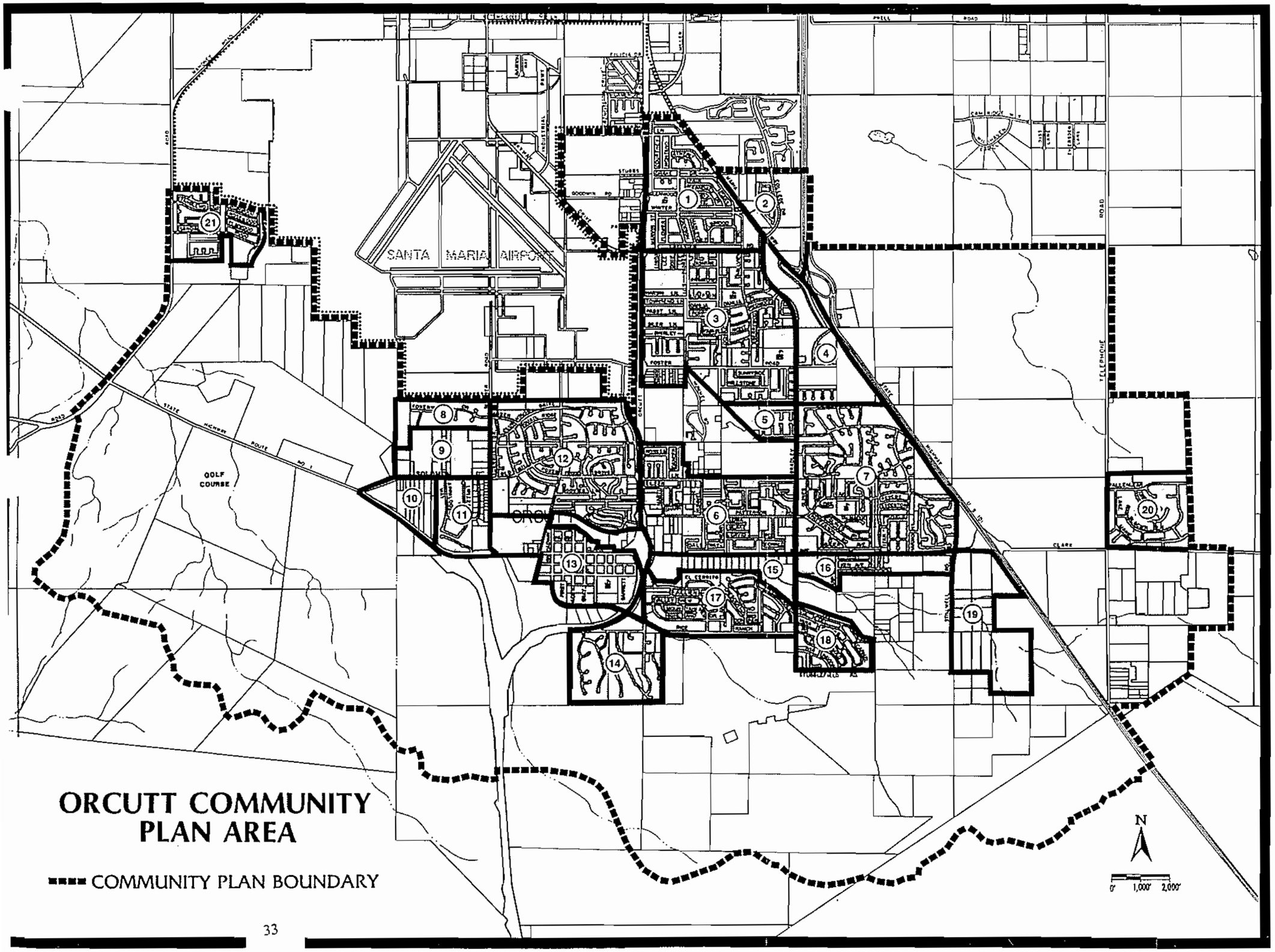
1. North Wye: Bounded by Santa Maria Way on the northeast, Highway 135 on the west, Lakeview road on the south, and the Community Plan Boundary and Santa Maria City limits on the north. Predominately made up of single family homes on lots of 8,000 and 15,000 square feet built in the mid 1950s to late 1970s. The Los Pinos apartments are developed at 12.3 units per acre. Remaining vacant land consists of the approved, undeveloped Mormon church and a portion of Key Site 32. The Evergreen shopping center is located in the southwest corner of the neighborhood at the intersection of Lakeview Road and State Route 135. Public recreation is provided by Waller Park, which lies to the west across State Route 135, and Joe Nightingale Elementary School on Winter Road.

2. College: Located between Santa Maria Way and US 101 with College Drive running north/south through its center. This neighborhood consists of 6 and 7 unit per acre developments, including a mobile home park, a mobile home subdivision, condominiums, and single family detached housing. The commercially-zoned, 25-acre, undeveloped Adam property (Key Site #25) is found here as well.

3. South Wye: Extending from Union Valley Parkway (UVP) and the Flight Approach Zone open space in the south, to Lakeview Road in the north, State Route 135 on the west, and Bradley Road on the east, this neighborhood is developed with single family dwellings on 7,000 to 10,000 square foot lots. Housing types here are similar to the North Wye, and the neighborhood is almost completely built out. Remaining vacant land includes a portion of Key Site G. Public schools include Righetti High, Lakeview Junior High, and Alice Shaw Elementary. Waller Park is immediately to the northwest and provides recreation, although access is somewhat limited by Highway 135.

4. Knollwood: Bordered by Bradley Road on the west, US 101 and Santa Maria Way on the northeast, and the UVP corridor to the south. Residential densities in this area range from 3.3 to 12.3 units per acre, and consist of a mobile home park, several condominium developments, and single family detached housing on small lots. The private St. Joseph High School is located in this neighborhood and the small private Edgewood park lies adjacent to the school.

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ORCUTT COMMUNITY PLAN AREA

COMMUNITY PLAN BOUNDARY

ORCUTT RESIDENTIAL NEIGHBORHOODS

AREA WITHIN RESIDENTIAL NEIGHBORHOOD

1. North Wye
2. College
3. South Wye
4. Knollwood
5. Woodmere
6. Patterson
7. Oak Knolls
8. Deerfield
9. Solomon
10. Orcutt Ranchettes
11. Westtrails
12. Foxenwoods
13. Old Town
14. Orcutt Hills
15. Orcutt Creek
16. East Clark
17. Rice Ranch
18. Miraflores
19. Stillwell
20. Lake Marie
21. Tanglewood

Figure 8

October 10, 1997

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5. Woodmere: Bounded on the north by UVP, on the east by Bradley Road, and on the west and south by open space beneath the Flight Approach Zone and the Unocal Bradley property (Key Site #30). The uses are exclusively residential and consist of the Woodmere Villas condominium development and single family detached housing on 10,000 square foot lots. With the exception of the Unocal property, this neighborhood is completely built out.

6. Patterson: Bordered by Highway 135 on the west, Bradley Road on the east, Clark Avenue to the south and on the north by the open space beneath the Santa Maria Airport Flight Approach Zone. This area contains residential development on 10,000 square foot lots and a 14 unit per acre apartment complex adjacent to one of the community's main commercial centers, Acorn Plaza, located at the Clark Avenue/Bradley Road intersection. Two small public parks are located in this neighborhood, and Patterson Road Elementary School provides additional recreation opportunities. Some remaining buildout potential remains on several large parcels, including Key Site 31, in the western section of this neighborhood.

7. Oak Knolls: Bounded by Bradley Road on the west, US 101 on the east, UVP on the north, and Clark Avenue on the south. Single family homes range from the 1960s-era Oak Knolls subdivision on 10,000 square foot lots, to the Edgewood and Tiffany Park subdivisions on 7,000 square foot lots. The latter subdivisions have shared private open space, including a pedestrian path adjacent to the sound barrier wall along US 101, several small neighborhood parks, a large retention area in the center of the neighborhood (planned as Oak Knolls public park), and a linear park. Ralph Dunlap Elementary School lies in the center of this neighborhood. Commercial uses consist of the existing 100,000 square foot Oak Knolls Village North shopping center at the southeast corner of Clark and Bradley and an undeveloped 21-acre site at the northwest corner of Clark Avenue and U.S. 101 (Key Site 1).

8. Deerfield: Bordered on the north by the proposed extension of UVP, to the east by Blosser Road, to the south by the Solomon neighborhood, and by undeveloped agricultural land to the west. It is a recently constructed residential area of 1 acre lots, with ½ acre lots located along Blosser Road. Two parcels near the western terminus of Foxenwood Drive, which currently serve as a flood control retention basin, are under consideration for development as a neighborhood park. Several other lots remain vacant but do not represent significant buildout potential.

9. Solomon: Bounded by Solomon Road to the south, Blosser Road to the east, the Deerfield neighborhood to the north, and by undeveloped agricultural land to the west. This neighborhood, also known as Key Site E, was the subject of the 1989 Residential Ranchette Study and is sparsely developed with single family homes on lots of one to three acres in size. Several large-lot (½ to 1 acre) residential developments have been approved in this area since 1990.

10. Orcutt Ranchettes: Located between Solomon Road to the north, Highway 1 to the south, a point to the east where the two roads meet, and the Westtrails equestrian community to the west. This neighborhood is Key Site D and has a rural character due to a high percentage of equestrian

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properties and homes on 1 to 8 acre lots. Parcels in this area are mainly 3 acres in size and are elongated, oriented in a north/south direction. Flooding constraints associated with Orcutt Creek limit potential additional development. Additional information can also be found about this area in the 1989 Residential Ranchette Study.

11. Westtrails: Bounded by Solomon Road in the north, by Clark Avenue and Highway 1 on the south, Blosser Road on the east and the common boundary with the Orcutt Ranchettes neighborhood on the west. It is a private, large lot equestrian community with a private system of equestrian trails found in the Westtrails development. The neighborhood is exclusively residential and is completely built out on 1 acre lots with the exception of Key Site 19 in the southeast corner. Also located in this neighborhood is the Palomino Estates subdivision, three block-long rows of houses which were re-purchased and abandoned by Unocal due to oil contamination in the soil beneath the homes.

12. Foxenwoods: Located between the proposed extension of UVP on the north, Highway 135 to the east, Blosser Road to the west and Orcutt Creek to the south. All the homes are on lots of 10,000 s.f. to one acre in size and were built in the last 15 years, with the exception of homes along Stansbury Drive which were built in the mid-1960s. This area is virtually built out with the exception of Key Site 20 (owned by Union Oil). A small park is located in the center of this neighborhood adjacent to California Boulevard and additional recreational needs are met by a private country club. Key Site 18 is comprised of the open space area along Orcutt Creek to the south of this neighborhood, with exception of the Southpoint parcel on which the tennis courts are located. This site is under consideration for development as a public park which would serve Foxenwoods and other neighborhoods.

13. Old Town Orcutt: Bounded roughly by Orcutt Creek to the north, Highway 135 to the east, Rice Ranch Road to the south, Clark Avenue to the southwest and Blosser Road to the west. Old Town is the original location of Orcutt and many of the buildings in this neighborhood, including the Torch/Union Oil Building, may have historical significance. Old Town was the subject of a specific study in 1986 and was rezoned at that time to include the OT designation. The purpose and intent of the study was to restrict the demolition of existing homes for conversion to larger apartment complexes, and to establish standards for appropriate commercial development. A strip of commercial development one block deep on each side of Clark Avenue includes a small market, antique shops, and several other small local businesses. The rest of Old Town includes a sprinkling of commercial uses, older residential units, higher density condominiums and apartments at 6 to 8 units per acre, and a large mobile home park. Orcutt Junior High and May Grisham Elementary schools are located in Old Town, providing for some public recreation. Several large undeveloped parcels to the south (Key Site 17) contain the majority of the buildout potential. Additional discussion and analysis is located in the Old Town section.

14. Orcutt Hills: Located to the south of the Rice Ranch Road undercrossing at Highway 135, to the west of Key Site 12, and with open agriculture land to the south and west. There are three

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developed projects in this area -- Elkhorn Estates, Oak Hill County Estates and Sandy Creek -- on lots from 1/2 to 2 acres in size. Elkhorn Estates has a significant amount of private open space located in a common central parcel. The area immediately to the north of Sandy Creek is under consideration for development as a public neighborhood park to serve Sandy Creek as well as the higher density developments in Rice Ranch, which lies to the northeast.

15. Orcutt Creek: Located within the canyon of the Orcutt Creek floodplain, between State Route 135 on the west, Bradley Road to the east and Clark Avenue to the north. Residential uses consist of large lot equestrian properties (generally one acre or larger) along the canyon. Two small commercial facilities (fast food restaurant and a gas station) are located in the northwest corner of the neighborhood at Clark and State Route 135, and a professional building, bank, and gas station are located in the northeast corner of the neighborhood at the SW corner of Clark and Bradley. Buildout potential remains on several parcels in this neighborhood, including Key Sites 11 and 10.

16. East Clark: Bounded on the west by Bradley Road, on the north by Clark Avenue on the east by Stillwell Road and on the south by Key Sites 5, 8, and B. This neighborhood is characterized by high density development, including two condominium developments (Oak Ridge and Creekridge Villas), in addition to 10,000 square foot single family detached housing (Old Oak Knoll, built in 1959). A major commercial center, the Oak Knolls Village South shopping center, is located in the northeast corner of this neighborhood.

17. Rice Ranch: Located immediately south of the canyon of Orcutt Creek, with Orcutt Road on the west, Bradley Road on the east and Rice Ranch Road to the south. All of the development within this neighborhood is residential, a majority of which was constructed from the early 1970s to the mid 1980s on lots of 7,000 and 10,000 square feet. A condominium project at six units per acre is located on the southern edge of the neighborhood. A significant feature of this neighborhood is a densely vegetated canyon which cuts into the center of it near Crescent Drive. A small neighborhood park (Domino) has been developed adjacent to this canyon and two other parks (Highland Drive and Lee West) are also located in this neighborhood. A strip of open space lies along the top of the southern ridge of the Orcutt Creek Canyon. This open space is under consideration for development as a linear park with a multi-use pathway running along the ridge. Pine Grove Elementary School lies immediately to the south and serves as an additional recreational area. For all practical purposes, this neighborhood is completely built out.

18. Mira Flores: Bounded by Bradley Road to the west, Stubblefield Road to the south, Orcutt Creek floodplain to the north, and Key Site 7 to the east. This neighborhood was constructed during the 1960s and is entirely residential, single family detached housing on lots of 8,000 square feet in a 10,000 square foot minimum zone district due to the developer's offer to provide open space on the Worsley parcel of Key Site 8. The area is completely built out, with no remaining open space. Pine Grove Elementary School is immediately to the west, and serves as a recreational area for residents.

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19. Stillwell: Located south of Clark Avenue, east of Stillwell Road, and west of U.S. 101 and north of the foothills of the Solomon Hills. Orcutt Creek passes through the middle of the neighborhood. To the north of the creek, land uses include two large mobile home parks and some single family detached houses, predominantly located on one acre lots. An approved, undeveloped 10 unit subdivision at 3.3 units per acre is located in this area. The area to the south of the creek is rural in character, consisting of 5 to 10 acre equestrian-type ranchette properties. With the exception of the foothill area to the south, a large amount of residential development is expected to occur around this neighborhood. A small public park is proposed immediately east of this area on Site 5.

20. Lake Marie: Located east of Telephone Road and north of Clark Avenue. Lake Marie is an outlying area which is not adjacent to the urbanized portion of greater Orcutt. It was established in 1961 and built out during the early 1960s. Homes are on lots of 30,000 square feet. A private country club serves the recreational needs of the residents.

21. Tanglewood: Bounded by Black Road to the west, Key Site 22 to the south, the City of Santa Maria to the east and agricultural land to the north. Tanglewood was established in 1959 and built out during the early 1960s on 7,000 square foot lots. A former small commercial center in the southwest corner of the neighborhood has been converted to a shoe-importing firm, and only a convenience store remains of the commercial center. Arellanes School is located in the southeast corner and serves the recreational needs of the residents in a limited capacity. A primary problem for residents of this neighborhood is its limited access to commercial services.

2. THE COMMUNITY PLAN

A. Growth Projections: Between 1980 and 1990, approximately 3,600 new units were constructed in Orcutt, a 56% increase in housing stock. Growth slowed in the 1990s due to a weakening economy and a sewer connection moratorium imposed by the Regional Water Quality Control Board. Although the economy improved in the mid 1990s, growth remained impeded by the ongoing sewer moratorium. Forecast '94, the regional growth forecast, predicts a 21% increase in population for the Santa Maria Valley between 1990 and 2015, with an annual growth rate of 2%. Orcutt specifically is forecast to have a demand for 2,500 new units by 1999 (Regional Needs Housing Plan, SBCAG 1994).

In addition to these overall housing needs, the County's Housing Element identifies special housing needs for seniors, farm employees, single room occupancy developments, and housing affordable to all segments of the community (especially low-income).

The OCP's land use and zoning designations will accommodate approximately 3,700 new units at full buildout, providing for maintenance of the community's moderate and middle income home inventory and limited opportunities to increase provision of low and very low income housing. Approximately 2,700 units on Key Sites are considered likely to partially or wholly develop within

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the next ten years (Table 4); however, growth rates are contingent upon provision of adequate public service (sewer, water, etc.).

TABLE 4: 10 YEAR BUILDOUT RESIDENTIAL SCENARIO

Project Name	# of Units	# Built
APPROVED PROJECTS		
Terrace Ranch	17	7
Lorraine Estates	45	36
Solomon Estates	21	1
Morningstar II	14	3
Las Brisas	152	115
Brunello Condos	12	2
Northpoint V & VI	80	0
Oakhill	12	7
Sejera/Cimarron	37	29
Suncrest Gardens	28	0
Individual projects less than 10 units each	39	10
SUB-TOTAL	**457** [1]	**200**
OCP KEY SITES		
M.V. Smith (Site 3)	125	0
Jensen (site 5)	124	0
Mesa Verde (active application) (Site 6)	74	0
Kelly/Bidart (Site 7)	44	0
Taft/Jones (Site 8)	48	0
Bowers/Rees (Site 10)	29	1
Rice Ranch (Site 12)	825	0
Byron (Site 13	13	1
Grigg/Hartnell (Site 17)	209	1
West Orcutt	0	2
Roth (Site 24)	63	3
Richards (Site 26)	140 (70)	1
Edgar (Site 27)	15 (7)	0
Hummel Dr. (Site 29)	62 (28)	6

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Project Name	# of Units	# Built
Olive Hill Rd. (Site B)	36 (10)	16
Orcutt Creek (Site C)	37 (9)	19
Ranchette Area South (Site D)	25 (5)	14
Ranchette Area North (excluding Lorraine & Solomon Estates covered in "approved projects" above) (Site E)	130 (51)	28
Southeast Orcutt (Site F)	25 (6)	14
Palmerston (Site H)	8	1
SUB-TOTAL (Proposed and Key Sites)	1,996	110
INFILL ON EXISTING URBAN RESIDENTIAL LOTS		
misc.	250	N/A
TOTAL	**2,701[2]**	**290**

* *Key Sites 26,27,29 and B-F are either partially built out, or likely to build out upon completion of services (completion of UVP, Hummel Dr., etc.). Numbers shown in parentheses are units assumed to be constructed within the 10-year buildout scenario, and represent 50% of remaining unbuilt potential units (accounting for existing units).*

1 100 units assumed to remain unbuilt at time of Community Plan adoption in Summer '97.
2 This number only includes the 100 units assumed to remain unbuilt at Plan adoption in the Approved Projects category

B. Residential Land Uses: Priorities for land development in Orcutt include: providing higher densities along existing infrastructure, the completion of development of existing neighborhoods before expanding the community outward, the retention of the semi-rural flavor of the community, providing compatible densities with adjoining properties, and the current market preference for single family homes over townhomes and/or condominiums or apartments. However, with only 9% of the estimated new units to be other than single family homes (as compared to the current 20%), the Plan may not fully meet the needs of all segments of the community, especially as the community ages.

The OCP relies primarily on the Small Lot Planned Development (SLP), Planned Residential Development (PRD), and Design Residential (DR) zone districts to meet the community's housing needs. The SLP zone is designed to provide affordable home ownership by allowing single family homes on lots that average between 5,000 to 7,000 s.f. in size, which are affordable at market rates to upper- and lower-moderate income levels. This zone encourages development on infill parcels consistent with the existing neighborhoods, especially in the urban core area.

The PRD and DR zone districts allow a variety of densities and housing types (SFDs, condos, etc.) on the same site, require at least 40% of the site to be set aside in open space, and require site

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planning that is sensitive to the surrounding uses. The primary difference is that DR is used on sites up to ten acres and PRD on sites over ten acres. The DR zone was applied in the urban area where clustering was desired to protect resources and/or visual corridors and to provide setbacks from existing development. The PRD zone was assigned to the larger sites on the periphery of the urban area where flood hazards, steep slopes, fire hazards, visual corridors, and sensitive resources required large bands of contiguous open space and where clustering could provide this open area and minimize the need for additional infrastructure.

The DR and PRD districts encourage development that is compatible with neighboring development by allowing similar units on the periphery and different types of units in the interior and/or buffering the development through setbacks. This also allows affordable units onsite, where part of the site may be single family homes and part may be higher density (and more affordable) townhomes, condominiums, duplexes or homes on smaller lots.

C. Sub-Areas: The four sub-areas have different development conditions and offer different opportunities to meet the residential needs of the community.

Urban Core: The most highly developed of the sub-areas and the one where compatibility with existing development is most crucial. Fifteen residential Key Sites in this area cover 277 acres, and this is where the emphasis on in-filling to take advantage of existing infrastructure is most effective. The majority of these Key Sites were zoned DR to provide buffers, protect open space and allow for maximum flexibility in site design.

South Orcutt: Fourteen Key Sites covering 1,480 acres of land represent the vast majority of buildout potential in the southern area. Eight of these sites are zoned PRD to require clustering to protect the Orcutt Creek corridor, provide fire and flooding setbacks, retain important visual resources of the lower foothills, and minimize additional infrastructure needs. Most of the homes in this area will be visible from U.S. 101, Hwy 135 and many parts of the Orcutt community; therefore the site design, architecture and color scheme used in this area will have a significant impact on the visual character of the community. Key Sites 3, 5, 12 and 14 are large enough to accommodate a mix of residential types which could include some on-site affordable units.

West Orcutt: Four of the western Key Sites are zoned PRD to provide significant development levels and protect large bands of contiguous open space. The two non-PRD sites (D & E) continue to be zoned R-1 as they are largely developed and are made up of several lots of less than 10-acres. Key Site 22, at over 1,000 acres is large enough to accommodate a wide variety of residential units, including on-site affordable, at the time it is developed at an urban density.

East of US 101: Additional residential development here is limited as the majority of land is zoned for agriculture and the few areas zoned for residential use are already largely built out. There is the potential for approximately 25 additional units in the Ranchette area. Site 33 is the only Key Site in this sub-area and it is zoned AG and Highway Commercial.

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D. Affordable Housing: The intent of the County's affordable housing program is to ensure that all members of the community have safe and decent shelter. The State and Federal standard for affordability is that housing costs not exceed 30% of gross income for rent or mortgage payments, including the cost of utilities, insurance and property taxes. People in need of affordable housing include new families, first-time home buyers, senior citizens on a limited income, students, and people with lower paying service-oriented jobs. Affordability levels are derived in relation to Santa Barbara County's assigned median income. Please see Appendix B for a more complete description of the County's affordable housing program.

The County's Housing Element identifies four levels of affordable housing: very low income (0% to 50% of median income), low income (51% to 80%), lower-moderate income (81% to 100%), and upper-moderate income (101% to 120%). The 1996-97 County median income for a family of four was $49,500. Of the 2,500 units estimated to be needed in Orcutt by 1999, approximately 250 need to be affordable to upper-moderate households, 250 to lower-moderate households, 500 to low income households and 500 to very low income households; additional affordable units required beyond 1999 will be identified as the Housing Element is updated.

Market forces in Orcutt have typically produced housing affordable to middle and moderate income tenants and home buyers; therefore the OCP focused on providing housing for low and very low income households. These low and very low income household needs can be met by medium to higher density designations of 8 to 20 units an acre. A number of the medium density SLP, DR and PRD sites may provide units which, at best, satisfy a portion of the community's projected demand for low income housing.

Key Site 24 was zoned DR 20, for a potential buildout of 66 higher density units, with an inclusionary provision of 10% of the total units developed on site. Sites 17, 26, 31, 34 and H were all assigned zoning that would allow SLP-type development. Several of the larger Key Sites were also assigned densities which can provide some affordable units. The site size, total number of proposed units and the use of the PRD and DR zone districts on Key Sites 3, 5, 12, and 15, for example, could provide affordable units to help meet State mandates if the inclusionary requirement for these sites is constructed on-site. Payment of in-lieu fees rather than on-site development has not historically met the affordability goals for this area.

In addition to the Key Sites, 77 residential units on mixed use sites currently exist in Old Town where densities are 14 units per acre, and this area could provide additional affordable housing. Table 5 shows the densities that can meet each income category and the number of estimated units provided by the OCP (note that the Community Plan does not contain sufficient numbers of units to meet State housing goals in the low and very-low income categories).

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VI. Table 5: Affordability Comparison of Residential Buildout

Income Category	Density Needed[3]	Potential Units Provided
Very Low	14.0 - 30.0 units per acre	279
Low	8.0 - 12.3	295
Moderate	3.3 - 6.0	2,978
Above Moderate to Market Rate	< 1.8 - 2.1	2,642
Total		**6,194**

Table does not reflect changes adopted as part of the 2001 OCP Amendments.

3. PLANNING ISSUES

Orcutt's predominately low-density residential development does not provide a sufficient variety of densities, especially higher densities, to meet the needs of all members of the community. The programs and policies of the Orcutt Plan are intended to maintain the character of existing residential neighborhoods and the quality of life for community residents while providing additional housing opportunities, and some affordable housing.

For sites with sensitive resources and/or other constraints (e.g., steep slopes, flooding hazards, scenic open space), the Plan provides the following: 1) appropriate designations and densities for these sites, 2) site-specific development standards which guide development of a site, and 3) application of the resource protection policies outlined in the Resources and Constraints section of this Plan. The appropriate designations and policies and development standards will help property owners and developers design a project that will fit the neighborhood and the site, as well as streamline the application submittal and review process.

Please see Section VI. of this Plan for Key Site discussions and site-specific development standards.

4. RESIDENTIAL GOALS, POLICIES AND ACTIONS

Goal: Promote development of housing which is affordable to area residents through a mix of residential types, using a variety of programs, policies and land use zoning designations.

[3] **Frank Thompson Housing Consultants, September 1993; based on market research for current rental and sales prices in the Santa Maria HMA.**

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Policy LUR-O-1: **Consistent with the Housing Element, the County shall encourage the provision of a mix of affordable units on parcels within the Orcutt Planning Area.**

Action LUR-O-1.1: Planning and Development and other County departments shall provide fast-track processing to projects which provide 50% (or more) of the units in affordable price ranges consistent with the criteria in the County's Housing Element.

Action LUR-O-1.2: Consistent with the Housing Element, the County shall consider delays in payment of fees, use of in-lieu or other funds and other appropriate methods for encouraging the provision of affordable housing.

Policy LUR-O-2: **Future growth and development shall occur in a manner which minimizes construction related impacts on the community.**

Policy LUR-O-3: **The County shall encourage development of senior housing and shall work to preserve the existing senior housing stock.**

Policy LUR-O-4: **In reviewing a bonus density project proposed for a site, the County shall consider the project's effects on the physical character of the existing neighborhoods but shall mitigate any significant impacts only in compliance with Public Resources Code §21085 and only deny or condition consistent with Gov't Code §65589.5(d).**

Action LUR-O-4.1: The County shall encourage development which preserves the character of existing neighborhoods, particularly as to key natural undeveloped open space preservation, traffic safety on local roads and preservation of important natural features. Where a proposed development project requires redesignating the property to a density exceeding that of all contiguous residential parcels by more than 50%, the County may consider reducing the proposed density or denying the project in order to prevent a substantial deterioration of these factors.

Action LUR-O-4.2: The County shall encourage the distribution of bonus density projects throughout the community. Where more than one density bonus project has been constructed within a neighborhood, the County shall consider whether to grant any additional bonus density projects in that neighborhood or,

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instead, to provide an alternative incentive of equivalent financial value pursuant to Gov. Code § 65915(b).

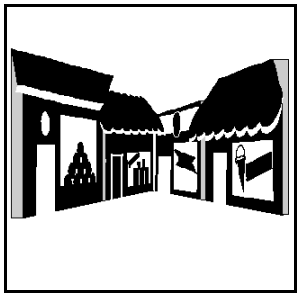
Policy LUR-O-5: **The County shall encourage the development of Second Units in Orcutt to provide more opportunities for senior and affordable housing.**

Action LUR-O-5.1: Planning & Development shall work with other County departments to reduce potential regulatory barriers to Second Units while still ensuring neighborhood compatibility.

Policy LUR-O-6: **In order to provide community cohesiveness, new neighborhoods should be designed to provide circulation, pedestrian, bicycle and public transportation linkage to existing neighborhoods, schools, parks, and commercial areas.**

Policy LUR-O-7: **County planning and maintenance efforts shall support development of safe, clean residential areas.**

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C. Land Use--Commercial & Industrial

1. EXISTING SETTING AND ISSUES

A. Regional Setting: The City of Santa Maria is the primary retail center for the Santa Maria Valley, with Orcutt and Guadalupe residents served by more neighborhood commercial uses. Regional industries include packing and shipping associated with valley-wide agricultural operations, light industry located around the City's airport, and the oil industry's continued, although diminishing, role in the local economy. Vandenberg Air Force Base and its associated support facilities also continue to be an important source of basic sector jobs.

B. OPA Setting: The approximately 524,000 square feet of developed commercial space in Orcutt focuses on convenience goods such as food stores, laundromats, and restaurants, with the emphasis on serving the local community. Industrial development is limited to a few small areas south of Old Town where Torch Oil is headquartered and some limited oil activity still occurs.

Most of Orcutt's commercial development is found at the intersections of Clark and Bradley (the Acorn and Oak Knolls Centers), in the Old Town area, and at the corner of Lakeview and Orcutt Roads (Evergreen Center). Smaller commercial areas are found at the intersection of Clark Avenue and Orcutt Road, Foster and Orcutt Roads, Foster and Bradley Roads, and Winter and Orcutt Roads. Large vacant commercial sites are found at Clark Avenue and U.S. 101 (Key Sites 1 & 2), and the intersection of Santa Maria Way and College Drive (Key Site 25).

Orcutt is primarily a bedroom community, with most of its workers commuting to jobs in Santa Maria, Vandenberg Air Force Base, or the South Coast. Similarly, over 45% of the community's retail commercial purchases were made outside of Orcutt, primarily at regional retail centers in the City of Santa Maria. These trends were accelerated by the County's 1980 Land Use Plan which did not provide land designated for professional or industrial uses, by *de facto* County policy of not seeking or encouraging commercial and industrial (C/I) uses, and Santa Maria's aggressive pursuit of C/I uses in the 1980s and 1990s.

C. Existing Primary Centers: Orcutt has three "major" shopping centers currently serving local residents, and a number of smaller centers scattered throughout the community. None of the smaller centers nor Acorn Plaza -- one of the larger centers -- has room to expand significantly. Both Oak Knolls I and the Evergreen Center could potentially add 30,000 square feet each, but this would require either major reconfiguration of existing development or potential displacement of existing stores and parking.

Oak Knolls I & II: This center occupies the northeast (8 ac.) and southeast (7 ac.) corners of the intersection of Clark and Bradley and is the largest of the commercial centers serving Orcutt. A

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20,000 square foot Longs Drugs is the anchor in the northern center, and it is accompanied by a bank and a number of smaller retail and service stores. The southern center has approximately 60,000 s.f. of various retail and service stores but is proposing major expansion and renovation (including incorporating Key Site 9) as this Plan is going to print.

Both Oak Knolls centers have excellent frontage along two main streets operating at LOS A. Additional residential development is expected in the area south of this center and should increase market demand for these businesses.

Acorn Plaza: This 5-acre center is located across Bradley Road from Oak Knolls I and is the newest of Orcutt's shopping centers. A 30,000 square foot grocery store is the anchor of this center with another 30,000 square feet of convenience stores. Acorn Plaza also has excellent road frontage in a part of the community with good levels of service and will benefit from future development south of Clark.

Evergreen: This 7-acre center is located at the northeast corner of the intersection of Lakeview and Orcutt Roads and contains a 16,000 square foot market, another 37,000 square feet of strip mall uses, an animal clinic and a car wash. The whole center was built in the 1960s and has not been renovated/upgraded since then. The Evergreen Center is in the northernmost section of the Orcutt community where significant retail business is lost to the City of Santa Maria. This site is highly visible from State Route 135 and has frontage all along Orcutt Road. Lakeview and State Route 135 operate at LOS C and Lakeview and Bradley operate well at LOS A.

Old Town: While not specifically a retail center, Old Town contains a variety of commercial uses that serve local residents and provide some tax base for the community. Old Town contains approximately 120,000 square feet of existing C/I development on just over 120 parcels which primarily serve the surrounding neighborhood. Since the mid 1980s, office and professional uses have replaced predominately retail commercial uses; now the two uses are about equal.

D. Professional-Industrial Development: As noted above, the majority of Orcutt's workers are employed outside of the community. However, Orcutt currently contains approximately 35,000 square feet of professional service and office uses (e.g., insurance, health care, financial) under the C-2 and OT zone districts, with many of these office uses concentrated in the OT area.

E. 10-Year Potential Buildout: Table 6 shows the project ten-year buildout scenario for commercial and industrial development. Not all potential development on a site is listed as some sites may develop in phases. The pace of residential development and market forces will ultimately determine how much and when commercial and industrial development occurs.

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VII. TABLE 6: 10-YEAR BUILDOUT COMMERCIAL SCENARIO

Project Name	Square Footage
OCP KEY SITES	
Site 1 (Radford)	150,000
Site 2 (Simonian)	50,000
Site 9 (Pine Abby)	30,000
Site 18 (McCalip/Schwalbe)	28,850
Site 23 (County)	37,000
Site 26 (Richards)	50,000
EXPANSION OF EXISTING COMMERCIAL	
Evergreen SC	25,000**
Oak Knolls SC	5,000**
Acorn SC	5,000**
Old Town Orcutt	40,000**
TOTAL	420,850 sq.ft.

** *additional square footage anticipated at 10-year buildout.*

2. PLANNING ISSUES

Orcutt's low residential densities and lack of commercial or industrial development have rendered the community unable to support itself in terms of public services and require many residents to commute long distances for their jobs. To decrease car trips out of the area for basic goods and services, provide more choices for Orcutt shoppers and expand the employment base, the OCP expanded commercial and industrial opportunities. This local development will retain tax dollars within the Orcutt community, enabling the county to maintain or improve local public services, provide revenue to support formation of a Community Services District or enable Orcutt to become a self-sufficient city.

The OCP's land use and zoning designations would permit development of up to approximately 2.5 million square feet of additional C/I space. The majority of this space is designated general commercial, which can accommodate retail and service commercial uses, and is supplemented by neighborhood and highway commercial, professional office and light manufacturing uses on a number of Key Sites. The OCP contains measures to stimulate C/I development, but the extensive existing and planned C/I uses in Santa Maria present serious competition.

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A. Retail Commercial Demand: Based upon existing population demographics, household incomes, and planned residential growth, Orcutt could support approximately 800,000 to 1 million square feet (s.f.) of new retail commercial space[4]. Specifically, expansion and modernization or construction of a new supermarket (40,000-50,000 s.f.) and the addition of one new drug store (18,000 s.f.) could be currently supported. However, because the Santa Maria Valley is overbuilt in retail space, additional demand for 1 million s.f. in Orcutt may not occur until significant residential development has occurred.

The OCP accommodates this retail demand through expansion or modernization of existing centers, development of new local and or highway serving centers and the development of a new regional or sub-regional mall. Each major existing center (Oak Knolls, Acorn Plaza, Evergreen) would have to be expanded to accommodate the current demand for 40,000-50,000 s.f. grocery stores, and each center has conditions which may make expansion infeasible, ranging from displacement of existing uses to fractured or disinterested owners. However, Oak Knolls south is preparing to build a new major grocery store at this time (late 1997).

Key Sites 1, 2, 16, 25 and 26 are ideally suited to accommodate major local-serving supermarket/ drug store centers. While such centers could impact existing retail centers, long term growth permitted under the Plan should generate sufficient demand to support one or two new centers of this type. Given location and market demand, Key Site 25 would be the most appropriate site for a sub-regional mall, containing stores not currently found in Santa Maria's existing retail centers. However, the currently overbuilt nature of the retail market and lack of property owner interest on this site may delay or preclude construction.

B. Old Town: As described more completely in the Old Town Section, development of vacant land and expansion of existing uses could accommodate about 220,000 s.f. of new development. Because of the unique character of Old Town within the Valley, uses such as wineries, a theater and/or restaurants could be attracted here. Continued expansion of office and service uses could also occur. When Site 22 develops, sufficient demand may exist for a major retail/office development in Old Town, which could then increase the draw from other areas.

C. Professional/Industrial: The OCP provides for over 600,000 s.f. of new professional or industrial uses under the M-1, M-2, PI and M-RP zone districts. In addition, approximately 250,000 s.f. of Service Industrial uses could occur on Key Site 23, which is County-owned property within the city of Santa Maria's boundary. Office and professional uses are also allowed in the General Commercial/C-2 designations. The majority of future industrial development is likely to occur on Key Site 15 where 37 acres are zoned MRP.

[4] Robert Charles Lesser and Co., Market Analysis of Retail Commercial Opportunities: Orcutt, CA (1994)
4

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Vacant C/I Sites: The OCP identifies the following vacant sites (Table 7) as the most appropriate for major C/I development.

Table 7: Vacant Sites Proposed for Commercial and Industrial Development

Key Site #	Acreage	Land Use/Zoning	Estimated Commercial/Industrial Development Buildout (in square feet)	Comment
1	23.9	Gen.Comm./C-2	372,000	Visually prominent gateway parcel. Identified as potential sub-regional center.
2	18.2	Gen.Comm./C-2	383,500	Visually prominent gateway parcel.
4	1.1	Gen.Comm./C-2	17,000	Adjacent to Site 2
15	128	Gen. Comm./C-2 (3 ac.) and Industrial Park/ MRP (37 Ac.)	46,500 480,000	Small commercial site adjacent to major industrial park and larger commercial center on Site 16
16	11.8	Gen.Comm./C-2	194,500	Possible commercial anchor for OT or in conjunction with other OT sites.
18	39.7	Gen.Comm./OT-GC (1.85 Ac.)	31,000	Potential to focus commercial development to benefit from Orcutt Creek visual prominence.
25	22.2	Gen.Comm./C-2	318,000	Good location for regional or sub-regional center.
26	51.5	Gen.Comm/PRD (3 Ac.), Off.& Prof./ PRD (3.5 Ac.)	115,500	Central location. Good access with the completion of UVP.

3. COMMERCIAL & INDUSTRIAL POLICIES AND ACTIONS

GOAL: Provide an expanded commercial base to provide greater revenue for a potential CSD or community incorporation and provide a greater range of services and employment for residents.

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Policy LUC-O-1: **The County shall actively facilitate full development of the Commercial and Industrial buildout potential of the Orcutt Community Plan.**

Action LUC-O-1.1: Planning & Development shall coordinate with property owners and developers to encourage buildout of Commercial and Industrial designated parcels.

Action LUC-O-1.2: The Office of the County Treasurer-Tax Collector shall pursue issuance of Industrial Development bonds to facilitate development of employment opportunities in Orcutt.

Action LUC-O-1.3: Planning & Development should review the status of Orcutt commercial development in three years, and prepare a report to the Board of Supervisors with recommendations. Additional reports shall be prepared a the direction of the Board of Supervisors.

Action LUC-O-1.4: The County Business Assistance Team (BAT) shall work with the Santa Maria Economic Development Association to encourage business development in Orcutt. The BAT shall report to the Planning Commission within six months of the adoption of this Plan on potential constraints to C/I development and analyze those constraints in comparison to the City of Santa Maria.

Policy LUC-O-2: **The County shall provide incentives for commercial and industrial uses permitted under the plan.**

Action LUC-O-2.1: Planning and Development shall provide fast track review of non-residential projects on sites greater than five acres.

Action LUC-O-2.2: The County should consider deferred or reduced processing fees and reduction in impact fees for commercial and industrial projects.

Action LUC-O-2.3: The County shall work with the owners of the Evergreen Center to facilitate the expansion/upgrading of that center.

Policy LUC-O-3: **Mixed-use development on land designated for commercial use shall be encouraged where appropriate.**

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Policy LUC-O-4: **Prior to approving major (over 50,000 s.f.) commercial development on Site 22, the County shall assess the potential economic effect of that development on Old Town.**

Action LUC-O-4.1: The developer of Site 22 shall submit an economic analysis which assesses potential economic effects of that development on Old Town. This analysis shall include potential current and future draw from Old Town, direct and indirect competing uses, and any other relevant effects which may reduce Old Town's long-term commercial viability.

Action LUC-O-4.2: The County shall encourage commercial development within and adjacent to Old Town (e.g., Site 16) to serve Site 22 residential demand and surrounding demand.

Policy LUC-O-5: **All commercial and industrial projects shall minimize impacts to adjoining residences, businesses and open space areas.**

DevStd LUC-O-5.1: Rooftop mechanical structures shall be minimized. Where they cannot be avoided (e.g., vents, air conditioning, etc.), they shall be shielded from view from surrounding roadways and residences through architectural design, camouflage housing, or other appropriate methods.

DevStd LUC-O-5.2: Project design shall minimize long-term operational noise exposure to residences in close proximity to the site through limited, posted delivery hours (between 6 am to 8 pm) and soundwall(s) along site boundaries where appropriate, or through other measures which provide equivalent noise reduction. Additional noise reduction measures such as loading only on sides of buildings not adjacent to residences or below-grade delivery bays shall be considered. All noise-generating equipment (including delivery trucks) shall be enclosed and/or shielded to the maximum extent feasible to reduce noise levels.

DevStd LUC-O-5.3: All exterior lighting features used within 100 feet of residential areas, designated Open Space areas and surrounding biologically sensitive areas shall be directed away from adjacent units and habitat. Hoods shall be installed on lighting fixtures to prevent "spill-over" into adjacent residences and habitat areas when deemed necessary by P&D. Decorative lighting shall utilize low intensity sources.

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D. Land Use--Old Town

1. EXISTING SETTING AND ISSUES

A. Introduction

When first surveyed in 1904, the Town of Orcutt was bounded by Clark Avenue to the north, Pinal Avenue to the south, First Street to the east, and Marcum Road to the west.[5] Today, Old Town comprises approximately 200 acres on 400 parcels, generally west of State Route 135, east of U.S. Highway 1, north of Rice Ranch Road, and south of Orcutt Creek. For many years Old Town commercial establishments met the needs of the small community. However, rapid suburban expansion over the last 30 years and increased commercial development in other areas (e.g., Oak Knolls and Evergreen Shopping Centers, as well as in Santa Maria) resulted in a decline in services in Old Town.

B. Setting

Old Town Orcutt contains 30 blocks, with 21 complete and nine partially complete blocks having 2 or 3 perimeter streets (Figure 9), with an estimated population of 1,000 persons. Old Town's commercial core contains approximately 120,000 square feet of retail commercial uses (18% of Orcutt total) on 61 parcels, intermixed with and surrounded by residential development. Residences are mostly single family dwellings about 50 years old, with some scattered duplexes and apartments. Most commercial development is concentrated on Clark Avenue, the primary access route running east/west through the center of town, with additional commercial uses on side streets (e.g., Bradley, Union, etc.). Access from the north and south is via California/ Broadway/Rice Ranch and Blosser Roads. Public service buildings consist of Orcutt Junior High School, May Grisham Elementary School (southeast corner of Pinal Avenue and Dyer Street), Orcutt Volunteer Fire Station (northwest corner of Union Avenue and Gray Street) and the U.S. Post Office (northwest corner of Union Avenue and Pacific Street). There are no public parks in Old Town Orcutt; the playing fields of the public schools are used by the residents for recreation.

Orcutt Creek bisects northern Old Town from east to west and provides a scenic open space backdrop to the commercial and residential development of Old Town. Key Site 18 is located in this corridor and consists of 16 parcels: 11 designated as recreation, 3 as residential and 2 as commercial.

[5] The history of the community is well documented in two publications, "Orcutt - Boomtown to Bedroom Community" and "History of Orcutt, California, 1904-1982."

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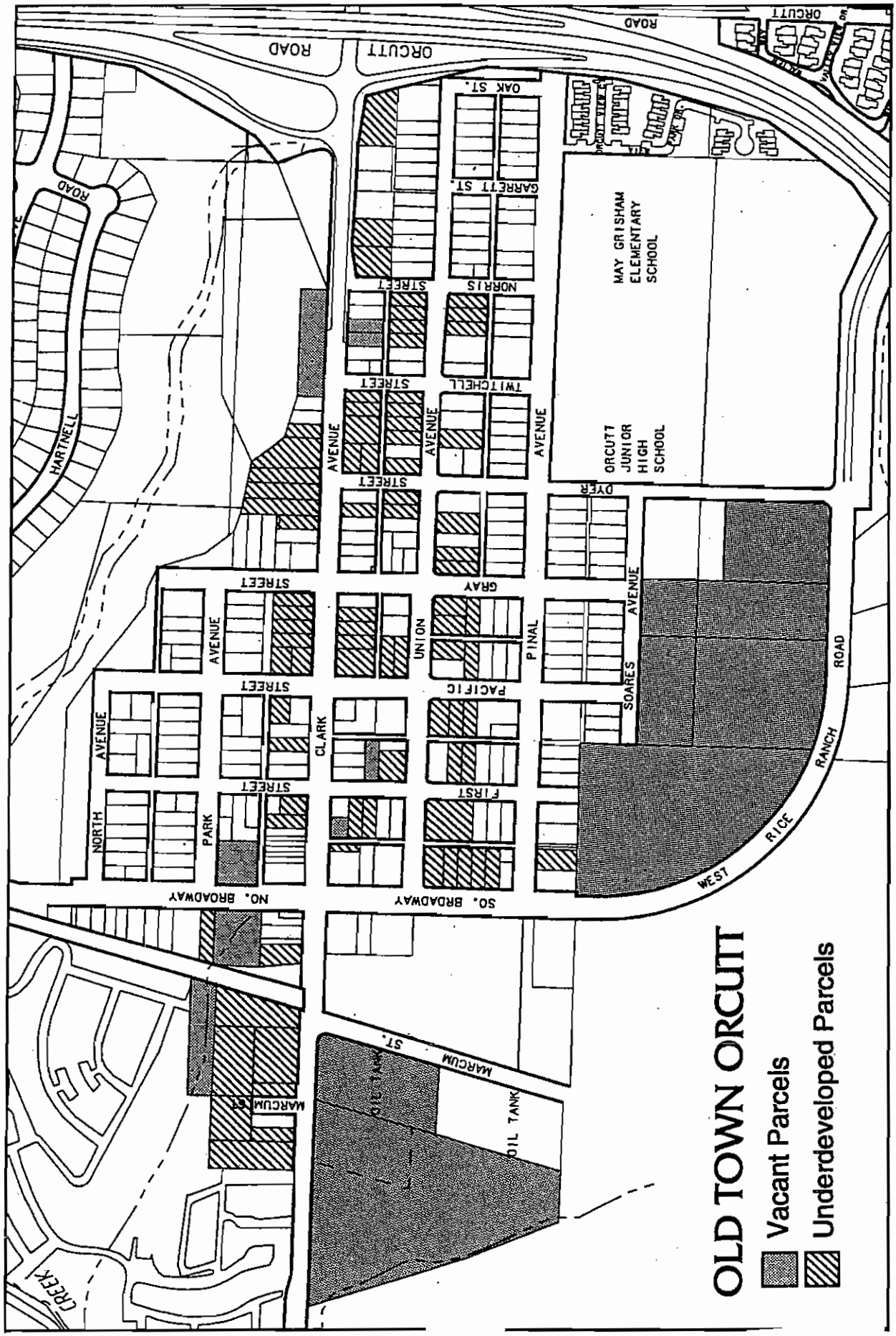


Figure 9

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The Unocal/Torch building is also located in Old Town and may provide opportunities for some public uses such as a library, a community center, or, if the building is not dedicated to the public, other uses that are compatible with the owner's continued use of the site.

C. Zoning and Land Use

Most of Old Town is regulated by the Old Town (OT) zone district in Article III of the Santa Barbara County Zoning Ordinance. In Orcutt, the "OT" zone contains five classifications: residential only, residential and light commercial, residential and general commercial, light commercial only, and general commercial only. The intent of the "OT" district is to ensure architectural continuity in areas that have unique historic neighborhood characteristics, and to protect and preserve the character of the neighborhood and the architectural styles that have developed there historically. Properties that are zoned both residential and commercial allow for both uses, individually or combined as a "mixed use." The "OT" district requires architectural review of all development, frontage improvement requirements, and total building coverage limited to 50-55% of the lot size. Residential development is allowed at a density of 14 units an acre.

The combined residential and commercial zones are located on both sides of Clark Avenue. A mixed commercial and residential zone also exists from Clark south to Pinal, east of Pacific, which is developed with several combination small businesses/residences. A higher concentration of commercial buildings is found at the western end of Clark Avenue, where several blocks are predominantly commercial in nature. Other Land Use designations in Old Town Orcutt include residential, industrial, and Highway Commercial.

Major Undeveloped Parcels: Seventeen undeveloped parcels, covering approximately 36 acres, are located within the commercial center of Old Town (Figure 9 and Table 8). All but 1.37 acres of this undeveloped land is on Key Sites (Sites 16, 17 & 18). "Mini-EIRs" completed on Key Sites 17 & 18 will encourage commercial development and affordable housing. Key Site 16 may develop approximately 120,000 square feet of retail commercial space, expanding Old Town's commercial base. The residential designations on Site 17 allow a mix of small-lot single family homes and higher density units. The designations for Site 18 allow for open space/recreation and a community park along Orcutt Creek, with commercial uses fronting Clark Avenue and residences in the site's northeast corner.

Underdeveloped Parcels: Twenty-two additional commercial or residential/commercial parcels in Old Town (8.79 acres total) are considered "underdeveloped" with full development contributing substantially to Old Town revitalization (Figure 9 and Table 8). These properties have the potential for at least a 50% increase in on-site development. However, many of these parcels contain residences and may not add commercial development in the near term.

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VIII. Table 8: Undeveloped (Vacant) Land In Old Town Orcutt
(Shaded Boxes Identify Contiguous Parcels)

APN #	ADDRESS	SIZE	ZONING
105-020-38 (Site 18)	None	0.60	Commercial (OT-GC)
105-020-41 (Site 18)	None	1.25	Commercial (OT-GC)
105-092-03	130 Clark Ave.	0.09	Comm & Res 14 Units/Ac. (OT-R-14/GC)
105-094-11	110 First St.	0.16	Comm & Res 14 Units/Ac. (OT-R-14/GC)
105-111-03	620 Clark Ave.	0.11	Comm & Res 14 Units/Ac. (OT-R-14/GC)
105-111-04	630 Clark Ave.	0.11	Comm & Res 14 Units/Ac. (OT-R-14/GC)
105-071-11	None	0.80	Comm & Res 14 Units/Ac. (OT-R-14)
105-060-16	None	0.08	Res 12.3 Units/Acre (MHP)
105-330-01 (Site 16)	None	9.29	Shopping Center (SC)
105-330-02 (Site 16)	None	2.48	Shopping Center (SC)
105-330-04 (Site 17)	None	7.91	Residential (SLP)
105-330-05 (Site 17)	None	4.18	Residential (SLP)
105-330-06 (Site 17)	None	2.36	Residential (SLP)
105-330-08 (Site 17)	621 Dyer St	2.59	Residential (SLP)
105-134-04 (Site 17)	None	1.86	Residential (SLP)
105-134-05 (Site 17)	None	1.06	Residential (SLP)
105-020-41 (Site 18)	None	1.25	Commercial (OT-GC)

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Table 8 (cont.)

Commercial "Underdeveloped" Parcels Greater Than 0.1 Acre

APN #	ADDRESS	SIZE	ZONING
105-073-09	153 E. Clark Ave.	0.16	General Comm with Res 14 Units/Acre OT-R-14/GC
105-073-08	155 E. Clark Ave.	0.16	General Comm with Res 14 Units/Acre OT-R-14/GC
105-084-19	515 E. Clark Ave.	0.50	General Comm with Res 14 Units/Acre OT-R-14/GC
105-084-14	535 E. Clark Ave.	0.14	General Comm with Res 14 Units/Acre OT-R-14/GC
105-101-11	300 E. Clark Ave.	0.34	General Comm with Res 14 Units/Acre OT-R-14/GC
105-113-01	110 Norris St.	0.35	Highway Comm / CH
105-113-31	None	0.33	Highway Comm / CH
105-094-08	205 Union Ave.	0.25	General Comm with Res 14 Units/Acre OT-R-14/GC
105-093-15	205 S. First St.	0.57	General Comm with Res 14 Units/Acre OT-R-14/GC
105-060-05	205 W Clark Ave.	0.80	General Comm with Res 14 Units/Acre OT-R-14/GC
105-084-10	455 E. Clark Ave.	0.40	General Comm with Res 14 Units/Acre OT-R-14/GC
105-084-11	465 E. Clark Ave.	0.40	General Comm with Res 14 Units/Acre OT-R-14/GC
105-084-12	505 Clark Ave.	0.40	General Comm with Res 14 Units/Acre OT-R-14/GC
105-105-02	520 W Clark Ave.	0.28	General Comm with Res 14 Units/Acre OT-R-14/GC
105-105-03	540 W Clark Ave.	0.14	General Comm with Res 14 Units/Acre OT-R-14/GC
105-105-04	550 W Clark Ave.	0.14	General Comm with Res 14 Units/Acre OT-R-14/GC
105-095-13	205 S. Pacific St.	0.23	General Comm with Res 14 Units/Acre OT-R-14/GC
105-060-20	235 W Clark Ave.	0.70	General Comm with Res 14 Units/Acre OT-R-14/GC
105-060-09	315 W Clark Ave.	0.16	General Comm with Res 14 Units/Acre OT-R-14/GC
105-060-13	335 W Clark Ave.	0.70	General Comm with Res 14 Units/Acre OT-R-14/GC
105-060-14	235 W Clark Ave.	0.58	General Comm with Res 14 Units/Acre OT-R-14/GC
105-060-19	4950 Marcum St.	0.90	General Comm with Res 14 Units/Acre OT-R-14/GC

Table does not reflect zoning changes adopted as part of the 2001 OCP Amendments.

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D. Circulation

Roadways: Old Town streets are generally wide and carry light traffic (Table 9). Clark Avenue and California Boulevard are the primary access routes into Old Town, with Union Avenue and Dyer Street as major internal roads.

Clark Avenue is an east-west 4 lane arterial extending through Old Town (35 mile/hour speed limit). Intersections with California Boulevard and Gray Avenue have both stop signs and cross-walks, with a cross-walk only at First Street. Building setbacks from Clark Avenue vary from 0 to 70 feet (the *maximum* required setback for commercial uses is 10 feet and for residential uses it is a *minimum* of 10 feet). No street trees exist except at the eastern end in front of some residential units. Sidewalks are generally complete.

Broadway is a north-south 2 lane road that extends from Foxenwood Estates to Rice Ranch Road. A stop sign and pedestrian cross-walk are located at the intersection with Clark Avenue. Building setbacks vary from 0 to 35 feet. Street trees are placed intermittently except for 15 shade trees in front of the Unocal/Torch Headquarters. Sidewalks are provided along the majority of the street.

Union Ave is an east-west 2 lane road between Broadway on the west and Oak St. on the east. A stop sign is located at the intersection with Dyer Street. Commercial uses are concentrated on the Avenue's west end, with residential uses concentrated in the east. Building setbacks range from 0 to 30 feet. Street trees are found variably along the street but mostly in front of residential development.

Dyer Street is a north-south 2 lane road between Clark Avenue on the north and Rice Ranch Road on the south. Stop signs are located at Clark Avenue and Rice Ranch Road. Pedestrian crosswalks are found at the intersection with Pinal Avenue. Building setbacks range from 10 to 20 feet. Dyer contains only five street trees and 145 feet of sidewalk on the street's west side near the intersection with Union Avenue.

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Table 9
Primary Old Town Roadways

STREET NAMES	ORIENTATION	RIGHT OF WAY WIDTH	NUMBER OF LANES
North Avenue	east/west	60 feet	2
Park Street	"	80 feet	2
Clark Avenue	"	85 feet	4
Union Avenue	"	60 to 80 feet	2
Pinal Avenue	"	80 feet	2
Broadway/California	north/south	100 feet	2
First Street	"	60 feet	2
Pacific Street	"	60 feet	2
Gray Street	"	80 feet	2
Dyer Street	"	60 feet	2
Twitchell Street	"	60 feet	2
Norris Street	"	50 to 60 feet	2

Parking: County parking regulations require new commercial development to provide off-street parking on the site or within 500 feet of the main building. Currently, adequate parking exists due to the light use of the area and the availability of on-street diagonal parking on Broadway, one block of Union, Pacific and Gray.

Alleys: Twenty four blocks contain public alleys, all of which are twenty feet wide with the exception of the 30-foot privately-owned alley within the Park/Gray/Clark/Pacific block. The alleys, most of which are in varying degrees of disrepair, provide primary as well as secondary access to businesses and residences as well as limited parking.

Pedestrian Access: Much of Old Town does not have sidewalks, thereby requiring pedestrians to walk on the streets. Only Clark Avenue has a nearly complete sidewalk system. Most blocks contain intermittent sections of sidewalks associated with private development improvements.

Bikeways: Currently, no bikeways exists within or connect to Old Town. A Class I bikeway is planned along the Orcutt Creek open space corridor and Class II bikeways are designated along Clark Avenue and California/Broadway/Rice Ranch Road. A Class III bikeway is designated on Dyer Street between Pinal Avenue and Rice Ranch Road.

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E. Historical Sites

Many of Old Town Orcutt's historic structures such as the Graciosa School, the Orcutt School, the Orcutt Mercantile, and the Union Oil Worker's Building were destroyed by fire or replaced by modern buildings. The "Whiskey Row" buildings, on the north side of the 100 block of Clark Avenue, were rebuilt with similar western-style false fronts after a fire consumed them (Figure 9). A local drinking establishment (Elmer's Bar) has occupied a space on this block since 1936. Significant historic structures still remaining in their original townsite locations are shown in Table 10.

Of these structures, two stand out as particularly significant buildings reflecting the character of the era:

- The James L. Forbes house, located on the northwest corner of Pinal Avenue and Pacific Street, was built in 1906. The two-story, white-walled house is well-kept and considered the most notable and impressive privately-built residence in Old Town.

- The Orcutt Hotel (i.e., Orcutt Trading Center), located on the northwest corner of Clark and Broadway, was built around 1922. Long-time residents maintain that Stephen dal Porta (the original owner), an alleged Santa Cruz bootlegger, built the hotel as an outlet for his whiskey during Prohibition.

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Table 10
Old Town Historic Structures

APN	LOCATION	HISTORIC USE/NEW USE	YEAR BUILT
105-094-06	NW Union & Pacific	Orcutt Church/Heritage House Antiques	1907
105-131-01	SW Pinal & Pacific	Boiler Works Building/ Little People Preschool	1910
105-071-13	NW Clark & Broadway	Bank Building/ABC Realty	1920
105-093-15	SW Union & First	Union Oil Co. Hospital/ Trophy Building	<1920
105-093-04	235 S. First	Union Oil Co. Bunk House/Church	<1920
105-094-08	205 Union	House of Prostitution/ Attorney's Office	<1920
N/A	Marcum & Clark	Pacific Coast Railway Right of Way	1882
105-071-14	NW Clark & Broadway	Orcutt Hotel/Orcutt Trading Center	1922
105-095-05	NW Pinal & Pacific	James L. Forbes House (residence)	1906
105-095-07, 08,09,10,11	210, 220, 230, 240, 250 S. First Street	Residences	<1920
105-122-03, 06,07	130, 140, 150 Pinal	Residences	<1920
105-103-02, 03	410, 420 Clark	Residences	<1920
105-072-09, 105-095-13	155 Park 205 Pacific	Residences	<1920

Many other buildings in Old Town appear to date to the same period (1900 to 1930). An additional historic site not demarcated by a structure is the Pacific Coast Railway (PCR) right of way, marked by a plaque on Clark Avenue across from Marcum Street. The PCR was a narrow gauge railroad established in 1882 that connected Avila Beach in the north and Los Olivos to the south.

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2. PLANNING ISSUES

With thousands of new units planned south and west of Old Town over the next twenty years, the demand for commercial and office space will grow substantially. Old Town's location along Clark Avenue -- south Orcutt's main east/west thoroughfare -- and its ease of access from the west and south, make it ideal to accommodate this demand. However, Old Town's small parcel sizes, years of benign neglect and more aggressive commercial development in other parts of the community, require substantial attention to ensure that it is able to meet the future demand.

Therefore, a primary Plan objective is the revitalization of Old Town as a viable commercial and mixed use area while preserving its historic atmosphere and protecting the neighborhood character. Old Town's high density residential development and the area's older historic homes provide both a pool of local shoppers and an attractive physical setting to attract customers from other areas. However, the small size of most parcels limits commercial and mixed-use development and may be an obstacle to revitalization.

Circulation issues will also be significant in revitalization efforts. The presence of a wide boulevard and public alleys will help provide easy access, but the barren appearance of Clark Avenue and the dilapidated condition of the alleys make them uninviting. Since many lots are small, on-site parking is not feasible and so development of a good on-street system with additional parking in lots and possibly in alleys is necessary.

Development Potential: In the Old Town, an additional 114 units on non-Key Site residential parcels could be developed on parcels zoned "Old Town" and approximately 25 additional units could be built on parcels zoned 7-R-1. Since most of these units would be a second unit on an already developed parcel, actual buildout would likely be lower. Mixed use provisions are currently underutilized, but more mixed uses may be developed as revitalization efforts make it more attractive to both live and work in Old Town. The segregation of existing development and perceptions of incompatibility may be an obstacle to additional mixed use, but the benefits of housing on top of, or adjacent to, local businesses should eventually outweigh concerns.

The OCP allows development of a 37-acre manufacturing/research park and 200 residential units on Key Site 15 west of Old Town, several hundred units on Key Sites to the south of Old Town, and eventually the potential for 2,000-3,000 units on Key Site 22 to the north and west of Old Town. This surrounding development will create a significant demand for goods and services. Some general commercial development is anticipated on Site 22 in the future, but the policies of the OCP call for major commercial development to be focused on Old Town rather than Site 22.

Under the OCP, Old Town Orcutt could accommodate approximately 220,000 additional square feet of retail commercial uses (200,000 sq.ft. on Key Sites 15, 16 & 18). The Retail Market Analysis performed as part of this Community Plan recommended that the Old Town area "Preserve

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and promote tourist-oriented uses; alter land planning and public policy to encourage tourism and create a distinct retailing area."

Public Benefits/Improvements: A greenbelt and public bikepath/walkway are proposed for Orcutt Creek throughout southern Orcutt, including a park on Key Site 18. A walking path/ bikeway would tie Old Town into many areas of the community and provide recreational opportunities for residents and visitors. Other proposed improvements include completing the sidewalk network, providing small parking lots, the use of an attractive streetscape, street trees and appropriate street facilities (planters, bike racks, benches, trash cans, street lighting, etc.), and installing center medians along Clark Avenue. Commercial parking problems caused by small parcel sizes will be addressed by a future study of Old Town's circulation needs and the development of methods to provide on-street parking (Figure 10).

Future Planning Efforts: Options range from a full *redevelopment* agency requiring financial feasibility and tax studies, to *revitalization* efforts aimed at a lower level to provide improved circulation, streetscapes and parking, to possibly just developing design guidelines. The OCP calls for the formation of a revitalization program for Old Town to be implemented as expeditiously as possible and the results of that effort will determine the best method for addressing Old Town's needs. The initial focus will identify: 1) optimal mechanisms for commercial revitalization; 2) desirable public improvements (see above); and 3) possible funding mechanism for essential improvements. Redevelopment/revitalization efforts could also pursue:

* rehabilitation/reconstruction of deteriorating or substandard structures; and planning in difficult areas where parcels are held by multiple owners, are in irregular patterns, small individual size, or do not have adequate infrastructure;
* provide for the construction or rehabilitation of affordable housing; and
* purchase blighted property for demolition and sale to the private sector for development.

Old Town has potential to become the "cultural center" of Orcutt with the addition of pedestrian-oriented uses such as a movie theater, a small live theater, antique stores, a bed and breakfast, restaurants and similar commercial uses; it would also be the ideal location for a community center. Old Town could also take advantage of the attractiveness of the Valley and offer more regional businesses such as a winery. To meet these needs, the area needs physical improvements as well as concerted efforts by local residents, businesses and property owners to improve Old Town and create a thriving living and shopping atmosphere.

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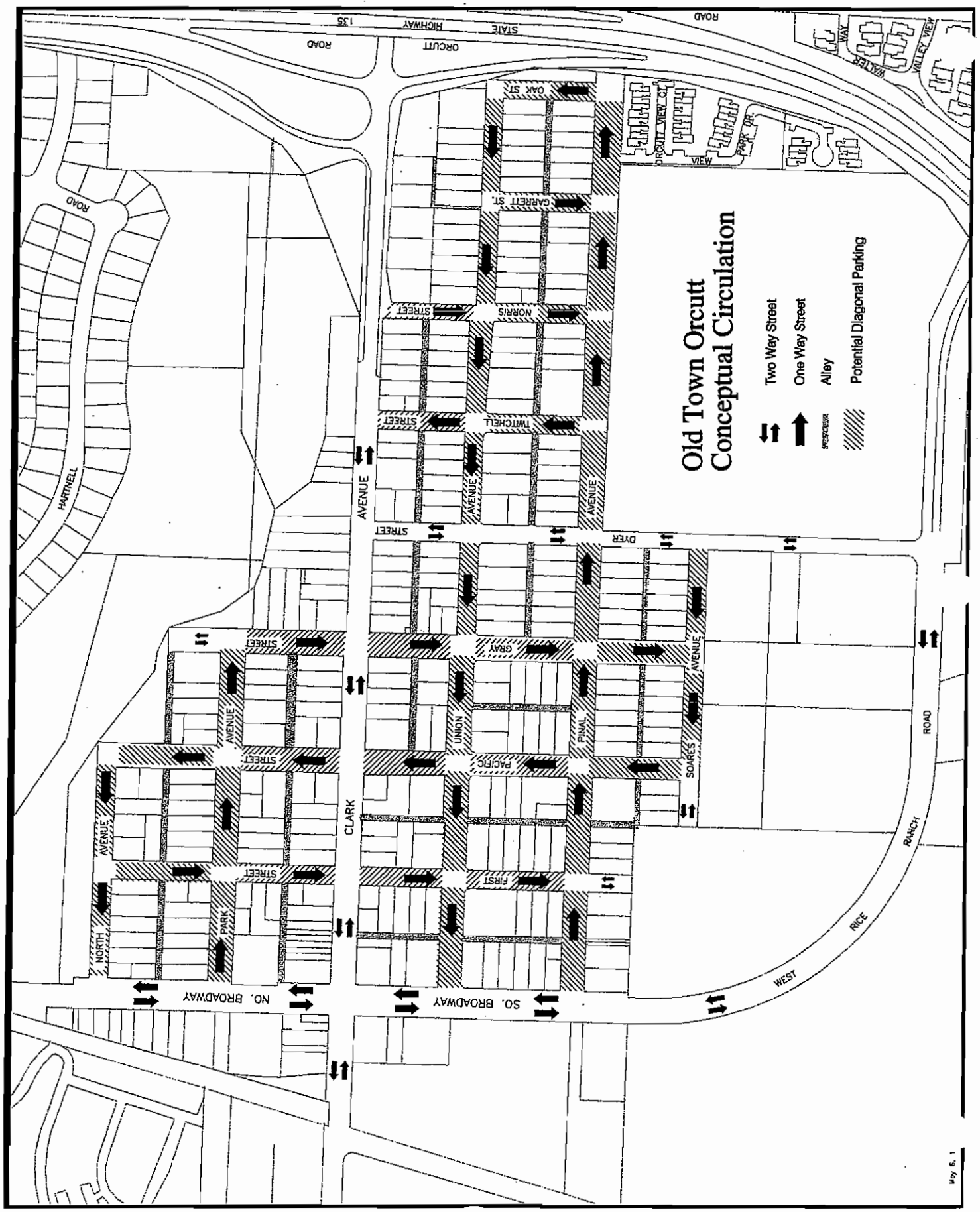


Figure 10

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3. OLD TOWN ORCUTT POLICIES AND ACTIONS

Goal: The County should promote the rehabilitation and revitalization of Old Town as a commercial center, a mixed use residential area, and a cultural focus for the community.

Policy OT-O-1: **The County should develop and implement an Old Town Revitalization Program as expeditiously as possible which identifies incentives for commercial development and historic preservation.**

Action OT-O-1.1: Planning and Development should work with theater companies to establish a multi-use theater in Old Town. P&D shall identify a preferred site and work with a theater company to acquire sufficient land.

Action OT-O-1.2: Planning and Development and Public Works should identify contiguous vacant and underdeveloped parcels along Clark Avenue in combination with surplus right-of-way and or side street closures to help accommodate a multi-use theater complex, winery, bed and breakfasts, small inns, retail uses, etc.

Action OT-O-1.3: The former Unocal headquarters in Old Town Orcutt shall be considered for a community center and historic museum, and if appropriate, the County shall coordinate with the owners of the property to negotiate a possible dedication or purchase.

Action OT-O-1.4: Planning and Development shall work with Public Works to determine the feasibility of temporary road closures on Old Town to facilitate a farmer's market.

Policy OT-O-2: **The County should develop and implement an Old Town Revitalization Program as expeditiously as possible which includes circulation improvements for Old Town.**

Prog. OT-O-2.1: Planning and Development and Public Works should develop a Traffic/Circulation Plan identifying methods to improve roadway circulation, public transit, parking, and bicycle and pedestrian safety/access to and within Old Town.

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Action OT-O-2.2: The OT Traffic/Circulation Plan should include the identification and development of satellite parking lots, shared off-street parking, creation of diagonal parking on Clark Avenue and streets adjacent to Clark Avenue and on-street parking in the OT Zone District in order to support reduced on-site parking requirements for commercial development in Old Town.
Amended by Res. 04-261, 10/15/04

Action OT-O-2.3: Where necessary, the County should consider amending Article III Zone Parking Regulations for the OT Zone District to implement Policy OT-O-2.

Action OT-O-2.4: The OT Traffic/Circulation Plan should identify methods to enhance the Clark Avenue corridor, such as improvements to crossing points for pedestrian safety, reduction in width of traffic lanes, widening of sidewalks, installation of landscaped center medians and streetscapes, and construction of a Class II bike lane as shown on the Bikeways map.

Action OT-O-2.5: Planning & Development and Public Works should examine methods to clean up and improve the alleyways in Old Town for potential use as parking areas and/or pedestrian walkways.

Action OT-O-2.6: As part of the OT Traffic/Circulation Plan, Public Works and Planning & Development should pursue the purchase and development of vacant properties, underdeveloped properties, or existing right-of-way for potential use as parking and bus turnout areas, to alleviate traffic congestion, and better serve commercial development.

Action OT-O-2.7: Planning & Development and Public Works should coordinate with Santa Maria Area Transit (SMAT) to consider establishment of shuttle service to and from Old Town.

Action OT-0-2.8 Upon implementation of the OT Parking Zones, Planning and Development shall monitor and review the status of parking resources and utilization rates along Clark Avenue and adjacent streets in Old Town information relative to parking demand, parking availability, and influence of parking supplies on pedestrian activity shall be periodically revised to determine the adequacy of parking resources in Old Town. Planning and Development shall identify and implement additional and/or modified parking measures as necessary to ensure continued parking resources in Old Town are sufficient to meet the demands of the District. Not less frequently than once every three (3) years Planning & Development shall present a report to the Board of Supervisors addressing the results of parking monitoring and management efforts.

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Amended by Res. 04-261, 10/15/04

Policy OT-O-3: **As part of the Old Town Revitalization Program, the County should work with the development community to identify possible incentives, regulatory changes and funding mechanisms to encourage appropriate development in Old Town.**

Action OT-O-3.1: The County should consider and, if appropriate, establish an Old Town Redevelopment Agency to direct tax dollars to Old Town Revitalization.

Action OT-O-3.2: The County should consider directing a portion of Orcutt sales tax revenue associated with new commercial development toward the revitalization of Old Town.

Action OT-O-3.3: Planning & Development should work with Public Works to establish a road fee reduction for development in Old Town.

Action OT-O-3.4: The Old Town Revitalization Program should examine potential regulatory changes such as: applying commercial designations to all of Clark Avenue in Old Town; consistency in residential densities; changing the square foot requirement for a development plan to encourage the combining of small lots; and adjusting setback requirements.

Action OT-O-3.5: To facilitate visual improvements to Old Town, the Revitalization Program should consider the following: requiring uniformity in signage, application and enforcement of sign standards; allowing Orcutt's BAR to have more authority; reviewing required building materials; review restrictions on covered walkways, awnings, etc. to facilitate an "Old Town look;" and requiring greater enforcement of community standards.

Action OT-O-3.6: The County shall work with the Orcutt community to expedite the formation of a local Board of Architectural Review (BAR). This BAR may take the form of strengthening the existing Old Town BAR, or creating a separate Orcutt or North County BAR. In addition, the County shall work with the community to review the regulatory rules that apply to Old Town and revise them as feasible to facilitate the development of new, and redevelopment of existing, homes and businesses.

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E. Land Use--Agriculture

1. EXISTING SETTING AND ISSUES

A. Regional Setting: Agriculture is a leading industry in Santa Barbara County with a gross production value of over $581 million for 1996 (Santa Barbara County Agricultural Production Report, 1996). There are approximately 712,400 acres of agricultural land currently in production in the County (597,700 non-irrigated pasture and 114,700 cultivated). In addition to its primary role in production of food and fiber, agricultural and rural lands in Santa Barbara County also provide an important filter for rainfall, a means for recharging groundwater basins, valuable wildlife habitat and open space.

With 40,000 acres of irrigated agriculture land, the Santa Maria Valley is one of the County's most active and productive agricultural regions, generating more than half of the County's agricultural revenue. The region's intensive irrigated croplands produce the bulk of the County's strawberries, broccoli, lettuce, and other fresh vegetables. Due to technological advances, strawberry production acreage has expanded from approximately 3,430 acres in 1988 to 4,500 acres in 1994, often on lands unsuitable for other crops. In addition, Valley agricultural lands provide a significant amount of dry farming and cattle grazing. Currently, between 1,500 and 2,000 acres of agricultural land in the Santa Maria Valley are planned for urbanization.

B. Regulatory Setting: The *California Land Conservation Act* ("Williamson Act") of 1965 allows counties and cities to establish agricultural preserves and offer contracts to landowners for the purpose of protecting agricultural land from premature conversion to other uses. Under the provisions of the Act, landowners voluntarily enter into long-term contracts with cities and counties to form agricultural preserves and maintain their property in agricultural and open space uses in return for a reduced property tax assessment based on the agricultural value of the property. The minimum contract term is 10 years and automatically renews each year unless a Notice of Non-Renewal is filed, in which case the contract expires at the end of the 10 year period following the filing of such notice.

The *Agricultural Element* of the Comprehensive Plan, adopted in 1991, provides goals and policies to protect and maintain a healthy agricultural economy, to provide for the conservation of agricultural land, and preserve the continuation of agriculture as a major production industry in Santa Barbara County. As with all development in the county, development within Orcutt must be consistent with all applicable goals and policies of the Agricultural Element, which are implemented through the agriculture zone districts, related programs and procedures in the Zoning Ordinance. The County's *Right-to-Farm Ordinance* provides protection for farmers primarily through notification provisions to residences located near agricultural lands.

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C. OPA Setting: Prior to adoption of the OCP there were approximately 8,600 acres of agriculture-designated land in the Orcutt Planning Area (OPA) (Table 11) and approximately 6,300 acres of agriculturally designated land "in production" within the plan area (Table 12 and Figure 11). This includes roughly 4,800 acres of grazing land and 1,500 acres of cultivated land (including about 90 acres of irrigated pasture). There are approximately 2,060 acres remaining under Williamson Act contract in the OPA in late 1997.

Table 11
Agriculture-Designated Land in Orcutt Plan Area

AREA	Pre-OCP AG-Designated Land	OCP AG-Designated Land
Urban Core	78 ac.	78
South Orcutt	2,368 ac.	1,916 ac.
West Orcutt (includes Casmalia Hills)	3,738 ac.	3,299 ac.
East of US 101	2,434 ac.	1,837 ac.
Total	**8618 ac.**	**7,130 ac.**

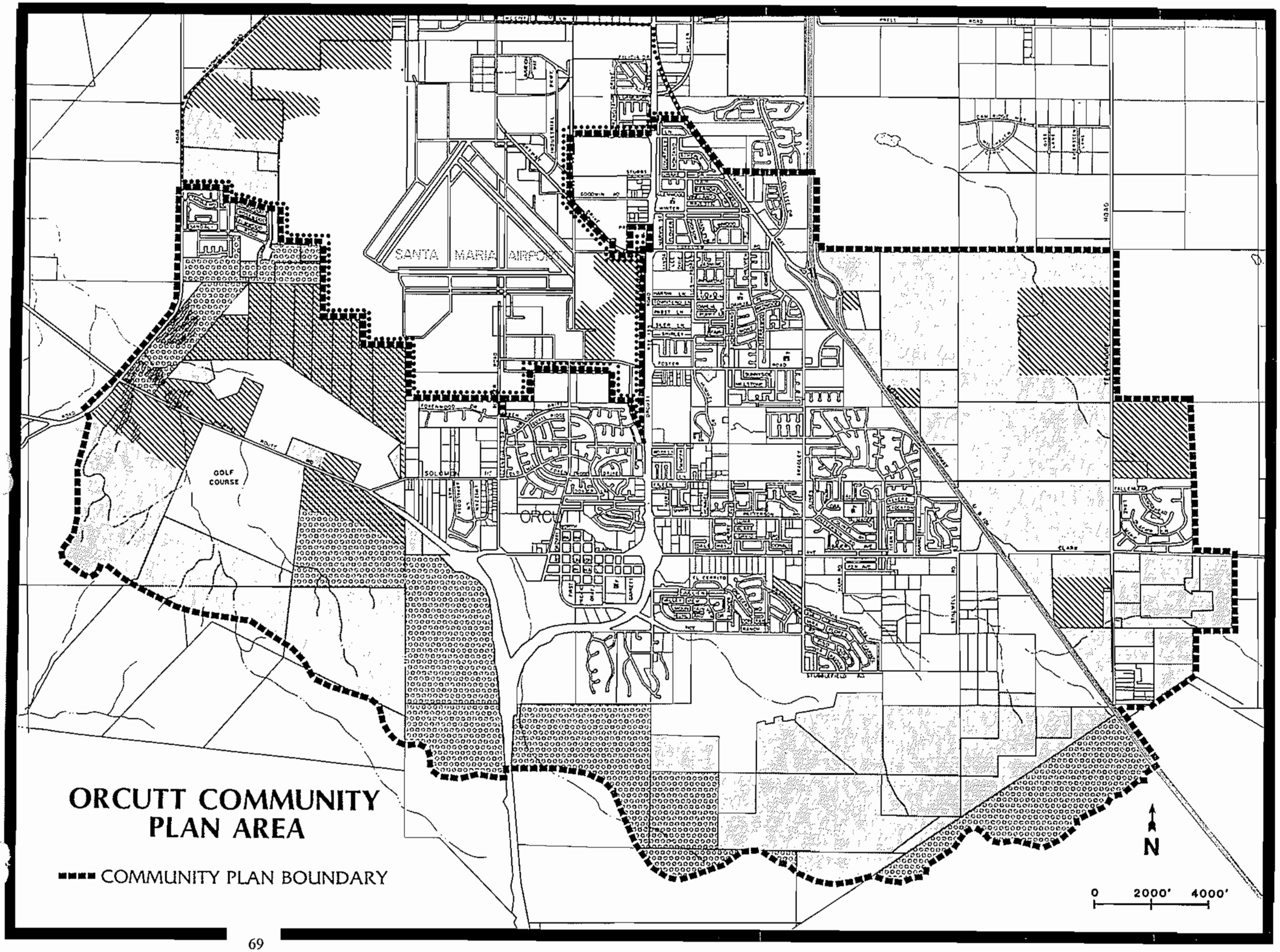
Table does not reflect zoning changes adopted as part of the 2001 OCP Amendments.

Table 12
Orcutt Agricultural Lands - 1995[1]

AREA	Cultivated	Grazing Non-Irrig.	Total Productive
Urban Core	0	78	0
South Orcutt	60 ac.	810 ac.	870 ac.
West Orcutt	835 ac.	1,900 ac.	2,735 ac.
East of US 101	615 ac.	2,100 ac.	2,715 ac.
Total	**1,510 ac.**	**4,888 ac.**	**6,320 ac.**

1 These acreage figures are estimates only and are pre OCP buildout.

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ORCUTT AGRICULTURAL LANDS

- Land in Agricultural Production
- Land Zoned for Agriculture or Resource Management, but not in Production
- Land in Agricultural Preserve
- Prime Soils

Figure 11 October 10, 1997

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Irrigated agriculture (primarily strawberries, broccoli and sugar peas) occupy most of the cultivated land in production. Although more than 90 percent of the undeveloped soils in Orcutt are sand, cultivated agriculture (primarily strawberries) in the Orcutt area has steadily increased over the past 15 years, both in terms of total acreage and crop value. This increase is partially due to technological advances which enable farmers to produce strawberries on what were considered "marginal" Orcutt Sands, which generally do not retain water and are nutrient-poor.

The productivity of grazing operations in the Santa Maria Valley is lower than in some other areas of the county, in part due to the low production of grasses and forage associated with the Orcutt Sands. Low agricultural suitability is particularly evident in the southern portion (Solomon Hills) of the OPA, where sandy soils, combined with steep slopes, make this area largely unsuitable for either cultivation or intensive grazing.

Central Urban Core: Agriculture here is minimal other than "hobby farms" which are not considered part of the agricultural industry. The only active agricultural use in the urban core is the grazing on Site 30. No lands in the Central Urban Core are currently enrolled in the County's Agricultural Preserve program.

South Orcutt: Agricultural production in South Orcutt is primarily limited to approximately 800 acres of livestock grazing in the foothills and lower slope grasslands of the Solomon Hills. Portions of Key Sites 3, 6, 7, 10 and 12 and Unocal/Torch property extending south of the urban/rural boundary historically supported some livestock grazing; as this area develops grazing will be phased out. Approximately 60 acres of cultivation occurs on the narrow floodplain of Pine Canyon Creek on Key Site 12. Two parcels on the southern edge of the planning area are in Agricultural Preserve contract.

West Orcutt: This area historically contained the largest concentration of cultivated agriculture in Orcutt, encompassing roughly 830 acres. The majority of the cultivated land in West Orcutt is contained within Key Site 22 and is used to produce strawberries, peas, squash and other crops on non-prime and prime soils, while a smaller amount is in irrigated pasture.

There are approximately 1,900 acres of land in West Orcutt used for livestock grazing, the majority of which is found along the Casmalia foothills in the rural southern portion of this area. Three contiguous parcels on the south side of Highway 1 are in Agricultural Preserve contracts.

East of Highway 101: Approximately 600 acres east of U.S. Highway 101 are in cultivation including production of strawberries, grapes, ornamental eucalyptus, Christmas trees, and miscellaneous row crops. The majority of these soils are non-prime with the exception of the area due north of Lake Marie Estates which consists of Class I soils planted in vineyard. The majority of grassland in this area is used for cattle grazing and oil production. This area is currently not in Agricultural Preserve contract.

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2. PLANNING ISSUES

Loss of soil due to erosion, water availability, incompatibility with urban uses and conversion of agricultural lands are all issues affecting agricultural and rural lands in the Orcutt Planning Area. Development allowed under the Plan would substantially affect existing agricultural lands through direct conversion of prime and non-prime lands and introduction of non-agricultural uses adjacent to agricultural operations. Approximately 1,500 acres of agricultural-designated lands were re-designated to non-agriculture uses with adoption of the OCP, resulting in a net reduction of agriculture-designated land within the OPA to approximately 7,000 acres (Table 11). (When Key Site 22 converts to urban uses, an additional 878 acres of ag-designated land will be lost.)

Sixty three percent of respondents to the 1992 community survey indicated that open space used for agriculture and grazing should be preserved even if it restricts future development. When asked to list the most important issues facing Orcutt's future, the loss of agriculture rated fourth behind the loss of open space, traffic concerns and the need for more parks.

To protect agriculture in the OPA and Santa Maria Valley, the development of agricultural protection programs such as Transfer of Development Credits and Agricultural Clustered Development should provide land use options for the protection of regional agriculture. In addition, development standards that address new development adjacent to existing agricultural operations will help provide compatibility between uses.

3. AGRICULTURAL & RURAL POLICIES AND DEVELOPMENT STANDARDS

Policy LUA-O-1: **The County shall develop and promote programs to preserve agriculture in the Santa Maria Valley.**

Action LUA-O-1.1: The County shall utilize all available agricultural preservation programs, including but not limited to the Williamson Act, Transfer of Development Credits, Agricultural Clustered Development and Purchase of Development Credits, to preserve agricultural resources in the OPA and the Santa Maria Valley.

Policy LUA-O-2: **Development in Orcutt shall be compatible with adjacent or nearby agricultural lands.**

DevStd LUA-O-2.1: Fencing, berming and/or landscaping shall be installed along property lines or across ends of street stubs contiguous to agricultural and/or permitted oil operations unless a waiver to the satisfaction of Planning & Development is obtained from the adjacent agriculturist(s) and property owner(s), and/or operators. Fencing, berming and/or landscaping shall be designed, installed, and maintained to protect agricultural land and permitted oil operations from effects of residential development.

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DevStd LUA-O-2.2: Consistent with the County's adopted Right to Farm Ordinance, a *buyer beware* notification shall be recorded on a separate information sheet with the final tract and/or parcel maps of properties within 1,000 feet of agriculturally zoned land. The notification shall inform the buyer that: *The adjacent property is zoned for agriculture and is located in an area that has been planned for agricultural uses, including permitted oil development, and that any inconvenience or discomfort from properly conducted agricultural operations, including permitted oil development, shall be allowed consistent with the intent of the Right to Farm Ordinance. For further information, contact Santa Barbara County Planning and Development.*

DevStd LUA-O-2.3: All new urban and EDRN development which borders agriculturally designated lands shall include a minimum 100-foot buffer between structures and agricultural land and shall include appropriate landscaping, including but not limited to the planting of hedges and/or windrows with a sufficient density of trees and shrubs to reduce noise, odor, dust or chemical effects associated with the agricultural operations. This buffer is a minimum adjacent to lighter agricultural uses (such as grazing) and should be adjusted upward if the adjacent agricultural operation is considered more intensive (such as strawberry cultivation or oil development).

Policy LUA-O-3: **In consideration of conversion of any agricultural land within the urban boundary to urban uses, the County shall first consider smaller, more isolated parcels with greater urban/agricultural conflicts prior to considering conversion of larger blocks of agricultural lands.**

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III.

PUBLIC FACILITIES & SERVICES

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A. Fire Protection

1. EXISTING SETTING AND ISSUES

A. Regional Setting: The Santa Barbara County Fire Department provides fire protection for all areas not protected by a city, special district, state or federal agency. The City of Santa Maria Fire Department operates 3 stations each staffed with full-time professional fire fighters. The closest station which could provide mutual aid to Orcutt is Station 3 located on Carmen Lane.

B. Orcutt Plan Area: In 1997 the Santa Barbara County Fire Department (SBCFD) served a population of 33,000 in the Orcutt area and approximately 600,000 square feet of non-residential development. SBCFD Stations 21 and 22 provide primary fire protection service for Orcutt area with additional service provided by the Orcutt Volunteer Fire Department (which provides first response in the Old Town area). Backup is provided by mutual aid agreements with the Santa Maria City Fire Department and the Orcutt Volunteers. County Stations 21 and 22 are each staffed with 9 full-time professional fire fighters, 3 of whom are on duty at all times (Table 13). The volunteer station currently has 26 volunteers and is staffed with 2 live-in permanent (night duty) volunteers year-round and an additional 2 full-time volunteers in the day from April to October. Advanced life support paramedic service is provided by American Medical Response through County contract. All fire fighters (including volunteers) stationed within the OCP are trained as Emergency Medical Technicians (EMTs) for the delivery of basic life support.

Table 13
Orcutt Fire Protection Services

Station	Location	Personnel	Equipment
21	3339 Terminal Drive Santa Maria Airport	3 per shift 9 total	1 Pumper 1 Res. Pumper
22	1526 Tiffany Park Court; Clark Ave./US 101	3 per shift 9 total	1 Pumper 1 Brush Truck
Orcutt Volunteer Fire Department	335 Union Street Old Town	0-2 per shift 26 total	2 Pumpers, 1 Brush Truck, 1 Rescue Vehicle

Most of the community's fire hydrants meet fire department standards for spacing and water pressure. However, in some outlying areas, neither the water main infrastructure nor the hydrants meet fire department standards. In areas not served by Cal-Cities Water Co., the Fire Department requires mitigation of new development through private water supply sprinkler systems.

Levels of Service: SBCFD uses a county-wide service ratio maximum of one on-duty fire fighter per 4,000 population served and a five-minute response time from a fire station location to determine the fire protection levels within Orcutt (Figure 12). The current (1997) service ratio is considered adequate. Orcutt is largely within the five minute response time except for some areas in the west and south. Location of a new fire station and/or redefinition of service area boundaries between stations will provide adequate fire protection services.

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High Fire Hazard Areas: SBCFD has identified portions of the OPA south of Clark Avenue, east of Highway 1, and west of U.S. 101 as high fire hazard areas due to limited access, topography, limited water available for fire protection, and the presence of flammable vegetation. Building standards for high fire hazard areas, including roof coverings, construction materials, structural components, and clearing of brush and vegetative growth, are identified in the Uniform Building Code (administered by the Santa Barbara County Building and Safety Division) and the Uniform Fire Code.

Central Urban Core: Developed portions of the Urban Core as well as Key Sites 25-32 & 34 are currently outside of the five minute response zones. There are not identified high fire hazard areas in the Urban Core.

South Orcutt: The southern foothills are the primary fire threat to Orcutt. Woody chaparral species, oak woodlands, eucalyptus groves, and other dense vegetation on steep slopes create high fire hazards during dry times and present a risk to structures in and around these areas. In the past five years only minor brush and grass fires have occurred in this area, several of which caused severe damage to wooden structures in this area. Most of South Orcutt is outside the five minute response zones, with the exception of the corner adjacent to the south side of Clark Avenue and west of U.S. 101.

West Orcutt: West Orcutt contains some high fire hazard areas in the northeastern corner of Site 22 (oak woodlands/chaparral), and scattered throughout the Casmalia Hills (grasslands). All of this area is currently outside the five minute response zones. The SBCFD has identified West Orcutt (Key Site 22) as an area requiring a new fire station if urbanized.

East Orcutt: Portions of East Orcutt are within the five minute response zone of Station 22, including about half of the Lake Marie Estates. The rest of this area, including Site 33, are outside the five minute response zones. There is a small section of identified high fire hazard area (grassland) in the southeastern portion of East Orcutt. Improved access across U.S. 101 will be necessary to provide satisfactory fire service to Site 33.

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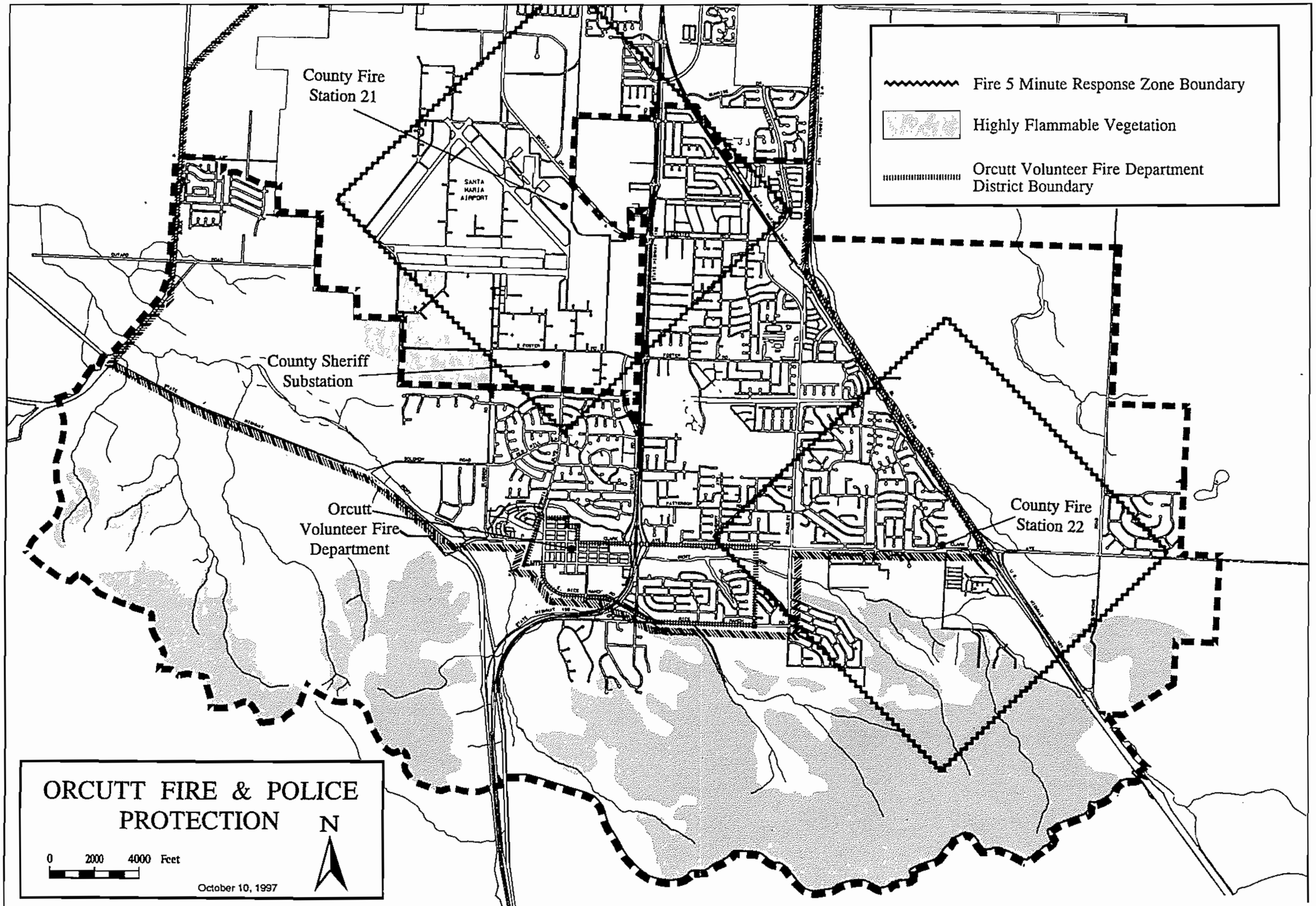


Figure 12

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2. PLANNING ISSUES

Fire protection service is generally satisfactory within the urbanized areas of Orcutt. Some areas along the periphery of the OPA experience a reduced level of fire service due to limited access. Southeast Orcutt contains many dead-end roads and cul-de-sacs which complicate access for fire trucks. Orcutt Creek and its limited crossings present a barrier to access to several areas. The development of the emergency access route/multi-use trail along Orcutt Creek will improve access to these areas.

In some instances, providing fuel breaks for protection of homes can have a significant effect on native wildlife and habitats, such as the removal of mature oak trees. Public or private roads located along the perimeter between development and open space areas, and orientation of structures so yards abut open space areas could minimize exposure of new homes to wildland fires. This will also protect habitat areas, particularly along significant natural undeveloped open space areas (Figure 13).

As buildout of the community occurs, the County Fire Department will need to hire additional fire fighters, purchase equipment, and construct a new station and/or expand an existing fire station (depending on location of growth) to meet the future fire protection service needs of the community. As illustrated in Table 14, under current staffing levels, the service ratio would decrease at 10-year and at full buildout, causing service to drop to unacceptable levels. To meet the preferred ratio of 1 fire fighter/4,000 persons, 3 additional on-duty fire fighters would be needed under buildout of the Plan. However, based on SBCFD staffing standards of 3 on-duty firefighters per station, a total of 9 additional full-time firefighters will be required by buildout of the Plan. In addition, the fee structure used to support construction and maintenance of Fire Department facilities will need to be adjusted to meet these future needs (refer to Section I - Fiscal Analysis and the 1997 OCP Public Infrastructure Financing Program for more information).

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Conceptual Development within 100' Fire Setback

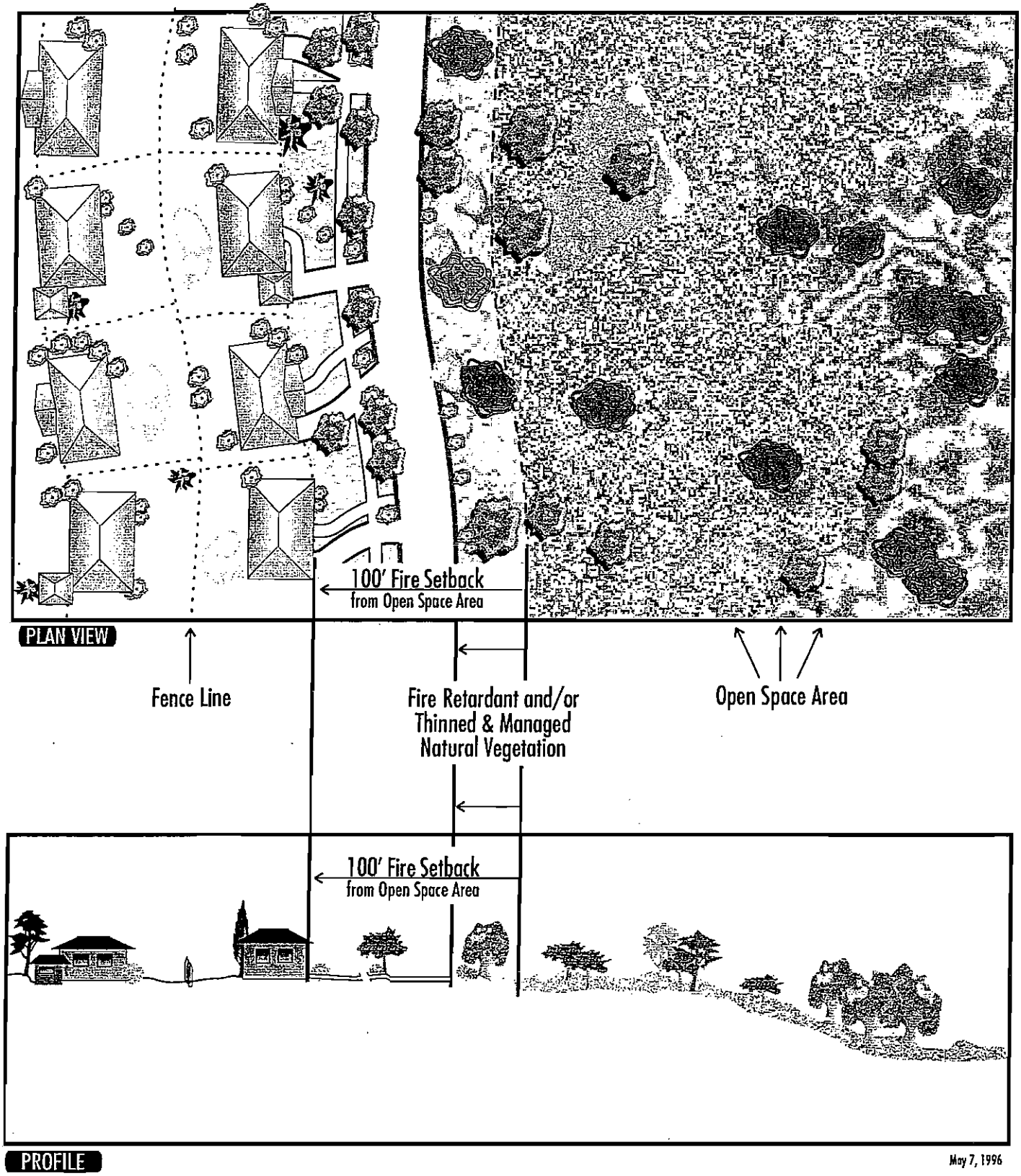


Figure 13

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Table 14
Orcutt Area Fire Fighter To Resident Ratio

Year	Current Staff Levels		Population	Service Ratio	Preferred Ratio	Add'l Fire Fighters Needed[6]	
	Total[7]	On-Duty[8]				Total	On-Duty
1997	44	8	33,000	1:4,125	1:4,000	0	0
10-Year	44	8	42,308	1:5,288	1:4,000	9	3
Buildout	44	8	42,853	1:5,356	1:4,000	0	0
					TOTAL	**9**	**3**

3. FIRE PROTECTION POLICIES AND DEVELOPMENT STANDARDS

Policy FIRE-O-1: **The County shall strive to provide adequate fire protection service for the residents of Orcutt.**

Action FIRE-O-1.1: As funds become available, the County shall maintain the fire fighter/ population ratio as set by the Board of Supervisors.

Policy FIRE-O-2: **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.**

DevStd FIRE-2.1: Development within or adjacent to high fire hazard areas should include the use of fire prevention measures such as perimeter roads, trails, Class A or B roofs, adequate access to the urban/rural interface and inclusion of structural setbacks per DevStd BIO 1.7. Fencing within the structural setback shall be comprised of fire-resistant material to minimize fire hazards.

DevStd FIRE-2.2: The County shall require two routes of ingress and egress for development unless waived by the Fire Department.

DevStd FIRE-2.3: Orcutt foothill development shall be protected by water storage tanks connected to an existing water purveyor or private water supplies.

[6] Total firefighters needed is based on SBCFD staffing standard of 3-person (24 hour) station shift which requires a total of 9 firefighters per station. Therefore, based on this standard a total of 9 additional firefighters will be required at buildout of the Plan.

[7] Total 1997 fire fighting staff includes: 18 professional and 26 volunteers.

[8] SBCFD standard of 3 on-duty firefighters/station and Orcutt Volunteer fire station of 2 on-duty.

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Program FIRE-2.4: Planning & Development and the County Fire Department shall prepare a Fuel Management Program for wildlands within designated undeveloped natural open space areas which could include a controlled burn program. Implementation of this program shall be funded by fees assessed on affected parcels.

Policy FIRE-O-3: **The use of fuelbreaks in Orcutt shall be minimized, and where fuelbreaks are necessary they shall be sited to minimize disruption of significant natural resources.**

DevStd FIRE-3.1: Fuelbreaks should incorporate perimeter roads and yards to the greatest extent feasible. (See Section IV.B (Biology) for additional firebreak standards)

DevStd FIRE-3.2: To the maximum extent feasible, fuelbreaks shall not be constructed through riparian or wetland areas or result in the removal of healthy specimen oaks. Within fuelbreaks, treatment of oak trees shall be limited to limbing the branches up to a height of 6 feet, removing dead wood, and mowing the understory. Where specimen oaks have multiple trunks, all trunks shall remain.

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B. Libraries

1. EXISTING SETTING AND ISSUES

A. Regional Setting: The County of Santa Barbara does not operate a library system in unincorporated areas. All branch facilities located in the unincorporated areas are operated through contracts with the cities of Santa Maria, Santa Barbara, and Lompoc and are funded by the County and cities. The County is divided into three zones with the city library system in each zone providing library services to both the city and unincorporated population. The City of Santa Maria serves a population of 110,000, including Orcutt. The main branch of the Santa Maria Public Library is located at 420 S. Broadway in Santa Maria, approximately 4 miles north of Orcutt. This 28,000 s.f. facility contains approximately 129,200 volumes, operates with 23 full-time equivalent staff members, and has an annual (1996-1997) total circulation (includes books, compact discs, videos, magazines, etc.) of approximately 540,000. The City operates branches in Orcutt, Guadalupe and Cuyama.

B. Existing Setting: The one library within the OPA is located in the Oak Knolls Shopping Center at 1157 East Clark Avenue, Suite K. This 1,800 square foot facility contains approximately 25,000 volumes, operates with 1.65 full-time equivalent staff members and serves a 1997 Orcutt population of 33,000. This branch facility operates on an annual budget of approximately $118,000 funded primarily by the County General Fund with gifts, fines, fees for service, and contributions by the City of Santa Maria providing partial funding.

2. PLANNING ISSUES

Based on state standards (0.6 s.f./person), Orcutt's existing population requires a library facility approximately 19,800 s.f. in size; at buildout of the OCP, this need would increase by approximately 5,900 s.f. To address the current deficit and meet future demand, the OCP directs the County to assist in the identification of an appropriate location for a new library and establishes a developer fee to fund construction of a new library facility.

3. LIBRARY SERVICES POLICIES AND DEVELOPMENT STANDARDS

Policy LIB-O-1: **The County shall strive to provide adequate library services for residents within the OPA.**

Action LIB-O-1.1: The County should seek funding mechanisms for library services.

DevStd LIB-O-1.2: The County shall require a library mitigation fee on development to fund the cost of acquisition by purchase or lease, construction, and furnishing of a new library facility. The fee shall be determined upon completion of an infrastructure financing program. All development approved after adoption of the OCP shall be subject to this fee, which shall be paid prior to issuance

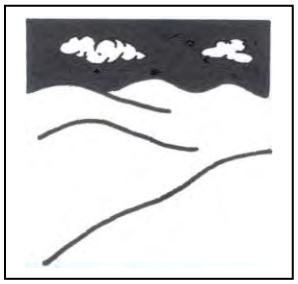
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of Building Permits or as determined by the infrastructure financing program.

Action LIB-O-1.3: In the expenditure of General Funds, a high priority should be given to libraries. The County shall continue to coordinate with the City of Santa Maria on the provision of library services.

DevStd LIB-O-1.4: If Mello Roos Community Facilities Districts are formed in the Orcutt Planning Area to fund operation and maintenance of a library, prior to discretionary project approval of projects which impact libraries, all applicants in the planning area must agree to either participate in the District's funding mechanisms for library services or otherwise demonstrate that the project is fully mitigating the increase in demand for library services caused by the project.

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B. Parks, Recreation, Trails, and Open Space

1. EXISTING SETTING

A. Introduction

The Parks, Recreation, Trails and Open Space section addresses five major issues central to community character: aesthetics, quality of life, and infrastructure maintenance, construction and funding. The community's existing park system lacks the acreage, facilities and distribution to serve existing residents. Recreational services are provided mainly by local non-profit organizations (e.g., AYSO) and the City of Santa Maria, and often lack widespread availability and specific facilities. Orcutt currently has no official trail system, and the extensive network of informal trails is being diminished by development. The community's open spaces, while still extensive, have also been diminished by development and are becoming fragmented, reducing both their contribution to the community's semi-rural character and their value as wildlife habitat. Finally, what roadway medians and planters exist are often weedy and/or undeveloped and detract from, rather than enhance, the aesthetic quality of Orcutt's roads.

These disparate issues affect the community's character and the quality of life for existing and future residents. Existing Orcutt residents identified open space protection and the provision of parks as two primary concerns (1992 community survey). The 1980 Comprehensive Plan did not address these issues and ongoing development in the community has reflected this lack of cohesive planning. For example, between 1980 and 1995 over 4,000 new units covering several hundred acres were developed, yet the County acquired no new parkland, only 3/4 of a mile of trail easement, and virtually no natural, undeveloped open space. Although some quality private facilities were constructed, overall community needs remain unserved. In summary, because of a lack of long-range planning and financial support for both construction and maintenance (see Fiscal section), these issues are among the most significant addressed within the Plan.

B. Regional Setting

The City of Santa Maria (population 69,000) provides 250 acres of parks and recreational facilities, including the Santa Barbara County Fairgrounds regional recreation area. The City owns 18 parks, four of which (Preisker, Adam, Pioneer and Miramonte) are over 9 acres in size, and fourteen neighborhood parks two- to six-acres in size to meet the needs of 3,000 to 5,000 residents each. Seven of these neighborhood parks are located adjacent to public school playfields. The Minami Center provides gymnasium, tennis courts, softball and volleyball facilities. The City Recreation Department provides a range of organized sports leagues, many of which are utilized by Orcutt residents (a higher non-resident registration fee is required). The Santa Maria Recreation Dept. also uses the Hagerman softball facility located at the County's Waller Park. While no formal recreational trails exist in Santa Maria, several are planned for construction.

No natural undeveloped public open space is available to Valley residents for passive recreation; instead, residents use a network of unofficial trails on private or Airport property, or travel 20-30 minutes to the Los Padres National Forest, Guadalupe Dunes State Park, or the Burton Mesa Ecological Reserve north of Lompoc. Many Valley residents highly value the area's semi-rural

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character. However, as urbanization increases, the visual, natural resource, and agricultural components of open space within the Valley are being lost.

C. OPA General Setting

Parks: Orcutt has 160 acres of public park land, with most (about 95%) located at the community's northern end in Waller Park, the regional park for the Santa Maria Valley. This highly developed 153.54-acre County park serves both City and Orcutt residents[9] and contains an extensive urban forest, hilly turf areas, two ponds, group and family picnic/barbecue areas, a basketball court, softball fields, volleyball courts, pony rides, and parking. The Park Department also maintains four public neighborhood open spaces in Orcutt, totaling about seven acres (1997; Table 15 & Figure 14).

Table 15: Existing Orcutt Public Parks & Open Spaces

NAME (acreage)	LOCATION	FACILITIES
Waller Park (153.54 ac)	Intersection of Waller Ln and State Route 135	Urban forest, hilly turf areas, two ponds, group/family picnic/BBQ areas, basketball, volleyball, ballfields, frisbee golf course, exercise course, and parking
Domino Open Space (1.1 ac)	North of Rice Ranch Rd on Domino Ave	Turf area, playground equipment, and landscaping
Highland Drive Open Space (0.8 ac)	Southeast corner of Orcutt and Rice Ranch roads	Turf areas and trees
Lee West Open Space (1.7 ac)	East of Cherry Ave on Glen Cairon Dr	Turf area, playground equipment, and landscaping
Stonebrook Open Space (3.08 ac)	East of California Blvd	Turf area, volleyball courts, and backstop

[9] User surveys have shown that approximately 2/3 of the users of Waller Park are non-City residents. Therefore this Plan recognizes that only 60%, or approximately 92 acres, should be counted as parkland for Orcutt.

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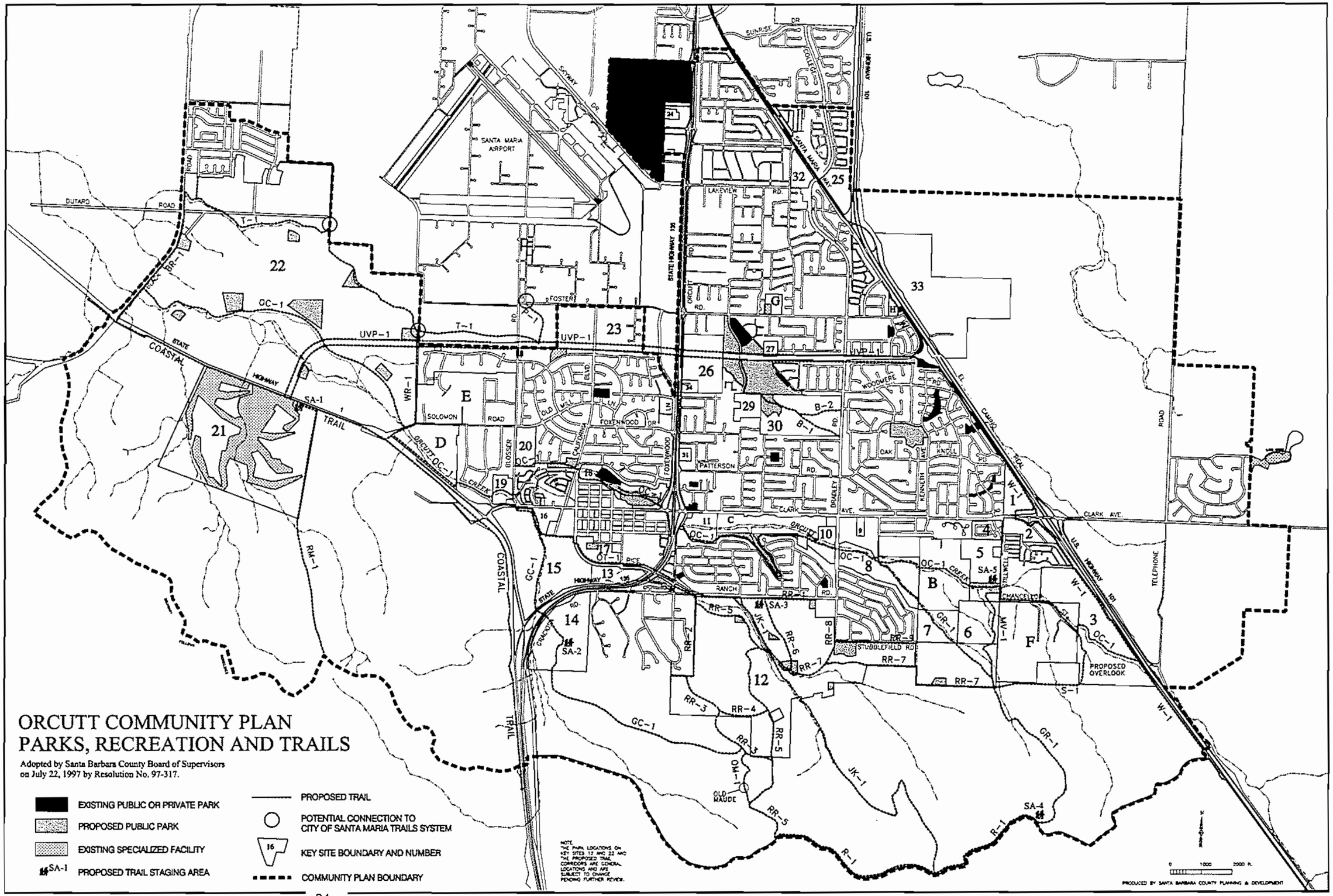


Figure 14

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Thirteen developed private neighborhood parks totaling 37 acres are located in Orcutt's newer neighborhoods (Figure 14, Table 16). The Tiffany Park neighborhood also contains several undeveloped lots maintained as landscaped turf areas. Public access to these private facilities is often discouraged by signage (e.g., "For Residents and Guests Only").

TABLE 16
IDENTIFIED EXISTING PRIVATE NEIGHBORHOOD PARKS*

NAME (acreage)	NEIGHBORHOOD SERVED	LOCATION	FACILITIES
Harmony/Woodmere (7.75 ac)	Oak Knolls	Between US 101 and Woodmere/Harmony	Walking path
Hartnell Road (4.17 ac)	Southpoint/Foxenwood	South of Hartnell Rd	Tennis courts
Imperial Way (1.5 ac)	Rice Ranch	Between Crescent & Imperial	Basketball courts, turf area, BBQ
Ivory Drive (1.73 ac)	Oak Knolls	End of Ivory Drive	Turf area
Kenneth Avenue (5.03 ac)	Oak Knolls	Along Kenneth Avenue	Turf area and walking path
Las Brisas (2.7 ac)	Knollwood	Terminus of Lakeview	Walking path and exercise course
Morning Ridge Rd (1.53 ac)	Knollwood	Morning Ridge Road	Turf area, playground equip., BBQ
Northpoint (3.0 ac)	Northpoint	Hummel Drive	Turf, tennis, swimming, basketball and volleyball
Ruby Crest Court-North (1.0 ac)	Patterson	Ruby Crest Court	Turf area
Ruby Crest Court-South (1.31 ac)	Patterson	Ruby Crest Court/Clark	Turf area
SE Oak Knolls Footpath (1.91 ac)	Oak Knolls	Cameo Drive	Turf area
Turtle Creek Drive (3.88 ac)	College	East of Santa Maria Way	Stormwater basin and walking path
Woodmere Road (1.2 ac)	Woodmere	West end of Woodmere Road	Turf area

* Parks are named for the development to which they belong, or for nearby roads and listed alphabetically.

Recreation: The County Parks Department does not provide recreational programs and the only designated recreation areas currently in Orcutt are the play fields in Waller Park. To help fill this gap, twelve public schools in the OPA provide recreation facilities for formal and informal activities (e.g., Orcutt Youth Little League management of Little League/softball fields) both after-school and

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on weekends. (Although these areas provide recreational facilities, with the restrictions on use, they are not counted toward the total parkland serving Orcutt.)

Private Country Clubs in Orcutt include the Lake Marie Valley Club (pool, tennis, meeting room/clubhouse) and the Foxenwood Tennis and Swim Club with similar facilities. Lake Marie membership is available to the public, subject to membership committee approval and payment of an initiation fee, while the Foxenwood Club is restricted to Foxenwood homeowners and renters.

Three stables available to the public, the Vic Diamond stables on Domino Avenue, Fletcher Farms on Telephone Road, and Rancho Miranda on Cambridge Way (Figure 14), provide equestrian boarding and/or rental options near Orcutt. These stables have space to accommodate the current boarding demand. A fourth stable, Graymare Farms on State Route 1, closed in 1994.

Trails: No dedicated public hiking/equestrian trails or off-road bikepaths exist in Orcutt. Although an extensive network of "unofficial" trails exists in the community's undeveloped areas, urbanization has substantially diminished the extent of this unofficial network (e.g., "Mud Lake" east of Bradley Road). The trail system remains extensive in northern Orcutt and the Airport Approach Zone and in the south along Orcutt Creek and the Solomon Hills. These informal trails provide a substantial recreational outlet for the general public.

Open Space: Open space in Orcutt is found predominately on agricultural lands (approximately 7,000 acres), the rolling hills at the southern edge of the Santa Maria Valley, the northern slopes of the Solomon and Casmalia Hills, the drainage corridors and canyons of Orcutt, Pine Canyon, and Graciosa Creeks, within the Santa Maria Airport Clear Zone and the undeveloped land east of U.S. 101. These open areas contain important visual and natural resources such as extensive open grasslands, native oak woodlands, eucalyptus woodlands and windrows, riparian corridors, coastal sage scrub, and chaparral covered hills. The open spaces also contain natural hazards such as floodways, steep slopes, and fire dangers. While not developed as parks, these areas experience a significant amount of recreational use.

While these natural open space areas meet some of the community's recreational demand, the majority are located on private property. As a result, public access is restricted by measures ranging from the posting of "No Trespassing" signs to the construction of physical barriers which prevent access on or across a parcel. Even if a single landowner significantly restricts access, the results can be severe (e.g., fencing and "No Trespassing" signs on a single parcel greatly decreases the use of an open space corridor).

An additional threat to the future viability of "unofficial" open space areas is the continued encroachment of urban development. Without formal designation as public open space, portions of these areas may be built upon, and developers may meet their "open space" zoning requirements by providing isolated pockets accessible only to future residents of their projects. Future development of currently vacant lots will reduce opportunities to provide for development of trails, parks, and other recreational facilities, as well as reduce the aesthetic quality of existing recreational resources.

Medians and Landscaping: Orcutt's existing roadway medians and sidewalk planters generally lack trees and other landscaping and are poorly maintained. Unlandscaped raised center medians exist at the intersections of Bradley/Clark, Orcutt Road/Clark, and Bradley/Santa Maria Way, and along Santa Maria Way north of Bradley. Landscaped medians along Bradley exist on the Las

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Brisas project frontage south of the Bradley/Santa Maria Way intersection. Street trees in older neighborhoods (Valley View Drive), have been removed due to sidewalk damage, and most new neighborhoods have front yard trees, rather than "parkway" or street trees. All existing medians are located within the Central Urban Core.

D. Sub-Area Setting

Central Urban Core: Existing park and recreational facilities include Waller Park and the 3.1-acre Stonebrook and 1.7-acre Lee West neighborhood public open spaces. The Santa Maria Valley YMCA on Skyway Drive provides an olympic size swimming pool, handball courts, a weight room, aerobics activities, 8,372 s.f. of therapeutic activities, rest rooms and a 25-child daycare facility. The Orcutt Recreation Center on Foster Road, operated by the Orcutt Youth Organization, is available to community groups for barbecues and indoor events.

Major core area open spaces contain about 400 acres in and around the Airport approach zone (Sites 23, 26, 27 and 30). An extensive network of unofficial trails exists on undeveloped public and private property within this open space, with public views provided from adjacent roadways. This corridor contains extensive grasslands, significant eucalyptus groves and relictual sand dunes. The County, Airport District, and City of Santa Maria have a unique opportunity to establish a regional open space corridor in conjunction with future buildout of the OPA and the Airport Research Park. An Action of the OCP calls for the County to work with other agencies on the development of a regional open space ("boundary park") incorporating active (golf course) and passive (Pioneer Park) recreation, and natural resource preservation (sand dunes, oak woodlands and the vernal pool complex).

South Orcutt: Public parks are limited to turf area and playground equipment at the 1.1-acre Domino Open Space, and turf in the 0.8-acre Rice Ranch Open Space. In the urban area, the Orcutt Creek corridor provides a broad, 2-mile long expanse of scenic open space including steep bluffs, open meadows and major oak, riparian and eucalyptus woodlands. Highly visible from area roads and residences, this corridor and its watershed areas include Key Sites #3, 5, 6, 7, 8, 10, 11, 12, 14, B, C and F and contribute significantly to the community's semi-rural character. The corridor receives substantial public use on an extensive network of informal trails. In the rural area, the Solomon foothills are covered with chaparral, oak woodlands and on-going oil production and provide a 3,000-acre scenic natural backdrop for the community.

West Orcutt: Although no public parks exist in this area, the Rancho Maria Golf Club, the only public golf course in the OPA, is located here. Some areas of Site 22 adjacent to airport property contain trails used by walkers and bicyclists, and multi-use trail easements have long been recommended as part of any future development in the Ranchette Area (largely Key Sites 19, D and E). The Orcutt Creek corridor continues through this area, across Sites 19, D and 22, providing trails and scenic open spaces. Key Site 22 provides vast areas of open space adjacent to the urban area.

Open spaces in the west also include the Casmalia foothills which encompass wide expanses of rural agricultural land (primarily used for grazing) interspersed with oak woodlands and eucalyptus groves in canyon drainages. The importance of these contiguous open spaces is augmented by the

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proximity of thousands of additional acres of largely undeveloped open lands immediately south and west of the planning area.

East Orcutt: No public recreational facilities, parks or medians are located in this sub-area. The Elks Rodeo took place in the summers of '95, '96 and '97 using temporary facilities on a 107-acre parcel in this sub-area and the Elks intend to develop a permanent rodeo/events center on the parcel. Except for the small pockets of development in the EDRN area, this entire sub-area is open space made up of largely grazing agricultural land.

2. PLANNING ISSUES

Public parks, recreational facilities, open spaces, trails and attractively maintained roadways significantly enhance a community's appeal and quality of life. A well developed public park and open space system provides amenities for enjoyment by all residents. Parks, natural open space and trails are 3 of the 5 top amenities sought by new home buyers (National Associations of Builders/Realtors). In a 1992 survey of Orcutt residents, 25% considered their community to be "semi-rural," and survey respondents indicated that loss of open space is the number one issue facing the community, with the need for more parks rated fourth and the loss of scenic views ranked fifth.

Orcutt's current deficiency in parks, recreational programs, open space, roadway landscaping and trails will be exacerbated by the additional demands created by future development. Additional community and neighborhood parks are needed throughout the community to provide soccer and ball fields, tennis and basketball courts, large picnic areas, and expansive open areas for unstructured play and enjoyment. A location is needed for a community pool, as a stand-alone facility or in conjunction with a park. Dedicated and maintained trails are needed to provide hikers, bicyclists and equestrians with safe and legal pathways. Public and private open spaces need to be identified and preserved to maintain the community's semi-rural character, provide protection from natural hazards and protect valuable resources. And finally, medians and street landscaping are needed to enhance the natural and aesthetic beauty of Orcutt.

To address these issues, the OCP contains a Parks, Recreation, Trails, Open Space, and Medians Plan (collectively called the Open Space Plan), with individual sub-sections for each component (recreation is included in each sub-section except medians). This Open Space Plan identifies acquisition methods for each park, open space, trail and median (i.e., dedication or public purchase), and identifies how these facilities are to be maintained. The Plan also prioritizes the acquisition of sites/facilities in terms of future funding needs. The Open Space Plan provides active and passive recreation for existing and future residents and protects Orcutt's open space heritage, while permitting reasonable development on affected parcels.

3. THE ORCUTT OPEN SPACE PLAN

A. Overview

OCP buildout would generate a *minimum* need for approximately 100 additional acres of park land (4.7 acres/1,000 residents; SB County adopted ratio). No adopted standards currently exist for

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amount of open space or length of trails needed to serve an identified population, although the OCP contains provisions for 1,300 acres of open space and about 40 miles of trails. In addition, provisions are made for recreational facilities as part of the parks, trails and open space components of this plan. Finally, a median and streetscape program is included within the Open Space Plan to complete the aesthetic benefits of this plan.

One of the major components of the Open Space Plan is the proposed Parks, Open Space and Landscape Maintenance District (Open Space District). This District, funded by new residents, would pay for park, trail, landscaped median, and minor open space maintenance, and possibly acquisition of additional park and open space areas (see Section 5 below).

The phasing of open space acquisition and development of parks, trails and roadway medians is largely dependent on when certain properties are developed. Almost all of the land identified for these amenities, and the funding to pay for their acquisition and/or construction, is found on the Key Sites. While some park areas or trails may be identified as public priorities, they will not be developed until the parcel they are on is developed, or possibly earlier in the rare instance when the land is dedicated or purchased in advance of development.

The proposed parks, trails, open spaces and medians are described in the sections below. These sections will be followed by discussions of acquisition methods, costs and funding sources, and lastly, the Open Space District.

B. Major Public Park/Recreation Areas

Approximately 100 acres of active recreation areas are proposed in 7 community parks (Table 17), providing residents with convenient access to recreational facilities such as softball, soccer and play fields, basketball/tennis courts, picnic areas, and children's play areas. These active recreation areas are generally centrally located and accessible to residential and business areas. Where feasible, parks are proposed adjacent to schools to facilitate joint-use. Table 17 lists the proposed parks in order of priority to meet the needs of Orcutt residents. The priority listing is necessary in case funding for the entire parks system is not available or the funding is only available over time and direction is needed on where funds should be allocated first. The three primary active parks are described below. The OCP Public Infrastructure Financing Program (PIFP) identifies a park priority list based on a 10-year absorption projection for new residential development. Under the 10-year scenario, approximately 114 acres of new parks would be developed. This development would occur within the Urban Core and South Orcutt sub-regions of the OPA.

Oak Knolls Park: A Preliminary Master Plan for the 15.1-acre Oak Knolls Park in the Flood Control Basin at Kenneth Avenue/Via Santa Maria proposes approximately 2 acres of irrigated turf for softball/soccer fields and a hard-surface basketball and/or roller-hockey court (SB County Parks; Key Site Figure OAK-1). Also included are a tot lot, a gazebo, a small rest room with drinking fountains, four family picnic sites, 40 off-street parking spaces, bike racks, benches, concrete walkways, and landscaping of slopes.

Union Valley Park: Proposed for 46.2 acres located on both sides of Union Valley Parkway and a portion of Key Site 30 (Figure 15), the park would integrate an existing retention basin (proposed to be a regional basin), existing open space areas within the airport "No-Build" zone, and existing

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private recreation areas located to the east on both sides of Union Valley Parkway. The park may include 3 softball fields, 3 playfields, 2 picnic areas, hard courts, tennis courts, etc. If Key Site 30 is purchased by the public, it is required to be planned together with Union Valley Park and additional active and passive recreational uses may be provided.

Orcutt Creek Park: Proposed for approximately 11 acres along the south side of Orcutt Creek in the floodplain between State Route 135 and California Blvd., this park would include restoration of Orcutt Creek, the Orcutt Creek Class I bikeway/walking path, picnic areas, and potential turf and hard court areas.

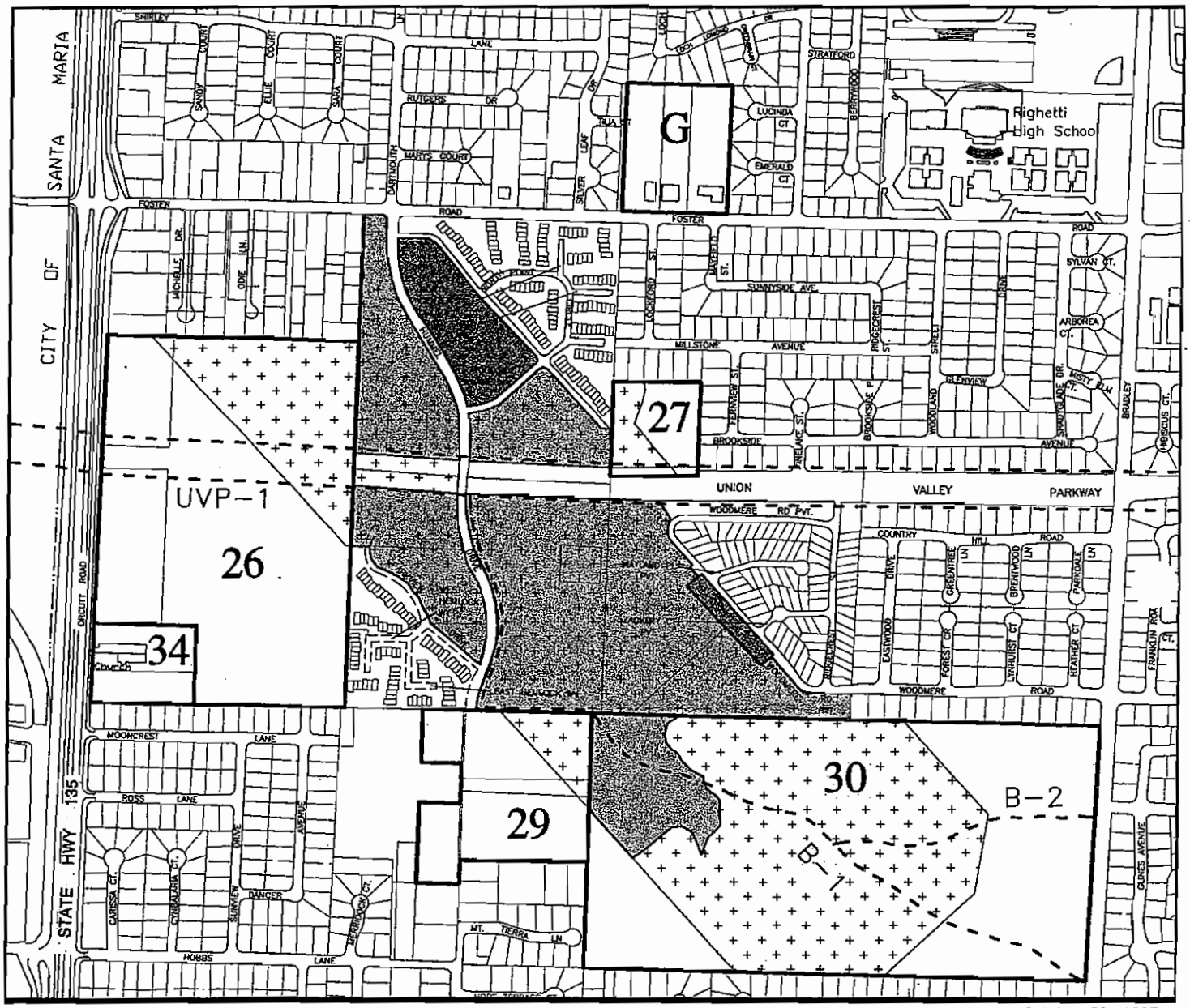
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TABLE 17
COMMUNITY & NEIGHBORHOOD PARK PRIORITY TABLE*

COMMUNITY PARKS				
Park	**Size**	**Use**	**Description**	**Method of Acquisition**
Oak Knolls Park	15.1 ac.	Active	Ballfields, play areas, restrooms, picnic areas, basketball courts, etc.	County Owned
Orcutt Creek Park	10.42 ac.	Active	Play fields, restrooms, picnic areas, basketball and tennis courts, etc.	Dedication/Purchase
Stubblefield School	5.00 ac.	Active	Ballfields, play and picnic areas, and trails	Dedication
Union Valley Park	46.20 ac.	Active	Ballfields, play and picnic areas, restrooms, pond, basketball and tennis courts, trails, etc.	Donation/Partial Dedication/Purchase
Site 12	5.00 ac.	Active	Play fields, restrooms, picnic areas, basketball and tennis courts, etc.	Dedication
Solomon School	5.00 ac.	Active	Ballfields, play and picnic areas	Dedication
Site 22	15.00 ac.	Active	Ballfields, play and picnic areas, restrooms, basketball courts, etc.	Donation/Partial Dedication/Purchase
NEIGHBORHOOD PARKS				
Stillwell	2.00 ac.	Passive	Picnic areas, trails	Dedication
Old Town	2.00 ac.	Passive	Play and picnic areas	Dedication
Site 12	4.00 ac.	Passive	Four 1-acre parks with picnic areas and trails	Dedication
Orcutt Canyon Ridge	15.36 ac.	Passive	Picnic areas and trails	Portion County-owned/Partial Donation
Terrazzo Way	4.44 ac.	Passive	Play areas, picnic areas, and trails	Dedication/Donation/ Purchase
Foxenwood	1.42 ac.	Passive	Play, picnic, and open areas	Donation/ Purchase
Shilo	3.18 ac.	Passive	Play and picnic areas	Donation/Purchase
Site 22	15.00 ac.	Passive	Eight 1-2 acre parks w/ play, picnic and open areas	Dedication
Total	**149.12 ac.**			

* Parks listed in order of priority.

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October 20, 1997

Proposed Union Valley Park

Proposed Public Park

Existing Private Park

Adopted Open Space Area

27 Key Site

Proposed Trail

Figure 15

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Local Neighborhood Public Parks: Eighteen local neighborhood public parks, totalling approximately 47 acres, are also proposed in the Open Space Plan (Table 17). All of these parks would provide passive recreational activities, which include designated picnic and children's play areas. Many of the parks would be linked by segments of the proposed recreational trail system. In addition, some parks would be located entirely or partially within existing and future flood control retention basins (OCP policies require dual use of regional retention basins where possible; see page 35 for basin locations).

C. Recreational Trails and Staging Areas

Currently there are no officially designated public hiking, equestrian or off-road bike paths within the Orcutt area. To address this shortage, several multi-use recreational trails and staging areas have been added to the Orcutt PRT map (Figure 14 and Tables 18 and 19). These trails and staging areas will provide a complete and interconnecting trail system, facilitating access for pedestrians, equestrians, and bicycle trail users between jobs, shopping, schools, park facilities, the SMPA, and the local foothills.

The staging areas and the portions of trails on Key Sites will be acquired through dedication and the remainder of the trails will have to be purchased. Where appropriate, the trails crossing Key Sites will be constructed by the site developer. Maintenance of these trails will be provided by the Open Space District.

Implementation of the Orcutt trail system will require proper siting, design and construction to minimize conflicts with existing residences, avoid constraints, and minimize user/surrounding use conflicts. The OCP Multi-Use Trail Plan and Trail Siting Guidelines (Appendix C) guides proposed trail development and addresses potential public/private conflicts and trail liability issues. The trails component of the Open Space Plan is divided into three sub-sections by geographic area: the foothills, Orcutt Creek and urban trails. (Proposed bikepaths are discussed primarily in the circulation chapter.)

Foothill trails: This trail system both formalizes portions of the existing informal trail network in the Solomon Hills and identifies new trails in the Solomon and Casmalia Hills and along the ridgetop of the Solomon Hills. Eighteen trails totalling almost 23 miles in length will provide access to rural areas with a diversity of habitats and panoramic views, with some linking up to Orcutt Creek and other urban trails. Staging areas for these trails are proposed on Key Sites 12, 14, and 21 and a lookout/staging area is proposed on the top of Graciosa Ridge.

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TABLE 18
RECREATIONAL TRAILS[1]

Trail[2]	Type/Length	Description
Orcutt Creek Trail (OC-1)	Urban/7.4 mi	Traverses OPA along Orcutt Creek
Rice Ranch Trails (RR-1 → 9)	Urban/Rural/7.4 mi	Provides access to the foothills
Mesa Verde Trail (MV-1)	Urban/0.70 mi	Orcutt Creek to Rice Ranch/Graciosa Ridge
Graciosa Ridge Connector (GR-1)	Rural/2.20 mi	Orcutt Creek to the Solomon Hills ridgeline
John Karamitsos Trail (JK-1)	Urban/Rural/2.55 mi	Provides link between urban area and foothills
Old Town Connector (OT-1)	Urban/0.65 mi	Provides link w/ Old Town and foothill trails
Woodmere Trail (W-1)	Urban/4.0 mi	Parallels west side of US 101
Bradley Connector (B-1)	Urban/0.80 mi	Traverses Site 30 to Hummel Dr and UVP
Village Connector (B-2)	Urban/0.25 mi	Provide access opposite Village Dr to Site 30
Union Valley Pkwy Trail (UVP-1)	Urban/3.05 mi	Parallels the planned extension of UVP
Union Valley Pkwy Trail (UVP-1)	***Urban/1.70 mi***	***Parallels planned UVP ext. w/in City limits***
Rancho Maria Trail (RM-1)	Rural/1.7 mi	Provides only foothill access west of SR 135
Solomon Connector (S-1)	Rural/0.85 mi	Provides a link to several rural foothill trails
Ridgetop Trail (R-1)	Rural/1.8 mi	Connects ridgetop trails
Black Road Trail (BR-1)	Urban/1.1 mi	Extends between SR 1 and Tanglewood
Coastal Trail	Urban/Rural/(na)	Parallels SR 1 through the OPA
Tanglewood Trail (T-1)	Urban/2.1 mi	Provides loop with the Orcutt Creek Trail
Tanglewood Trail (T-1)	***Urban/0.75 mi***	***Connects to Santa Maria Airport property***
Graciosa Canyon Trail (GC-1)	Rural/2.0 mi	Extend south through sites 15 & 14 to foothills
Marcum Connector (M-1)	Urban/0.50 mi	Provides link between OT-1 and GC-1
Old Maud Trail (OM-1)	Rural/0.35 mi	Provides access to the Old Maud oil well site
Pioneer Trail (P-1)	***Urban/0.30 mi***	***Link to City's Pioneer Park***
Windrow Connector (WR-1)	Urban/0.50 mi	Provide loop between West Orcutt Trails
TOTAL	**42.65 mi**	*(includes 2.75 miles of trails w/in City limits)*

[1] Trails listed in order of priority.

[2] Trail or trail segments denoted in bold italic are located w/in Santa Maria City limits.

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TABLE 19
RECREATIONAL TRAIL STAGING AREAS

Staging Area	Type	Acres	Description
Graciosa Ridge (SA-4)	Rural	0.50	Staging area for ridgetop trails.
Rancho Maria (SA-1)	Urban	0.50	Trailhead for the Rancho Maria trail along SR 1.
Graciosa Canyon (SA-2)	Urban	0.50	Staging area for foothill trails.
Rice Ranch (SA-3)	Rural	0.50	Central trailhead for Rice Ranch trail system.
TOTAL		**2.00**	

Orcutt Creek trails: A 7.4-mile interlinked trail is proposed to extend along Orcutt Creek east from U.S. 101 to State Route 1 on the west. Large trail segments on un- or underdeveloped parcels will be acquired through development dedication; segments crossing developed parcels would be purchased to complete this system. This paved multi-use trail will accommodate recreational bicyclists and commuters, hikers and equestrians. The Orcutt Creek trail will also provide access for emergency and flood control vehicles to reach portions of properties and the creek which are currently inaccessible.

Urban trails: A system of on- and off-road trails is proposed throughout the urban area (north of Rice Ranch Road), with off-road trails limited to Key Sites 8, 22 and 30 (along existing informal trails) and along the borders of Key Sites 1, 2, 15, 16 and 17. The Site 1 and 2 trail will connect with an existing trail parallel to U.S. 101; the trails on Sites 8, 15, 16 and 17 will connect with the Orcutt Creek and foothill trails; and the trails on Site 22 will connect with the proposed trails of the City's boundary park on the Airport property. On-road trails are proposed along UVP and the extension of "E" Street, as well as along State Route 1 and Black Road. Proposed north Orcutt foot and bike trails would connect with existing/planned trails in southern Santa Maria. Most proposed urban trails are on un- or underdeveloped land to be acquired through dedication, with some short segments to be purchased, and on-road trails located mostly within existing right-of-way.

D. Open Space Areas

Overview: To preserve Orcutt's semi-rural character and scenic value, avoid natural hazards, and provide for recreational opportunities or habitat preservation, seven contiguous bands of open space are proposed. Most proposed parks and trails are included within proposed open spaces. The Open Space Plan provides public access on trails and seating areas in most of the undisturbed areas.

Proposed open spaces are concentrated in south and west Orcutt in newly developing areas. In these areas, portions of Key Sites with steep slopes, floodways and floodplains, high fire danger, and significant biological habitats were set aside as open space. Large contiguous bands of open space are planned which still allow reasonable development on affected parcels. In the urban core, most open space is located within and adjacent to the Airport approach zone and around County-owned Key Site 23.

Proposed Open Space areas on Key Sites are depicted on the Key Site maps, with boundaries determined after extensive review of resources and constraints. Minor alterations are permitted only

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when necessary to improve project design and only when adjustments do not create adverse impacts to resources and/or recreational opportunities.

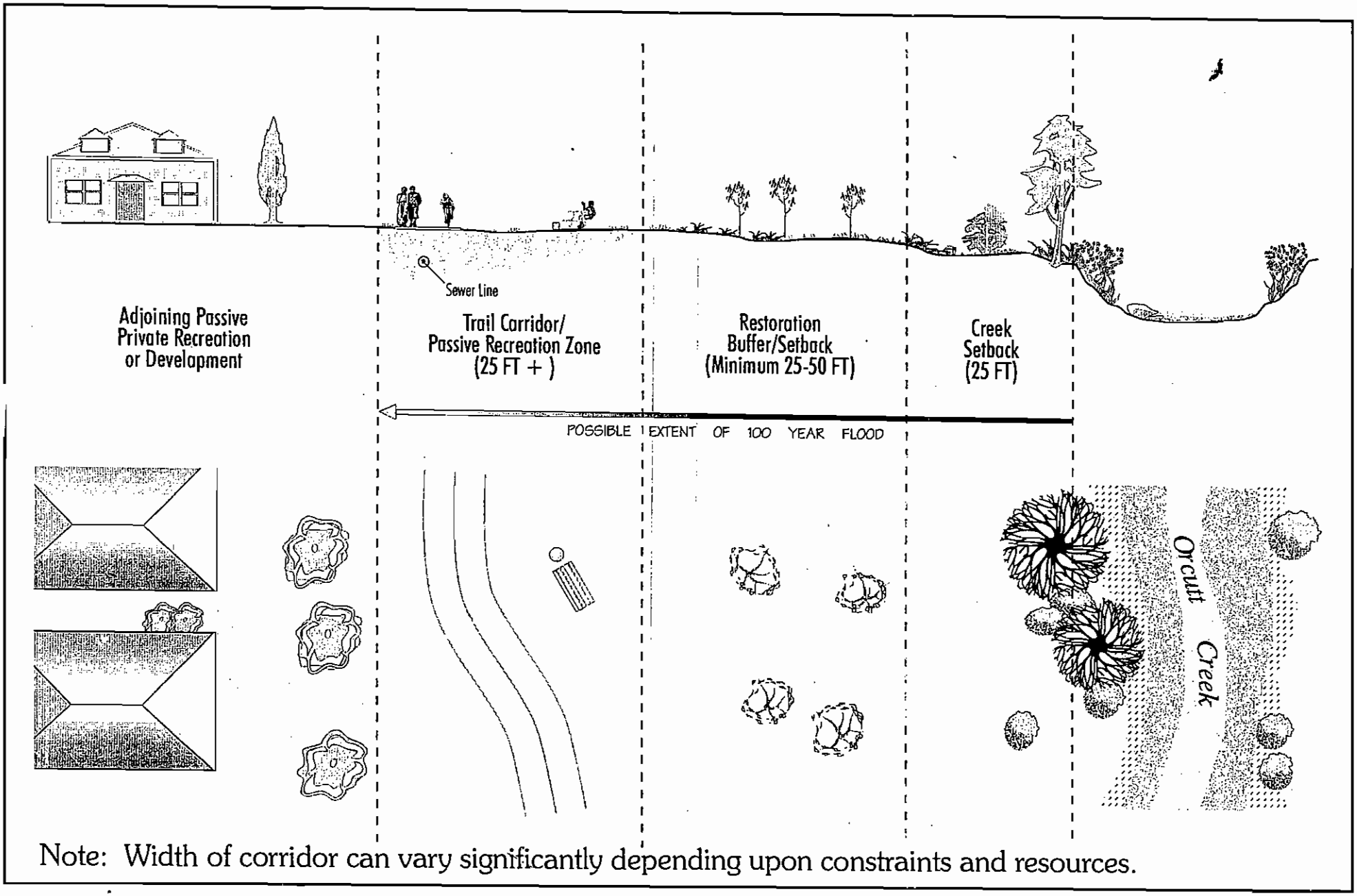
Major Corridors: Orcutt's proposed open spaces can largely be found in three major corridors: Orcutt and Pine Canyon Creeks, the foothill corridor, and northern Orcutt (Figure 17).

Orcutt Creek corridor: The significant open space corridor along Orcutt Creek traverses the entire community and is highly visible from public roads and adjacent neighborhoods. A natural hazard, the creek is prone to flooding during heavy rains, with a floodplain of up to 1,000 feet wide. Portions of this corridor are used for recreation with informal trails on a number of Key Sites (3, 5, 8, 13, 18). This corridor also contains a variety habitats (e.g., oak, riparian and eucalyptus woodlands) and is a major wildlife corridor. Figure 17 presents a schematic of how development could occur along the creek. Although Orcutt Creek's major tributaries, Pine Canyon and Graciosa Creeks, have small watersheds, these creeks often present similar flooding hazards and support important natural resources.

Foothill corridor: Unobstructed views of the Solomon Hills, available from almost the entire community, will be preserved by the foothill open space corridor. This corridor will also buffer the expanding urban area from hundreds of acres of highly flammable vegetation, protect the steep slopes that surround the community, preserve the diverse habitats of the hills (oaks, coastal sage scrub, chaparral, etc.), provide continued foraging grounds for a variety of animals, and preserve trail opportunities. The connectivity of the open spaces in the foothills is critical in allowing free movement between foothill areas and providing passageways to Orcutt Creek.

Northern corridor: This corridor encompasses a band of open space extending from the "No-build" corridor on Site 30 to the western edge of Site 22. This western area supports a wide variety of wildlife, including rare species, and serving as prime foraging habitat for numerous birds species. The eastern area, including Key Sites 30, 26, 27, 28 and 29, contains some of the best remnants of Orcutt Terrace dune sheet topography and dune scrub habitat left in the planning area. This area also contains an extensive network of informal trails. This highly-visible corridor provides some visual relief in the highly developed urban core and will be connected to the hundreds of acres of open space and recreation planned around the southern portion of the Airport.

Schematic Orcutt Creek Open Space Corridor



Note: Width of corridor can vary significantly depending upon constraints and resources.

Figure 17

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Types of Open Space: Under the Open Space Plan, the areas designated as open space fall into two categories: public and private (or "common"). Public open spaces are usually proposed for County (or other agency) ownership and include land with significant hazards (flooding, slopes) and/or habitats; these areas could also provide recreation for residents of multiple neighborhoods. Access to most areas would be unrestricted and available to all of the community. Public open spaces include major public recreation areas, neighborhood parks, passive open space areas, and trail corridors.

Common open spaces are the property of homeowners associations, typically providing recreation for the residents of a single sub-division or neighborhood. Use of these areas is often restricted, although the degree to which public access is limited varies significantly. Private open spaces include country clubs, neighborhood parks, and recreational and passive open space areas. The County may set standards for private open space use, maintenance, conservation or trail easements, natural resource protection, and the provision of public trails.

E. Roadway Medians and Planters

Attractive roadway planters, street trees and medians are central to a community's character and help maintain and increase property values. The proposed Open Space (and Landscape Maintenance) District would be responsible for upgrading existing unmaintained planters and medians and providing maintenance of new facilities installed by anticipated development (Table 20). Landscaping in center medians and roadway planters along major roads such as Clark Avenue, Bradley Road and Union Valley Parkway would be consistent with the semi-rural character of the community.

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TABLE 20
Roadway Medians and Planters

Roadway	Length	Description
Clark/Bradley	1,200 feet	Currently a cement center median in all four approaches. Will be replaced by landscape planters with shrubs and groundcover.
Clark/Orcutt Road	200 feet	Cement center median in eastern segment of Clark Ave. only.
Western Clark Ave.	1,000 feet	Landscaped planter along frontage of Sites 15 and 16 with shrubs/ groundcover/some smaller trees providing entry to community.
Clark/Foxenwood Ln	1,000 feet	Landscaped planter between Foxenwood and Dyer with shrubs/ groundcover/some smaller trees would minimize traffic hazards.
Bradley/Santa Maria Way	600 feet	Currently a cement center median along portion of church frontage. Would be extended and replaced by landscape planter with shrubs/groundcover/some smaller trees. Minimize traffic hazards.
Bradley Road	4,500 feet	Currently fronts the Las Brisas development; the only landscaped median in the community.
Clark Avenue	960 feet	US 101 southbound ramps to Stillwell Rd. Would provide entry to community with major trees and minimize traffic hazards.
Clark Avenue	560 feet	From Bradley Road to across frontage of Key Site 9. Extend existing median and plant with small trees and shrubs.
Bradley Road	600 feet	Bradley Road north of Amethyst Drive. A mix of ± 25' trees and shrubs along approx. 600 feet in front Key Site 30.
Santa Maria Way	1,000 feet	Continue existing median south of Bradley Road along this gateway road. Shrubs, groundcover, some small trees.

4. ACQUISITION METHODS

A major goal of the Open Space Plan is to have most, if not all, of the designated open space land eventually held by the public. Public versus private ownership is primarily a maintenance issue as a single entity (County Parks, a land trust, or the Open Space District) is better able to maintain the variety of open spaces and can provide liability insurance more cost-effectively than several individuals or homeowner associations can. For example, in the foothill region where fire danger is high and controlled burns may be required, one agency can provide this service more effectively and with less damage to habitat areas. However, all open space land will be privately held until it is dedicated or purchased, and acquisition efforts will focus on willing sellers and voluntary dedications.

These open spaces also contain almost all of the parks, trails and recreational facilities proposed in the Plan. Most of the Key Sites with designated open space are found in the southern and western portions of the OPA. Public open space acquisition priorities are on PRD-zoned sites within or adjacent to major open space corridors, with acquisition in other zone districts based on the site's natural resources, recreation potential, and level of public and property owner interest. Acquisition

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of public open space areas shall demonstrate a rough proportionality between the level of permitted development and its associated impact consistent with applicable laws.

Key Sites with high priority open space areas are shown in Table 21. Almost all of the open space listed will be dedicated to the public upon development; the areas that are not initially dedicated may be dedicated at a later date. Additional open space is identified on many of the other Key Sites, but those areas are not seen as high priority open spaces.

Open space areas will be handled in one of three ways: dedication to the public (County or other agency), purchase by the Open Space District, or held as private (or common) open space. Tables 17 (parks) and 21 (open space) identify how acquisition is anticipated.

Dedication: As a condition of development on some sites, part or all of the identified open space will be dedicated to the County or an appropriate land trust to mitigate the impacts of development. This will occur where the site was granted a significant increase in density as part of this Plan, the site will have a large number of units and thus create a sizable demand for recreation/open space, or where there is a significant historic public use of the site. In other instances, on sites where only a portion of the open space is required for dedication, the owner(s) may choose to voluntarily dedicate the remainder of the open space to reduce maintenance and liability costs.

In addition, many homeowner groups have found that the costs of maintaining common open space and providing liability insurance have generated high fees for the owners. As additional developments are constructed in the south, these costs may go higher due to the need for fire maintenance. Therefore, it is anticipated that most new and some existing homeowners associations will choose to dedicate their common open space to the County or the Open Space District to reduce maintenance and liability costs (see additional discussion in the Open Space District section below).

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TABLE 21
KEY SITE OPEN SPACE[1]

	HIGH PRIORITY SITES FOR PUBLIC OPEN SPACE		
Key Site	**Open Space Acreage**	**Open Space Uses/Resources**	**Projected Acquisition Method**
3	98 ac	trails, picnic tables, lookout/oak & riparian woodland, dune scrub	dedication*
5	13 ac	public park, trails, picnic tables/Orcutt Creek, riparian woodland	dedication*
6	16 ac	trail, picnic tables, look-out/chaparral, coastal scrub, oaks, pines	dedication*
7	17.42 ac	trail, picnic tables/oak woodland, wildlife corridor	dedication*
8	60 ac	trail, picnic tables/Orcutt Creek oak woodland,wildlife corridor	dedication/purchase*
10	4.8 ac	trail, picnic tables/Orcutt Creek, riparian habitat	dedication
11	18.43 ac	picnic tables, passive areas/Orcutt Creek riparian habitat	dedication
12	345 ac	public parks, private parks, trails, picnic tables, passive areas/Pine Canyon Creek, freshwater marsh/seeps, grasslands, oak woodland, chaparral, riparian corridors	dedication*
18	35 ac	public park, trail, passive open space/oaks, riparian vegetation	dedication/purchase
23	32 ac	trail, passive open space/eucalyptus grove, coastal scrub	county-owned
26	11.9 ac	passive open space/no-build corridor	purchase/private
27	2.9 ac	passive open space/eucalyptus grove	purchase/private
29	1.8 ac	passive open space/no-build corridor	purchase/private
30	59 ac	public park, trail, passive open space/dune scrub habitat	dedication/purchase
UV Park	46.20 ac	public park/dune scrub, grasslands	
TOTAL	**761.45 ac**		

[1] These sites are anticipated to dedicate their full open space as part of development.

It is anticipated that approximately 600 acres of the proposed open space will be dedicated "up front" as part of development on six Key Sites (Table 21 above). An additional 436 acres of open space will also be dedicated on Key Site 22 when that area applies for a rezone to urban designations.

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Purchase: For those areas where a required or voluntary dedication has not occurred, and the land is seen as a priority for public use, the land will be purchased where possible. Funds for this purchase will come from fees on new development and/or from the revenue generated by the Open Space District (discussed below). There are a number of crucial links in the trails system and open space corridors that are on already-developed land where dedication is not likely. Where an owner is willing to sell a portion of their land, those segments can be added to the system. Priorities for purchase will be areas adjacent to major open space corridors, trail links, and open space with significant habitat value.

Private Open Space: Where open space is internal to a project or is not part of a required or voluntary dedication, and where there is not a benefit to public ownership, the open space will be held as common by the homeowners association of the surrounding development. The association will be responsible for maintenance of the open space and providing liability insurance.

5. COSTS AND FUNDING

A. Costs

Capital: The capital and maintenance costs for parks and trails are listed in Tables 22 and 23 respectively. Estimated capital (construction only) costs for active parks is $165,000/acre; for passive parks, $76,000/acre; and for trails, $5-8/foot. Open space costs include the acquisition of 22.50 acres ($129,375) of open space designated land. Table 24 provides capital cost estimates for the proposed landscaped medians. Total capital cost estimates for all components of the Open Space Plan (including landscaped medians) are shown in Table 25. The 10-year capital cost projections for parks, trails, open space, and landscaped medians are identified in the Fiscal section. These cost estimates primarily reflect the entire OPA less Key Site 22 improvements. It should be noted that cost estimates for open space acquisition or capital improvements are minimal as almost all of the public open space will be dedicated and no "improvements" will be made to natural open space.

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TABLE 22
COMMUNITY & NEIGHBORHOOD PARK CAPITAL AND O&M COSTS[1]

COMMUNITY PARKS					
Facility	**Size (acre)**	**Use**	**Description**	**Capital Cost[2]**	**Maintenance Cost[3]**
Oak Knolls Park	15.1	Active	Play fields, play areas, restrooms, picnic areas, basketball courts, etc.	$1,770,000	$52,600
Orcutt Creek Park	10.42	Active	Play fields, restrooms, picnic areas, basketball and tennis courts, etc.	$1,719,000	$36,300
Stubblefield School	5.00	Active	Ballfields, play and picnic areas, and trails	$825,000	$17,400
Union Valley Park	46.20	Active	Ballfields, play and picnic areas, restrooms, pond, basketball/tennis courts, trails, etc.	$7,623,000	$160,900
Site 12	5.00	Active	Two 5-acre parks w/play fields, restrooms, picnic areas, basketball/tennis courts, etc.	$825,000	$17,400
Solomon School	5.00	Active	Ballfields, play and picnic areas	$825,000	$17,400
Site 22	15.00	Active	Ballfields, play and picnic areas, restrooms, basketball courts, etc	$2,475,000	$52,200
Land[4] (purchased) - 61.62 acres				$608,100	
Sub-total	**101.72**			**$16,670,100**	**$354,200**
NEIGHBORHOOD PARKS					
Stillwell	2.00	Passive	Picnic areas, trails	$152,000	$5,700
Old Town	2.00	Passive	Play and picnic areas	$152,000	$5,700
Site 12	4.00	Passive	Four 1-acre parks w/ picnic areas and trails	$304,000	$11,400
Orcutt Canyon Ridge[5]	15.36	Passive	Picnic areas and trails	$152,000	$2,840
Terrazzo Way[5]	4.44	Passive	Play areas, picnic areas, and trails	$152,000	$2,840
Foxenwood[6]	1.42	Passive	Play, picnic, and open areas	$0	$4,000
Shilo	3.18	Passive	Play and picnic areas	$242,000	$9,000
Site 22	15.00	Passive	Play/picnic areas and trails	$1,140,000	$42,600
Land[4] (purchased) - 20.80 acres				$224,000	
Sub-total	**47.40**			**$2,518,000**	**$84,080**
TOTAL	**149.12**			**$19,188,100**	**$438,280**

[1] All cost estimates have been rounded.

[2] Capital costs based on average development cost per acre provided by SB County Park Dept (active park costs, $165,000/acre; Oak Knolls, $117,000/acre; passive parks; $76,000/acre.)

[3] Park Maintenance costs provided by Santa Barbara County Park Dept ($3,482/acre - active; $2,840/acre- passive).

[4] Refer to OCP PIFP for information on land cost assumptions.

[5] Only 2 acres proposed for development.

[6] Existing neighborhood park - County would purchase park for public use.

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TABLE 23
RECREATIONAL TRAIL CAPITAL AND O&M COSTS[1]

Multiple Use Trails			
Trail[2]	**Length (miles)**	**Capital Cost[3]**	**Maintenance Cost[4]**
Orcutt Creek Trail (OC-1)	7.40	$292,000	$2,775
Rice Ranch Trails (RR-1 → 9)	7.40	$292,000	$2,775
Mesa Verde Trail (MV-1)	0.70	$27,650	$260
Graciosa Ridge Connector (GR-1)	2.20	$86,900	$825
John Karamitsos Trail (JK-1)	2.55	$100,700	$955
Old Town Connector (OT-1)	0.65	$25,700	$245
Woodmere Trail (W-1)	4.00	$158,000	$1,500
Bradley Connector (B-1)	0.80	$31,600	$300
Village Connector (B-2)	0.25	$9,900	$95
Union Valley Pkwy Trail (UVP-1)	3.05	$120,500	$1,150
Union Valley Pkwy Trail (UVP-1)	***1.70***	***$67,150***	***$640***
Rancho Maria Trail (RM-1)	1.70	$67,150	$640
Solomon Connector (S-1)	0.85	$33,600	$320
Ridgetop Trail (R-1)	1.80	$71,100	$675
Black Road Trail (BR-1)	1.10	$43,500	$410
Coastal Trail	n/a	n/a	n/a
Tanglewood Trail (T-1)	2.10	$83,000	$800
Tanglewood Trail (T-1)	***0.75***	***$29,600***	***$280***
Graciosa Canyon Trail (GC-1)	2.00	$79,000	$750
Marcum Connector (M-1)	0.50	$19,800	$190
Old Maud Trail (OM-1)	0.35	$13,800	$130
Pioneer Trail (P-1)	***0.30***	***$11,900***	***$110***
Windrow Connector (WR-1)	0.50	$19,800	$190
TOTAL ***(includes 2.1 miles of trails w/in City Limits)***	**42.65**	**$1,685,000**	**$16,000**

[1] Trails listed in order of priority.

[2] Trail or trail segments denoted in bold italic are located within Santa Maria City limits.

[3] Based on Santa Barbara County Park Dept construction cost estimate of $5-8/foot. Average cost was used plus 15% contingency ($7.48/foot). All figures have been rounded.

[4] Based on Santa Barbara County Park Dept annual operation and maintenance estimate of $250-$500/mile/year. Average cost used ($375/mile/year). All figures have been rounded.

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TABLE 24
Landscaped Median Capital Costs

Facility Location	Number of Lineal Feet[1]	Capital Cost[2]
Landscaped Medians (site specific)		
Clark/US 101 (Sites 1 & 2)	2,104	$246,158
Clark Avenue/Bradley Road (Site 9)	1,000	$116,995
Santa Maria Way (Site 33)	2,032	$237,734
Subtotal	5,136	$600,887
Landscaped Medians (general benefit)		
Clark/Bradley (N,S, and W)	3,000	$350,985
Clark/Foxenwood Lane (Site 18)	1,000	$116,995
Clark Avenue (Sites 15 & 16)	1,000	$116,995
Bradley Road (Site 30)	1,232	$144,138
Subtotal	6,232	$729,113
TOTAL	**11,368**	**$1,330,000**

[1] Lineal feet are based on the perimeter of each median.

[2] No land cost is included, assumes land will be dedicated (or already owned by County).

TABLE 25
Estimated Capital Costs
(Parks, Recreation, Trails, Open Space, Bikeways and Medians)

Facility	O&M Cost
Parks - Active Recreation	$16,670,100
Parks - Passive Recreation	$2,518,000
Recreational Trails	$1,685,000
Open Space Acquisition[1]	$129,375
Roadway Medians/Planters	$1,330,000
Total	**$25,498,000**

[1] Open space acquisition costs include those areas where land dedication is not likely.

Maintenance: The County currently spends approximately $440,000 (fiscal 95/96) a year maintaining 160 acres of parks and open space in Orcutt (CSA-5), most of which is concentrated in Waller Park. This maintenance is funded through the Parks Department (General Fund) and CSA-5 contributions and requires at least 5 full time personnel. Estimated annual operations and maintenance (O&M) costs for active parks are $3,482/acre, and $2,840/acre for passive parks. These costs cover such duties as turf maintenance, upkeep of bathroom and other permanent facilities, weed abatement, facility repairs (fences, tables, etc.), landscaping, road repair, as well as any aspects associated with active recreational facilities. The Parks Dept. currently cannot maintain

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any street or median landscaping and only has the ability to add maintenance of Oak Knolls Park to their duties without additional sources of revenue.

Estimated annual O&M costs for trails are $250-500/mile/year depending on the terrain, vegetation present and damage from exposure to the elements. There is currently no public trail maintenance in Orcutt. Trail maintenance costs are included in annual open space estimate. Estimated maintenance costs for natural/passive open space areas are minimal and relate primarily to brushing and fire prevention activities. Maintenance costs for landscaped medians are estimated at $3.48/square foot/year. Total estimated annual operations and maintenance costs for all components of the Open Space Plan are shown in Table 26.

TABLE 26
Estimated Annual Operation and Maintenance Costs

Facility	Cost
Parks - Active Recreation	$354,200
Parks - Passive Recreation	$84,080
Open Space	$146,000
Recreational Trails	included in open space estimate
Roadway Medians/Planters	$19,575
Total	**$603,855**

B. Funding

The parks, open spaces, trails and medians identified in the Open Space Plan require two types of funding: capital funds for acquisition and construction of facilities, and funds to maintain these facilities.

Capital funding: Developer fees, specifically *Quimby* Fees and *Park Development Mitigation Fees*, are the primary source of capital funding. The *Quimby Act* (Government Code Section 66477) is the enabling statute for Ordinance #3339 and #3656 of the Santa Barbara County Code which requires dedication of land and/or payment of a fee for the purposes of providing park and recreation facilities as a condition of all subdivisions. Any subdivision creating 50 or more units may be required to dedicate land for park purposes. Expenditure of Quimby funds is limited to capital improvements. Park Development Mitigation Fees are collected for other residential developments per County Resolution 88-328. The use of these fees is not restricted, but they have only been used for capital improvements. Quimby Fees in 1997 were $585.00 per new residential lot or unit, and Park Development Mitigation Fees for 2nd units were $210/bedroom, $380/unit for mobile homes, $415/unit for apartments, and $505/unit for duplexes. No fees are collected for commercial/industrial developments.

Additional sources of capital funds include State and Federal grants, private corporations and foundations. These grants include such varied sources as the Habitat Conservation Fund Program (habitat conservation and open space planning), Environmental Enhancement and Mitigation Program (land acquisition), Land and Water Conservation Fund Program (parks and recreation),

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National Recreational Trails Fund (trails), Lindbergh Grants (tree planting), and Water Quality Management Planning (water quality planning).

The County's Quimby and Park Mitigation fees in 1997 were considerably lower than neighboring jurisdictions; subsequently Orcutt experiences a deficit of mandated park facilities. That deficit will be exacerbated by additional development proposed under the OCP, thereby requiring an increase in developer's park fees to meet the needs of the community.

The Public Infrastructure Financing Program (PIFP) developed for the OPA includes an AB 1600 Fee Justification Study which will be completed as part of this Plan and will determine appropriate fee levels to meet infrastructure development requirements. An *estimated* park development fee (assessed on new development) of $2,600/unit and $0.05/s.f. of commercial/industrial space would likely provide adequate funding for capital improvement costs associated with the proposed 10-year park, trail, and open space systems. Funding for landscaped medians and bikeway facilities are included within the transportation section.

Maintenance funding: Where the County is usually able to secure enough capital funds to purchase land for parks and open space, it has not historically been able to secure sufficient funds for long-term maintenance of these facilities. Maintenance funding has primarily come from the General Fund, and there are enough significant competing factors for General Fund monies that maintenance of public park/open space facilities has declined substantially.

Almost all of the grant programs noted above are specifically for the purchase of land and/or the development of facilities (playgrounds, trails, tree planting, etc.). Most do not provide for the maintenance of these facilities. In some instances, the County has been rejected for a grant, or not even applied for a grant, because there was no identified funding for the maintenance of the grant project. Or, in other cases the County has not accepted the dedication of land due to the lack of maintenance funding.

With little grant money available for maintenance of the parks, recreation, trails, open space and landscape amenities the community wants, the proposed Open Space District may be the best source of long-term maintenance funds. The level of funding necessary to provide this maintenance will also be determined by the Public Infrastructure Financing Program performed as part of this Plan.

6. OPEN SPACE DISTRICT

Orcutt currently has a deficit and poor distribution of parkland, no public trails, a minimum of public open spaces, no maintained landscape medians or street trees, and residents must rely on the City of Santa Maria for recreational programs. With buildout of the Community Plan, these needs will increase substantially and current County mechanisms are insufficient to meet these needs. Developer fees (Quimby fees) are proposed to increase with the adoption of this Plan to help pay for the open space and recreational infrastructure the community needs, but acquisition of new parks, trails, etc. will be premature if maintenance of these facilities cannot be provided.

An Open Space District (District) is proposed as the implementing arm of the Open Space Plan. This District would serve several functions: through the County Park Department it would provide comprehensive management of parks, open space areas, street landscaping and trails; it would raise

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revenue for the maintenance of these facilities; it would prioritize and execute acquisition of properties if acquisition is determined to be part of the District's mission; and it could function as the first step in local governance for the citizens of Orcutt.

The boundaries of the District would encompass the existing and proposed urban areas of Orcutt. The District would likely be managed initially by the County Park Department working cooperatively with local recreational service providers. The District would have the authority to levy equitably distributed benefits assessments for management and maintenance of public amenities.

Under the Open Space District as currently envisioned, new development would provide the dedication of land and pay for the installation of facilities to mitigate the impacts of those new homes. However, since well-maintained parks, trails, open spaces and medians would be enjoyed by all residents of Orcutt, the distribution of the costs to maintain these facilities to all residents would be equitable.

Funding for the Open Space District could be divided into three tiers based on needs and benefits. Since most of the new parks, trails and open space areas would be in the newly developing areas and would be most accessible to those new residents, District fees on new homes could be set at a higher level. The next level of fees could be paid by residents of existing Homeowners Associations who would find their annual maintenance and liability costs reduced with the dedication of their open space and/or recreation areas to the District. Finally, the lowest fees could be paid by existing residents who would be able to enjoy many of the new amenities, but may have to travel a little further than new residents to access the parks, trails, etc.

In addition to the funds generated by the Open Space District, additional resources for acquisition, construction and maintenance of parks and open space facilities can come from grants, donations (of land and materials) and voluntary labor. Such public/private partnerships have proven highly successful in other areas in augmenting limited public funds for public amenities.

District Options: There are several options in how the District could be formed. The District could be voted in by the citizens quickly (likely 1998 at the soonest) and landscaping installed and trails constructed immediately. Maintenance funds would be available as soon as parks are developed and homeowners associations would be able to dedicate their common open space to the District.

Another option would be for the District to begin as a Landscape and Lighting District initially on new development only, and then as facilities are more fully developed and open to the general public, the District could be expanded into the community-wide district discussed above. This would delay a general fee on existing residents for a few years until a portion of the lands had been dedicated and the facilities constructed. However, there would be fewer funds available to pay for acquisition of priority land (primarily trail linkages) and limited acceptance of common open space of developments as revenues would be lower for the first few years.

Alternative options to assessing a community-wide maintenance fee include the use of special districts such as Mello-Roos Districts. Mello-Roos districts are applied to new developments only and they allow for differing taxing levels on homes within the boundaries of the district. Other

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options include making all of the new parks private to be enjoyed solely by the residents of the new development which pays for their construction and maintenance.

7. PARKS, RECREATION, AND TRAIL (PRT) AND OPEN SPACE (OS) POLICIES AND DEVELOPMENT STANDARDS

Parks

Policy PRT-O-1: **Diverse passive and active recreational activities shall be developed in Orcutt.**

DevStd PRT-O-1.1: To the maximum extent feasible and consistent with applicable law, development on sites with identified proposed public parks shall dedicate and, where appropriate, construct such facilities.

Action PRT-O-1.2: The County shall continue to coordinate with the school districts to include joint-use park and recreation facilities adjacent to public schools.

Action PRT-O-1.3: The County shall seek funding sources for the acquisition of proposed park facilities as identified on the Orcutt Trails and Recreational Facilities Map. (Figure 14)

Action PRT-O-1.4: The County shall work with the City of Santa Maria, the Santa Maria Public Airport and Caltrans to develop a Regional Open Space Corridor Plan (Boundary park) for the Union Valley Parkway corridor and areas immediately north (between the City of Santa Maria and Orcutt).

Action PRT-O-1.5: Union Valley Park and Key Site 30 (if it is purchased by the public) shall be developed according to a Master Plan. County Parks and P&D staff shall assist interested community groups by reviewing and refining a Master Plan developed by the community for these properties This Plan should identify access points, internal circulation, building envelopes, parking areas, locations for active playfields (soccer, softball, etc.), picnic and passive play areas, playgrounds, hard courts for basketball and tennis, hiking and nature trails, an aquatic center, a library and any other uses the public deems necessary and desirable for public recreation and enjoyment.

Policy PRT-O-2: **Development of parks shall be consistent with the community's existing semi-rural character and landscaping.**

DevStd PRT-O-2.1: Except for active recreation areas and other essential lawn space, park landscaping should consist of drought tolerant species. Appropriate native plants shall be utilized along park boundaries adjacent to passive undeveloped open space areas.

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Action PRT-O-2.2: The County should consider a park development fee, to the extent permissible under law, in addition to Quimby fees on development to ensure that development pays its fair share of new parks required by that development. The fee shall be determined upon completion of an infrastructure financing program and implemented to the extent such fees are allowed under law. All development approved after adoption of the OCP shall be subject to this fee, if adopted, which shall be paid prior to issuance of Building Permits or as determined by the infrastructure financing program.

Action PRT-O-2.3: Planning & Development shall work with the County Administrator to consider the expansion and/or reorganization of County Service Area 5 (CSA-5) or the formation of new service districts to fund long-term maintenance of parks.

Policy PRT-O-3: Regional retention basins shall serve a dual flood control/recreational use where feasible and appropriate given flood control constraints and appropriate levels of natural resource protection.

DevStd PRT-O-3.1: Within regional retention basins, recreational areas must have side slopes no steeper than 6:1 along access frontage side (one side only) and 5:1 on all others. Basins totalling 10-15 acres may be no more than 15' deep. The minimum slope of the recreation area within a basin should be 0.5% to prevent ponding and allow runoff. Fencing of retention basins shall be minimized to the greatest extent feasible.

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Trails

Policy PRT-O-4: **The County Park Department and other agencies or groups pursuing implementation of the trail system shall use the Orcutt Multiple Use Trails Plan and its Trail Siting and Design Guidelines to guide future trail development and implementation.**

Prog PRT-O-4.1: Planning & Development and the County Park Department shall implement the Orcutt Multiple Use Trails Plan, including the Trail Siting Guidelines, by requiring, to the maximum extent feasible, development projects to dedicate, and where appropriate, construct designated trails. The County shall also pursue other methods to acquire and construct the trail system, including the use of grants and community volunteers.

DevStd PRT-O-4.2: Development shall comply with the Trail Siting Guidelines as set forth in the Orcutt Multiple Use Trails Plan.

DevStd PRT-O-4.3: Development on sites with identified trail corridors (PRT-6 map) shall include, where appropriate, the construction and assurance of the fitness of designated trails for two years, at which time the County Park Department would assume maintenance responsibility. Where immediate construction is not required, a construction bond shall be required.

DevStd PRT-O-4.4: Trails should cross primary, and where appropriate secondary, roadways at controlled intersections. Trails located within an urban area may be included within the sidewalk system where appropriate. Trails in natural undeveloped open space areas, except Class I bikeways and emergency access routes, shall be limited to 6 feet in width.

Action PRT-O-4.5: The County should support the efforts of private organizations to establish an Orcutt Trails Foundation. County support may include, but not be limited to: coordinating volunteer efforts, designating a liaison between volunteer groups and the County Park Department, providing information on grant opportunities, and facilitating communication between the organization and other trail organizations.

Action PRT-O-4.6: If feasible, the Orcutt trails system shall utilize the old narrow-gauge railroad tracks/trail as an additional hiking and/or biking trail.

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Open Space

Policy OS-O-1: **When considering approval of development projects within or adjacent to areas identified for potential public open space (see Table 21), the County shall review the appropriate mix of public and/or private open space, and to the maximum extent feasible require dedication of contiguous areas identified as a priority for public acquisition as public open space based on the following criteria:**

- **location within designated open space corridors and proximity of adjacent open space;**
- **the criteria and intent of the PRD zone district; and**
- **demonstration of rough proportionality between the level of permitted development, its associated impact, and the open space dedication, consistent with applicable laws.**

Policy OS-O-2: **The County's priority for acquisition of public open space is on PRD sites within and adjacent to areas identified for potential public open space (see Table 21). The County should consider acceptance or acquisition of public open space in other zone districts based on the criteria in Policy OS-O-1, the importance of the site's natural resources and recreation potential, and the level of public and property owner interest.**

Action OS-O-2.1: The County shall encourage property owners to contact the Land Trust or other appropriate agencies regarding the dedication of conservation or open space easements for lands within the designated open space corridor. Such easements may be considered for eventual transfer to the County or held in perpetuity by the organization as long as the lands are managed in a manner consistent with the policies of the Open Space Plan for the provision of recreation and protection of natural resources.

Policy OS-O-3: **Private open space within designated open space corridors shall be sited, designed, and managed to protect the natural resources and/or recreation potential of these corridors, consistent with the Open Space, Park, Recreation & Trails, and Biological Resource policies of this Plan.**

DevStd OS-O-3.1: Where lands within open space corridors remain in private open space, at the time of discretionary development approval the County should consider acquiring open space easements or using other mechanisms to ensure management of the natural resources in these corridors consistent with the goals of the Open Space Plan.

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Policy OS-O-4: **Development adjacent to, or within designated open space areas, shall be sited and designed to protect and enhance the natural resources of these areas, and accommodate appropriate recreation opportunities as identified in the Parks, Recreation & Trails section of this Plan.**

DevStd OS-O-4.1: Prior to project approval for any development within or adjacent to an open space area, a determination must be made that the proposed development is consistent with all applicable open space policies of the Orcutt Community Plan, the OCP Open Space Map, as well as the regulations of the base zone district.

DevStd OS-O-4.2: Designated open space boundaries may be subject to minor adjustments inward or outward from the designated open space area on a case-by-case basis in order to allow for substantial improvements in project design, enhance fire safety buffers and fuel management zones, to protect visual qualities from and of adjacent open space areas, or to include biological, historic or archaeological sites. The Orcutt Community Plan, EIR, and other available data (e.g., maps, studies, site observations) shall be used in determining the location, width, and extent of the open space boundary adjustment. Decision-makers shall make a determination that such minor boundary adjustments would be consistent with the overall goals of the Open Space Plan and Biological/ History/Archaeology policies, and would avoid disruption of significant natural resource and recreation opportunities located within designated open space areas. *Amended by Res. 01-226, 7/10/01*

DevStd OS-O-4.3: No structures shall be located within a designated open space area with the exception of: related structures necessary for the provision of active and passive recreation opportunities that would not adversely affect open space areas, and flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety (including retention basins). Culverts, crossings, roads, pipelines, fences, and bridges may be permitted when no alternative route or location is feasible, or where other constraints or site design considerations (e.g., public safety) would require such structures.

DevStd OS-O-4.4: Development adjacent to public trails, parks or other usable public open space areas shall include a combination of setbacks and landscaping within and/or outside of developable areas to avoid to the extent feasible or, if avoidance is not feasible, minimize the impacts of new development on users of such open space. *Added by Res. 01-226, 7/10/01*

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Policy OS-O-5: **The County shall encourage public use of trails and recreation facilities within designated open space areas consistent with protection of natural resources. Such public trails and recreation facilities shall be sited and designed to reduce conflicts with adjacent private property through use of unobtrusive fencing, landscape screening, appropriate setbacks, signage, etc.**

Program OS-O-5.1: County Park Department, in consultation with P&D, should develop an Open Space Education Program which may include interpretive facilities such as kiosks, signage, trail overlooks, and educational literature.

Policy OS-O-6: **The County should acquire the open space lands prioritized for public acquisition through dedication by working with property owners and interested groups, or through purchase. Where dedication is required, the County shall offset fees as required. If dedication is not required, the County may consider purchase, use of the TDC program or permitting the property to remain as private open space, consistent with the standards of this plan for natural resource protection and provision of passive and active recreation opportunities.**

Action OS-O-6.1: On sites being considered for a rezone from rural or more open space uses (e.g., agriculture, ranchette) or sites receiving substantial increases in density and/or developable area, the County should delay approval of the rezone to a higher density until the preferred public open space lands on theses sites have either been dedicated to the County or secured by other mechanism (e.g., development agreement).

Action OS-O-6.2: On sites containing preferred public open space lands, where the County cannot require dedication of the open space, the County should consider the adoption of additional incentives to encourage private landowners to donate these lands to the public or interested groups.

Action OS-O-6.3: The Parks Department shall commence upon adoption of this Action and complete 36 months thereafter the development, in coordination with Planning and Development Department and interested members of the community, of an adequate implementation plan which further develops the OCP's "active" and "passive" parks, recreation and open space plan, and identifies how the specific elements of that plan will be accomplished. In developing said plan, the Parks Department will give consideration to the requirements of Government Code § 65564 and the guidance of the California Office of Planning and Research, including but not limited to the General Plan Guidelines and the publication Putting Action Into the Open Space Element. This implementation plan shall address, at a minimum, the community's priorities for regional "active" and "passive" park, recreation and open space resources, including a botanic garden, and identify prospective sources of funding for construction and operations and maintenance of regional "active" and "passive" park, recreation and open space lands. *Added by Res. 01-226, 7/10/01*

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Policy OS-O-7: **To the maximum extent feasible, the County shall set Quimby and other fees at sufficient levels to permit construction and acquisition of the parks, open space, trails, and landscape improvements identified in the Orcutt Community Plan, in the proposed Public Infrastructure Finance Program and in reports/recommendations from the proposed Citizens Parks/Open Space Committee. Where the costs of these proposed improvements exceed funds generated by the fee(s), the County should pursue grants, work with community organizations, consider assessments agreed to by the residents, or other appropriate mechanisms.**

Action OS-O-7.1: The County should establish a broad-based Citizens Parks/Open Space Committee to work with P&D and the Park Department on formation of a Landscape, Parks, and Open Space Maintenance District, or other maintenance funding options, and to refine plans for provision of active and passive recreation uses, landscape medians, and protection of natural resources. Citizen representatives should include members of active recreation groups, hiking and equestrian organizations, landscape or parks professionals, groups interested in natural resource protection, business groups, Old Town representatives, the Elks and other service groups, and youth groups.

Action OS-O-7.2: The County shall pursue a variety of funding sources to support the maintenance of the open space, parks, trails and landscape improvements proposed in the Orcutt Community Plan, in the proposed public infrastructure financing program and in reports/recommendations from the Citizens Parks and Open Space Committee, if established.

DevStd OS-O-7.3: If a Mello Roos District is formed in the Orcutt Planning Area to fund operations and maintenance of parks, recreation, open space and trails, prior to discretionary project approval of projects which impact open space, all applicants in the Planning Area must agree to either participate in the Mello Roos District, or provide other mitigation of the project's impact on these services and demonstrate that a Home Owners Association will be formed which will generate adequate revenues to provide long term operations and maintenance of any private services.

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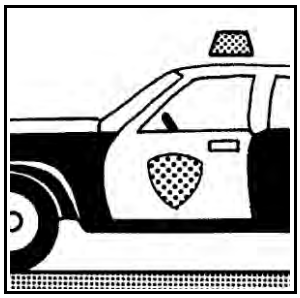
Policy OS-O-8: **Property outside of designated Open Space areas shall be available for development consistent with other applicable policies in this Plan.**

Policy OS-O-9: **The County shall encourage restoration and enhancement of degraded habitats within natural undeveloped open space areas.**

Action OS-O-9.1: The Planning and Development and Parks Departments shall actively seek grants, donations and other sources of funding to finance habitat restoration projects with the open space areas.

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D. Police Protection

1. EXISTING SETTING AND ISSUES

A. Existing Setting: Police protection is provided by both the Santa Barbara County Sheriff Department and the California Highway Patrol (CHP). The Santa Maria Valley Sheriff substation located at 812-A West Foster Road in Orcutt (North County Division Headquarters), provides primary service to the OPA with backup from the CHP, Santa Ynez Valley Sheriff substation, the City of Santa Maria, and the City of Lompoc's Police Department, on an as needed basis.

The Sheriff Department fields a patrol sergeant and four deputies on twelve-hour day shifts (6 a.m. - 6 p.m.), and the night shift (6 p.m. - 6 a.m.) fields a sergeant and six deputies. The weekend night shift also includes a canine unit. Sheriff patrol cars are dispatched to the OPA in response to emergency service calls or to provide police services at events. The Sheriff Department also responds to calls in Guadalupe, Casmalia, Garey, and Los Alamos; response time in Orcutt can increase substantially if officers are out on call in one of these outlying areas.

While the Santa Barbara Sheriff Department provides general police service to the area, the CHP enforces the Vehicle Code and investigates accidents. The two police agencies have reciprocal agreements to provide mutual assistance in emergency situations. Two CHP cars patrol the three major routes (U.S. 101, State Routes 1 & 135) through Orcutt as part of the Santa Maria patrol area.

B. Current Levels of Service: The service ratio standard for the County of Santa Barbara is one officer per 1,200 persons. The Sheriff's substation uses 23 patrol officers and detectives to serve the Orcutt area. The current service ratio is one officer per 1,434 persons. Five additional officers would need to be hired to meet the preferred standard; however the Sheriff Department considers the current service ratio adequate.

C. Planning Issues: Police protection service is currently not a problem within the OPA. However, as Orcutt's population increases, the need for adequate police services will also increase. It is projected that the current population of 33,000 will expand by approximately 9,850 persons at buildout of the OCP. This would require the hiring of 8 additional deputies over the 5 already needed to meet the preferred ratio of 1 officer to 1,200 persons (Table 26). This personnel increase would also require new patrol cars and other supporting equipment, as well as the eventual expansion of the existing substation facility to accommodate new deputies. It is uncertain if sufficient revenue would be available to cover these costs. Neighborhood watch programs, sheriff bicycle patrols, and the lighting of urban trails are methods which could address safety concerns within the OPA.

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Table 27
Orcutt Area Police Officers to Resident Ratios

Year	Population	Existing staffing level (officers)	Service Ratio	Preferred Ratio	Add'l Officers needed	Total Officers
1997	33,000	23	1:1,434	1:1,200	5	28
10-Year	42,308	23	1:1,839	1:1,200	8	31
Buildout	42,745	23	1:1,858	1:1,200	0	31

2. POLICE PROTECTION POLICIES AND DEVELOPMENT STANDARDS

Policy PP-O-1: **The County shall strive to provide adequate police protection for residents within the OPA.**

Action PP-O-1.1: The Sheriff Department shall phase the hiring of additional officers with population growth to meet the Board of Supervisors adopted ratio of officers/population and additional support personnel as required.

Action PP-O-1.2: Upon completion of the Orcutt Creek Bikeway, the County Sheriff Department should consider establishing a bicycle patrol.

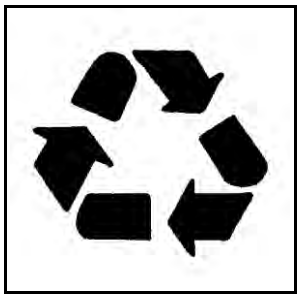
Action PP-O-1.3: The County Public Works Department should work with the CHP to address speeding issues on problem streets (e.g., California Blvd.).

Prog. PP-O-1.4: The Sheriff Department should work with the community to develop neighborhood watch programs within the urbanized areas of Orcutt as deemed necessary.

Action PP-O-1.5: The Sheriff Department shall strive to maintain a 5-minute response time to all urban areas of Orcutt and should consider retaining the sub-station in Orcutt.

Action PP-O-1.6: P&D shall give the Sheriff Department the opportunity to review development projects with substantial open space to determine the adequacy of public safety measures.

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E. Resource Recovery

1. EXISTING SETTING AND ISSUES

A. Regional Setting: The 290-acre Santa Maria Landfill (located at the northeastern corner of the Santa Maria city limits adjacent to the Santa Maria River) is a Class III solid waste disposal site (cannot accept hazardous waste or liquids) which includes a 68-acre inactive area, an active area of 134-acres, and a potential expansion area of 88 acres. The landfill is the second largest in the county, accepting approximately 300 to 400 tons daily (109,500-146,000 tons/year).

The California Integrated Waste Management Act of 1989 (AB 939) requires each city and county to develop a Source Reduction and Recycling Element (SRRE) that provides strategies for diverting 50% of all solid waste from landfills by 2000 (County SRRE adopted, 1991).

The California Regional Water Quality Control Board Waste Discharge Requirement Order for the Santa Maria landfill has limited future capacity by precluding use of the potential expansion area and establishing limitations on maximum elevations. The City of Santa Maria estimates that the capacity of the active landfill area is approximately 3.0 million cubic yards of solid waste. Based on this estimate, and the solid waste projections of approximately 300-400 tons/day, the landfill could accommodate waste disposal demands until 2008-2009 (estimates include AB 939 waste reduction requirements).

B. OPA Setting: Health Sanitation Service (HSS), a private refuse collection, recycling and disposal company, is authorized by the County to provide solid waste collection service in the Orcutt area. HSS transports solid waste daily to the City of Santa Maria's landfill for its current 11,399 active residential, 587 commercial, and 26 industrial accounts (1995). The amount of waste collected from these accounts is approximately 14,400 tons/year of residential waste, 6,120 tons/year of commercial waste, and 480 tons/year of industrial waste.

Recycling services provided by Valley Recycling are included in the base fee for trash pick-up. This community-wide curbside recycling program collects aluminum, glass, 2-liter plastic bottles, newsprint and waste oil. In addition, HSS operates a recycling center at 1850 W. Betteravia Road in the unincorporated area of the County which accepts green waste (landscape clippings), metals, glass, paper, and motor oil. HSS has also recently implemented a community-wide green waste curbside collection service for Orcutt. HSS estimates the amount of green waste currently collected between its curbside collection and recycling center to be approximately 300 tons per month (3,600 tons/year) in the Orcutt area.

C. Planning Issues: Over the next 15-20 years, increased urbanization in the Santa Maria Valley could result in the development of 20,000 new homes and 5 - 10 million square feet of commercial space. This growth would create a significant increase in the waste stream which could

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exceed the permitted capacity of the Santa Maria landfill within the next ten years, requiring expedited siting and opening of a new landfill.

2. RESOURCE RECOVERY POLICIES AND DEVELOPMENT STANDARDS

Policy RR-O-1: **Resource conservation and recovery shall be implemented in Orcutt to divert the waste stream from area landfills to the maximum extent feasible.**

Action RR-O-1.1: The County, in conjunction with the local waste hauler, shall continue to encourage a residential, commercial, and industrial recycling program throughout the Orcutt Planning Area, including yard waste collection, composting and conservation programs.

Action RR-O-1.2: The County should develop an education program in Orcutt to provide information on conservation, recycling and composting techniques and an awards campaign to recognize significant local reduction achievements.

DevStd RR-O-1.3: All multi-family residential areas and commercial/industrial projects shall establish a recyclable material pickup area (i.e., recycling bins, loading dock) where collection of currently accepted recyclable materials could be accommodated.

DevStd RR-O-1.4: Developers shall provide recycling bins at all construction sites, where collection of currently accepted recyclable construction materials could be accommodated.

Action RR-O-1.5: The County shall encourage developers to use recycled building materials such as composites, metals, and plastics, to the greatest extent feasible.

Action RR-O-1.6: The County shall explore potential recycling drop-off sites that will not impact residential areas.

Action RR-O-1.7: To the greatest degree feasible, in new development of 20 units or greater, the developer shall work with the local recycling service to ensure that curbside recycling pick-up service is provided.

Policy RR-O-2: **The County shall strive to ensure that adequate solid waste services are available to accommodate expected growth in Orcutt.**

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Action RR-O-2.1: The County of Santa Barbara Public Works Department shall continue to work with the City of Santa Maria to pursue the siting of a new landfill to serve northern Santa Barbara County.

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F. Schools

1. EXISTING SETTING AND ISSUES

A. Statewide Setting: The number of students attending public K-12 schools statewide is expected to increase by 600,000 by the year 2000. To meet this demand, school districts statewide have submitted State funding applications for approximately $7.1 billion through May 1995, for school construction, reconstruction or modernization, purchase of portable classrooms, removal of hazardous asbestos, and provision of air conditioning for year-round schools (California State Department of Finance). School enrollment capacities can be calculated in three ways: 1) students accommodated in permanent structures; 2) students accommodated in existing portable (modular) structures on site; and 3) student population based on the maximum number of portable/modular units which can be placed on a given site.

Statewide bonds are a primary source of funds for school renovation/construction. Since 1986, voters have approved approximately $10 billion in state general obligation bonds to fund K-12 school facilities, of which approximately $60 million remains. The Public Education Facilities Bond Act of 1996 (Measure 203) will provide an additional $3 billion in general obligation bonds for the construction and renovation of approved public elementary, secondary, and higher education facility construction projects. Approximately $2 billion in Measure 203 funds will go to K-12 schools (with a minimum of $960 million for new school construction) for use in earthquake safety renovations, computer technology installations, class size reduction, and enrollment growth provisions.

B. Regional Setting: Elementary and Junior High school students (K-8) in the City of Santa Maria are served by the Santa Maria-Bonita Union School District, which operates ten K-6 and two K-8 elementary, and two 7-8 junior high schools, with a combined traditional design capacity of 7,902 students (8,748 under Year Round Education (YRE)) based on permanent classrooms and a current enrollment of 10,254 (96-97 California Basic Education Data System [CBEDS]). 4,438 high school students are served by the Santa Maria Joint Union High School District, which operates two standard high schools (Santa Maria and Righetti) and one continuation high school (Delta). Santa Maria High School has a current enrollment of 2,672 (95-96 CBEDS), well in excess of the 1,105 student design capacity, and the maximum expanded capacity of 2,552 (based on permanent and portable classrooms).

C. OPA Setting: The Orcutt Union School District (OUSD) provides K-8 instruction at six elementary schools and two junior high schools, all within the OCP boundary (Figure 18 & Table 27). The current enrollment of 4,766 exceeds the design capacity of 3,923 students, based on permanent classrooms (CBEDS, 1996). These additional students are accommodated by increasing class size to state maximums and using 43 portable classrooms; however, several schools in the OUSD are at or very near their maximum expanded capacity.

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Santa Maria Joint Union High School District (SMJUHSD) operates two grade 9-12 high schools which serve the Orcutt area. Ernest Righetti High School is a comprehensive high school on a 38-acre site located on Foster Road in central Orcutt. Delta High School is a continuation school providing alternative learning methods for students who would otherwise attend either Righetti or Santa Maria High School. Several elementary schools located outside the OPA serve as "feeder" schools to Righetti and Delta High (Table 27), therefore enrollment at these high schools is affected by a much larger geographic area than the OPA.

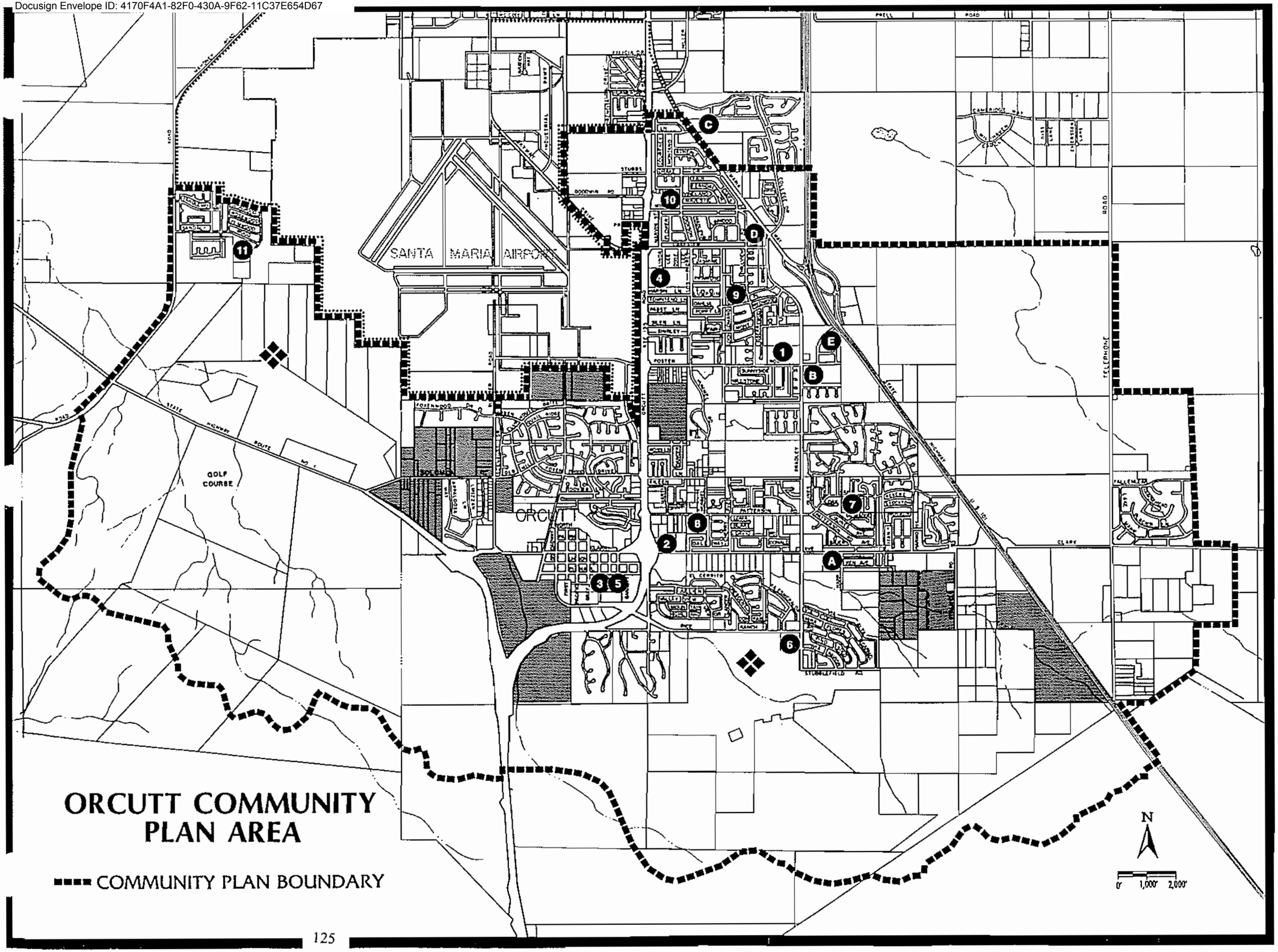
Arellanes Elementary School, within the Santa Maria-Bonita School District (SMBSD), serves K-8 students residing in the Tanglewood development at the northwest edge of the OPA, students within the City of Santa Maria, and students within a portion of the northeastern edge of the OPA. The permanent site design capacity of Arellanes School is 450 students (800 under YRE), with a current enrollment of 490. As part of the recent City of Santa Maria annexations, LAFCO directed that the residents of Tanglewood be given the opportunity to also annex to the City. Should this occur, the SMBSD would operate fully within the City of Santa Maria.

Approximately 1,300 students attend 4 private schools located within the OPA: Saint Joseph's High School (grades: 9-12, current enrollment: 640 students); Saint Louis De Montfort (grades: K-8, current enrollment: 295); Pacific Christian School (grades: K-8, current enrollment: 312); Children's Montessori School (grades: K-6, current enrollment: 46). In addition, Valley Christian Academy (grades: K-12, current enrollment: 410) is located immediately north of the OPA. Enrollment at these private schools is not entirely contingent on Orcutt's population as students may attend from outside the OPA. There are approximately 10 preschool/daycare facilities currently within the OPA, including the YMCA, Pacific Christian School and Valley Christian Academy.

2. PLANNING ISSUES

A. Regional Growth: At buildout of the City of Santa Maria's annexation Specific Plans, the Santa Maria-Bonita School District projected enrollment is 10,249 students (97-98). This enrollment increase will require the construction of three new elementary and two new junior high schools in the City of Santa Maria and northern parts of the OPA, including Tanglewood. The District uses a student generation rate of 0.520 students/household (1996 Developer Fee Justification Study). The District has instituted the Class Size Reduction Program for grades 1-3 and is contemplating the addition of kindergarten.

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ORCUTT COMMUNITY PLAN AREA

COMMUNITY PLAN BOUNDARY

EDUCATIONAL FACILITIES

PUBLIC SCHOOLS

SMJUHSD (9-12)

1. Righetti HS
2. Delta HS

OUSD (7-8)

3. Orcutt JR HS
4. Lakeview JR HS

OUSD (K-6)

5. May Grisham
6. Pine Grove
7. Ralph Dunlap
8. Patterson
9. Alice Shaw
10. Joe Nightingale

SM-BONITA SD (K-6)

11. Arellanes

Meets preliminary siting criteria for public schools and/or is OUSD preferred site

Floating school site

PRIVATE SCHOOLS

- A. St. Louis de Montfort **(K-8)**
- B. St. Joseph HS **(9-12)**
- C. Valley Christian Academy **(K-12)**
- D. Pacific Christian **(K-6)**
- E. Children's House Montessori **(K-6)**

October 10, 1997

Figure 18

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Table 28
Orcutt Area Public Schools

SCHOOL	ENROLLMENT CAPACITY[1]			CURRENT ENROLLMENT (97-98) CBEDS
	Existing Permanent Structures	Existing Permanent +Modular	Maximum Permanent +Modular	
SANTA MARIA JOINT UNION HIGH SCHOOL DISTRICT				
Ernest Righetti HS (9-12)	1,558	1,780	3,026	2,109 (96-97)
Delta HS (continuation)	150	120	532	252 (96-97)
ORCUTT UNION SCHOOL DISTRICT				
Orcutt Jr. High School (7-8)	568	680	837	652
Lakeview Jr. High School (7-8)	364	430	787	498
Ralph Dunlap Elementary (K-6)	514	628	628	626
May Grisham Elementary (K-6)	544	586	718	579
Joe Nightingale Elementary (K-6)	510	643	747	740
Patterson Road Elementary (K-6)	430	510	638	526
Pine Grove Elementary (K-6)	469	496	523	482
Alice Shaw Elementary (K-6)	524	562	639	579
SANTA MARIA-BONITA SCHOOL DISTRICT				
Arellanes Elementary (K-8)	450	600	n/a	490

[1] Based on State guidelines

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The SMJUHSD estimated student generation rates for grades 9-12 are 0.151 students/household (1996 Developer Fee Justification Study). SMJUHSD's projected enrollment is approximately 11,000 students by 2015 at residential buildout within existing City boundaries (buildout assumption includes recent City of Santa Maria annexations and 1,900 new residences[10] in Orcutt). This enrollment increase will require the construction of one new high school in the Santa Maria area.

Enrollment projections in the elementary "feeder schools" (Table 28) to Righetti and Delta High include: 1) the Blochman School District, which has no future enrollment projections (Dr. Irene Sherman, Superintendent, 04/16/96); 2) the Casmalia School District, which includes a trailer court within its boundaries that if converted from the existing adults-only policy would increase enrollment to 45-50 students (Ken McCalip, Superintendent, 09/29/97); 3) the Guadalupe Union School District, which is operating at 129% of capacity and actively pursuing additional school sites (Hugo Lara, Superintendent, 10/15/96); and 4) the Los Alamos School District, which is experiencing annual growth of 5% to 10% and anticipates an enrollment of 280 to 320 students by 2001 (Chris Whitmore, Superintendent/Principal, 09/29/97).

Table 29
Righetti & Delta High School "Feeder" School Districts
Orcutt Area Public Schools

SCHOOL DISTRICT	ENROLLMENT CAPACITY			CURRENT ENROLLMENT (97-98) CBEDS
	Existing Permanent Structures	Existing Permanent +Modular	Maximum Permanent +Modular	
Blochman (K-8) Benjamin Foxen	180	n/a	n/a	**117**
Casmalia (K-8) Casmalia	60	n/a	n/a	**26**
Guadalupe Union Mary Buren (K-5) MacKenzie (6-8)	876 579 297	1,171 806 365	n/a	**1,171** 746 368
Los Alamos (K-8) Olga Reed	224	n/a	n/a	**210**

[10]County Planning Staff estimate for new residential construction in Orcutt is much higher than 1900 additional units by 2015.

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B. OCP Growth: The OUSD estimated student generation rates for K-8 are 0.433 student/ detached single family dwelling (SFD); 0.220 student/attached SFD; and 0.152 student/multi-family dwelling unit or mobile home (1996 Developer Fee Justification Study).

Although several schools in the OUSD are at or very near their maximum capacity for portable classroom use, the District estimates that it can add enough portables to serve an additional 400 students over current enrollment levels (Table 27). The OUSD currently needs $1.8 million to provide permanent space to meet projected student growth through the year 2003-2004. Projected enrollment through the 1999-2000 school year is expected to reach nearly 5,000 students with no additional housing constructed in OUSD boundaries. Projected enrollment in the OUSD for the 2005-06 school year is 5,600 students (Keith Martindale, OUSD, 10/24/96). Approximately 864 additional K-8 students (1,996 sfd x 0.433 students/sfd) will be generated under the 10-year build-out scenario and approximately 3,090 K-8 students (7,138 sfd x 0.433 students/sfd) generated as a result of OCP full buildout.

Based on SMJUHSD generation rates, approximately 300 additional 9-12 grade students (1,996 sfd x 0.151 students/sfd) will be generated by the 10-year build-out of the OCP and 1,078 additional students (7,138 sfd x 0.151 students/sfd) by full buildout of the Plan. Development under the OCP exacerbates the existing need for a new high school in the City of Santa Maria; additional students in the OPA will likely be accommodated at Righetti High School by shifting school attendance boundaries.

C. OCP New School Facilities: At least 4 new schools will be needed in the OPA (3 elementary, 1 junior high and possibly 1 high school) to accommodate the estimated 3,090 K-8 students and 1,000 high school students at OCP full build-out. A preliminary site suitability screening identifies Key Sites 3, 12, 14, 15, 20, 22, 23, and 26 as potential locations for new public schools with sufficient distance from existing schools. The OUSD has also indicated Key Sites 5, 20, B, D, and E would be acceptable school sites (Figure 18).

The state recently offered incentives to school districts to limit class sizes in grades 1-4 to 20 students. It is anticipated that these incentives may be extended to include grades 1-8. As a result, the OUSD will need larger campuses for their elementary schools than originally estimated.

New public schools required to accommodate students generated by the Plan are proposed as follows (cost sharing agreements for school construction will be determined through an AB 1600 fee study):

- **Three 12-acre elementary (K-6) schools**, two of which will have adjacent three-to-five acre parks. Two schools may be located on Key Site 22 and one school on Key Site 12. Conditions on development for Key Sites 12 and 22 require school sites at no cost to the

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District. The total cost of construction for three elementary schools is estimated at $18 million.

- **One 19-acre junior high school** (grade 7-8) on Key Site 22, to be provided at no cost to the district. The cost of construction for the junior high school is approximately $11 million.

- **One 40-acre high school**, if the high-build scenario on Site 22 is adopted, would be required in the OPA.

D. Funding Sources: In addition to obtaining money from State tax revenue, local school districts raise funds for school construction and maintenance in four main ways:

- **State General Obligation Bonds**. With the approval of a majority of voters, the State is authorized to sell bonds which are paid off by General Fund monies derived from taxes levied on property within the State.

- **Local General Obligation Bonds**. With the approval of two-thirds of voters, school districts are authorized to sell bonds which are paid off by taxes levied on property within that school district.

- **Special Local Bonds ("Mello-Roos" Bonds)**. With the approval of two-thirds of voters in a special district (generally not encompassing an entire school district), school districts are authorized to sell bonds which are paid off by charges assessed to property owners within the special district.

- **Developer Fees**. School districts are authorized to impose developer fees (up to $1.84 per square foot on residential buildings and $0.28 per square foot on commercial and industrial buildings, 1996). Such fees may be used only for construction and reconstruction of school buildings.

An additional school construction and maintenance funding mechanism used in Orcutt includes the Community Facilities District No. 1 formed by the Orcutt Area School Facilities Joint Powers Authority specifically to obtain school fees from the Las Brisas residential project; the boundaries of this District could be revised to encompass parts or all of the OPA.

3. SCHOOL POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

Policy SCH-O-1: The County shall strive to ensure that new development fully mitigates its impacts to school facilities and does not cause school overcrowding.

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Action SCH-O-1.1: The County shall require that all statutory school facilities fees established by School Districts in the Orcutt Planning Area pursuant to Govt. Code Section 65996 be paid in full prior to issuance of building permits or as agreed to by the applicant and the school district.

DevStd SCH-O-1.2: If a Mello-Roos Community Facilities District is formed in the Orcutt Planning Area, all applicants for new discretionary development which impact schools in the Planning Area must agree to participate in the Mello Roos District's mechanisms for funding school facilities or demonstrate an alternative method of consistency with Policy SCH-O-1 as set forth below, before any discretionary approval is granted.

As an alternative to participation in any Mello-Roos District formed in the Orcutt Planning Area, applicants may demonstrate compliance with Policy SCH-O-1 by presenting evidence of an alternative method for mitigating the proposed project's impact to school facilities, including but not limited to:

1) a mitigation agreement between the applicant and the school district;

2) a proposal phasing the project in a manner which allows the school districts to adequately accommodate the project as it is built out;

3) a proposal demonstrating reducing the density from the density designated in this Plan; and/or

4) evidence demonstrating that the project will not create need for additional school facilities (e.g., the proposed project is a senior housing project).

Action SCH-O-1.3: Prior to adopting the increased density proposed for Key Sites 3, 5, 7, 12 or 14, the County shall require that the owner(s) of those sites record a written agreement, which will run the land, which states:

1) that the owner(s) understands that the County cannot make the requisite legislative findings to increase the potential density on those sites without certainty that the sites will not cause overcrowding of the area's school facilities; and

2) in consideration for receiving higher densities than the County would otherwise grant, the owner(s) agree that prior to receiving

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any discretionary approvals they will fully comply with Dev. Std. SCH-O-1.2

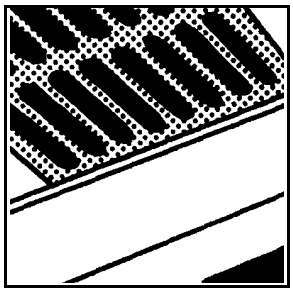
Action SCH-O-1.4: The County shall designate three elementary and one junior high school sites as part of adoption of the OCP. If a "high build" alternative (2,001 to 3,000 units) is adopted on Key Site 22, the County shall designate a new high school site in the OPA.

Policy SCH-O-2: **New recreational facilities should be located near or adjacent to school facilities as much as possible to allow for joint-use by schools and the community.**

Action SCH-O-2.1: The County shall work with the school districts to ensure that school buildings are available to the public to the extent feasible.

Action SCH-O-2.2: The County shall designate three five-acre parks adjacent to new elementary schools, one on Key Site 12 and two on Key Site 22 as part of OCP adoption.

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G. Sewer

1. EXISTING SETTING AND ISSUES

A. Regional and OPA Setting: Wastewater from the Orcutt area is collected, treated and disposed of by the Laguna County Sanitation District (District). The District's boundaries encompass most of the urban area of Orcutt and areas to the west and north of the Orcutt Planning area, including portions of the City of Santa Maria and the Airport (Figure 19). The District's 24" main trunk line runs under the Santa Maria Airport and is fed by gravity flow from the majority of the planning area. South of Clark Avenue (where the majority of potential future development in Orcutt will occur), customers are served by two trunk lines which extend from approximately Blosser Road and Clark Avenue southeast toward Elkhorn Estates (12"), then east to Bradley Road south of Clark Avenue (10"). These two lines connect to a pump station located at Blosser and Clark where the sewage is pumped up to the main trunk line adjacent to the Airport. All of the District's treated effluent is disposed of by spray irrigation over 410 acres of land surrounding or near the District's treatment plant.

Central Urban Core: All of the Urban Core is within the current boundaries of the District, with the exception of Waller Park, Key Sites 17 and 23, and the parcel immediately adjoining Site 17 to the east. This area is largely built out and there are adequate trunk lines to serve new development. Flows in the northernmost portion of this area (all parcels north of Winter Road and some scattered parcels south) are traded between the Laguna Sanitation District and the City of Santa Maria's sewer district. Key Site 24, for example, may be served by a Laguna trunkline and the effluent treated by the City. Likewise, parcels in the City's service area (northern Blosser Road and parts of the Airport around Foster Road) have their effluent treated by Laguna. In the balance, the City treats approximately 0.28 mgd for Laguna and Laguna treats approximately 0.036 mgd for the City. Laguna pays approximately $145,000 a year for this imbalance of service.

West Orcutt: Most of this sub-region is within the District's boundaries, with the exception of Key Site 15. However, no trunk lines serve this area except for the line that crosses Site 15 to serve Elkhorn Estates to the south. The proposed Dutard/Solomon line is expected to traverse the southern portions of Key Sites 22 and D and will be able to serve the future development of this region as well as accommodate flows that are currently being pumped up to the main line. The existing pump station is located at the eastern edge of this area and will be abandoned once the Dutard/Solomon line is constructed. The proposed route for this trunk line is generally along Orcutt/Solomon Creek.

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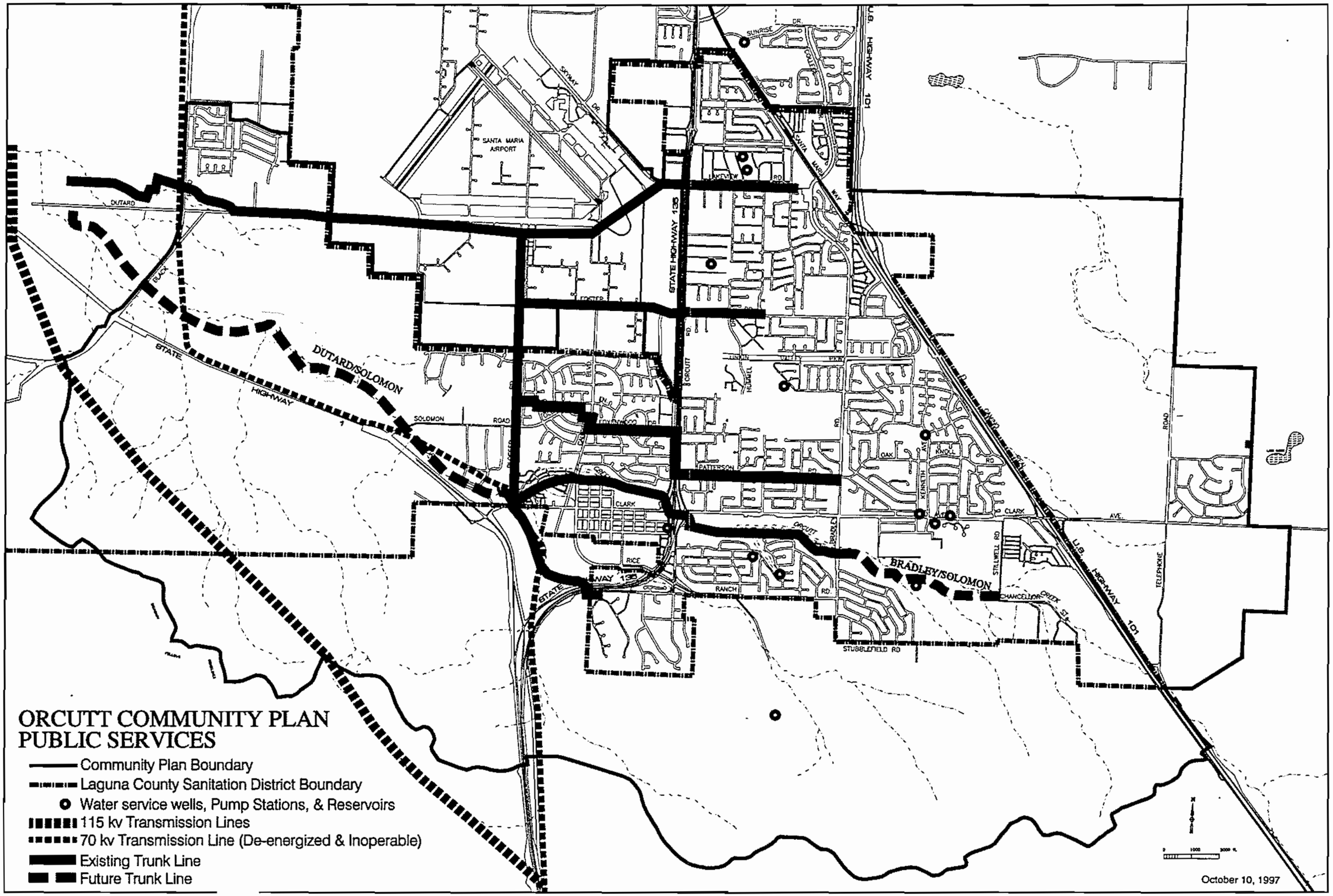


Figure 19

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South Orcutt: The District's boundary line bisects this area in a east-west direction, encompassing the existing Elkhorn and Oakhills Estates neighborhoods, Rice Ranch Road, the Mira Flores neighborhood, Key Sites #3, 6, 7, and the northern half of F. Key Site 12 is not currently within the District's service area. The Bradley/Solomon extension is proposed to run from Bradley Road south of Clark Avenue to the current southern terminus of Stillwell Road, extending potential sewer service to the remainder of the south Orcutt (except Site 12).

East of Hwy 101: With the exception of the area around the abandoned Highway Patrol office near Santa Maria Way, none of this area is currently within the District's boundaries. All of the area is on septic tanks, including Lake Marie Estates. The Elks Rodeo project and potential future commercial development will require sewer service, either from the District or the City of Santa Maria. The District could extend its Foster Road trunk line across U.S. 101 to serve this development or the City of Santa Maria could provide sewer service as their plant is more in line with gravity flows from this area.

2. PLANNING ISSUES

A. Regulatory Limitations: The physical processing capacity of the District's treatment plant is 3.2 million gallons per day (mgd). Permitted capacity is limited to 2.4 mgd by the Regional Water Quality Control Board (RWQCB) due to the high salt content in the treated effluent. Existing groundwater supplied to Orcutt contains approximately 650 mg/l of total dissolved solids (TDS) and normal domestic use (exclusive of salt-based water softeners) adds another 250-300 mg/l TDS. The difference between the "normal" domestic total of 900-950 mg/l and the readings of 1100-1200 mg/l in the District's effluent is attributed to home regenerating water softeners. The brine solution used to recharge these softeners enters the wastewater stream, creating salty wastewater. After treatment, these salts remain in the effluent which is discharged through spray irrigation, potentially impacting groundwater quality and may be one factor in the degradation of the Santa Maria groundwater basin. The RWQCB prohibited the District from expanding its service until the problem of high-salt effluent is resolved. The District did attempt to enact a Brine Ordinance to prohibit the use of home regeneration salt water softeners by 1996; however, the Ordinance was successfully challenged in court. Remaining options to reduce TDS levels fall into two categories: water source management and effluent management.

The two potentially effective water source management options are the acquisition of (low TDS) State Water for all new growth, and treatment of water at the well head. Both of these options are relatively expensive compared to the current costs of water and sewer service. However, the acquisition of additional State Water is being examined as part of the water demand study, and it may be deemed feasible as part of the water balance for Orcutt.

The three primary methods of managing the effluent are disposal though an ocean outfall line, splitting off the highest TDS wastewater for additional treatment and disposal, and sending excess flows to the City of Santa Maria. Ocean outfall disposal is possible due to several old oil lines that

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run from Orcutt to the ocean; one or more of these lines could potentially be used for effluent disposal. The splitting of in-flows may be a viable solution for Orcutt as there is a high TDS "plug" in the early morning hours (many softeners regenerate in the middle of the night) and this plug could be separated for subsequent treatment, leaving the average TDS level in the rest of the influent within regulatory guidelines.

Effluent treatment options for the high TDS plug include sending the high TDS flows to ponds or wetlands, treatment by reverse osmosis, distillation treatment and disposal in injection wells. Non-discharging ponds or wetlands could be created where a combination of settling and evaporation of effluent would occur. Salt-tolerant or estuarine plants would be required, as other plants would not survive this environment. This option would likely require pond liners which raise the $5 million base cost by another $5 million. Reverse osmosis treatment of the plug would be one of the less expensive options to install ($3 million) but would cost more to operate over time. The benefit to this option is that useable water is returned to the system. Distillation also produces a useable end product but would be very expensive to install ($10.5 million). Finally, injection wells could be used to either directly dispose of the split flows or dispose of the brine stream of reverse osmosis or distillation.

Finally, sending excess flows to the City of Santa Maria may be the most viable of the treatment options. The LCSD and the City are already connected via pipelines, their sewer treatment plant has excess capacity sufficient to serve the Orcutt area, and their disposal ponds are perched over less "sensitive" portions of the Santa Maria groundwater basin. With the anticipated arrival of State Water and a policy in this Plan which requires that water serving new development have a TDS level of no greater than 425mg/l, these alternative treatment options may eventually be rendered unnecessary. The lower TDS source water should reduce the TDS level in LCSD's effluent and the moratorium should be lifted, thereby allowing the LCSD to serve all development in Orcutt.

Any of these options could conceivably solve the TDS problem in the District's effluent and thus free up treatment plant capacity to allow additional development in the relative near-term. However, the costs associated with most of these options are high and new development would need to fund the majority of construction and on-going maintenance (or pay the costs for more expensive State Water). (See Appendix O in Vol. III of the EIR for a more complete discussion of treatment options.)

Plant Capacity Limitations: The average single family homes produces 200 gallons a day of wastewater and 350 s.f. of commercial or industrial use (average) is considered equivalent to one single family home for wastewater generation. Theoretical full buildout of the proposed Community Plan (3,100 units and 2,600,000 million s.f.) creates a potential additional demand of 2.1 mgd above the 2.4 mgd currently being treated (for a total demand of just over 4.5 mgd) and an additional demand of 1.3 mgd over the capacity of the existing plant (Table 29). In the near term, the projected 10-year growth scenario would require approximately 0.54 mgd of wastewater treatment capacity, which is within the existing plants physical capacity. To accommodate potential

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development beyond the projected 10-year scenario, an expanded plant may have to be constructed or flows sent to Santa Maria. However, it is not anticipated that full buildout of the Plan, especially in the C/I category, will occur within the next 20 year or longer. At this time, there does not appear to be any readily-available State or Federal grants to assist in the construction of a new treatment plant.

Service Area Limitations: In addition to the regulatory constraints set by the RWQCB, the District is also physically limited in how much additional service it can offer to certain areas of Orcutt. As shown on Figure 19, there are no sewer lines to serve the southeast portion of the community and the pump station at Clark Avenue and Blosser Road, which serves southwest Orcutt, is currently operating at near-capacity. The District has plans to: 1) extend the Bradley/Solomon line further east to Stillwell Road and possibly beyond (likely to be 8" in diameter); and 2) build a new 24" diameter sewer main from Blosser Road and Clark Avenue directly to their facilities north of Black Road, thereby bypassing and removing the need for the pump station. The District is currently planning the installation of these trunk lines and expects to begin construction in early 1998. Fees for the Bradley/Solomon extension are $1,400 per unit (or unit equivalent for commercial development) and $300 for the Dutard/Solomon line (1996 dollars). Trunk line fees are additive where flows would travel through more than one line (most of the new development in southeast Orcutt would also flow through the Dutard/Solomon line).

Table 30
LCSD Plant Capacity and Demand

	Units	Demand	C/I	Demand	Total
Existing Service	11,000 units	2.2 mgd	609,000 sf	.34 mgd	**2.54* mgd**
Orcutt Community Plan	3,100 add'l units	.62 mgd	2,589,445 sf	1.48 mgd	**2.1 mgd**
Total Buildout Demand (Existing + Plan)	14,100 units	2.82 mgd	3,198,445 sf	1.82 mgd	**4.64* mgd**
Plant Capacity					**3.2 mgd**
Permitted Capacity (75% of Plant Capacity)					**2.4 mgd**
Permitted Capacity Deficit (Buildout)					**2.24 mgd**

* This figure is higher than actual treatment levels as it does not subtract for vacant houses and vacant C/I space. 1996 treatment levels are just under 2.4 mgd.

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The District is no longer issuing "Can-and-Will Serve" (C&WS) letters for new development except for homes on existing legal lots or homes converting from septic to sewer. The District could be issuing C&WS letters as early as 1998, or possibly later, depending on potential solutions to the TDS problem and whether modifications to the treatment plant are necessary. Current projects within the District's service boundaries are being issued "Letters of Intent to Serve" until the RWQCB reinstates the District's full capacity.

3. WASTEWATER POLICIES AND DEVELOPMENT STANDARDS

Policy WW-O-1: **The County shall strive to ensure development of adequate sewer facilities necessary to service projected growth.**

Action WW-O-1.1: Planning and Development (P&D) should coordinate with the Laguna County Sanitation District (LCSD) and the Regional Water Quality Control Board in order to ensure that appropriate and timely planning for expansion of the LCSD's treatment and disposal capacity occurs, or additional alternative capacity is procured, to accommodate buildout under the Orcutt Community Plan. P&D shall provide the LCSD with regular development scenarios on anticipated growth rates. Upon adoption of the Orcutt Community Plan, the County shall encourage the LCSD to commission and oversee a current analysis to determine the range of options available for expansion of the District's capacity.

Action WW-O-1.2: The infrastructure financing program shall identify the cost of new trunk and feeder lines necessary to serve full buildout of the Community Plan and the County shall encourage the LCSD to revise the fee assessed on new development, as necessary, to fund the entire cost of the additional lines, and new development's proportionate share of upgraded and/or expanded wastewater infrastructure. *Amended by Res. 01-226, 7/10/01*

Action WW-O-1.3: Planning and Development and Public Works Departments shall work with the LCSD to restructure the sewer waiting list system in order to balance the allocation of limited capacity with community planning priorities (including public facilities, commercial developments, and affordable housing).

Policy WW-O-2: **Prior to discretionary approval of new development, the County shall make a finding that there will be adequate capacity and availability for LCSD to serve the new development.** *Amended by Res. 01-226, 7/10/01*

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DevStd WW-O-2.1: Prior to the discretionary approval of new development, the developer shall identify all additional facilities required to adequately collect, convey, treat and dispose of the sewage effluent from the development. *Added by Res. 01-226, 7/10/01*

Action WW-O-2.2: As funding is secured for increased sewer treatment plant and transmission line capacity, the County shall work with the LCSD on submitting annexation request(s) to LAFCO to amend its service boundary line in order to serve development currently outside the LCSD service boundary which can be adequately served by the increased plant and transmission line expansions. In addition, if feasible this annexation effort should also include annexation of properties into the North County Lighting District where appropriate.

DevStd WW-O-2.2: At the time of discretionary approval, the County shall condition trecordation of the final map or issuance of LUPs on provision of an adequate "Can and Will Serve" letter from LCSD. *Added by Res. 01-226, 7/10/01*

Action WW-O-2.3: P&D will work with the LCSD and other applicable regulatory agencies to continue to maintain and regularly update sewer generation and capacity figures for the Laguna County Sanitation District plant.

DevStd WW-O-2.3: A "Can and Will Serve Letter" from LCSD will be found adequate for recording of maps or issuance of land use permits (including permits for development of preexisting lots) on if the letter demonstrates:

LCSD's effluent, including the effluent from the proposed project, will not exceed the discharge standards established by the Regional Water Quality Control Board;

Adequate disposal capabilities exist at the plant or through agreement with the City of Santa Maria (providing that treatment and disposal by the City does not further degrade the underlying groundwater quality) to serve the project(s); and

Existing or planned and funded transmission lines have available capacity to serve the project(s). *Added by Res. 01-226, 7/10/01*

DevStd WW-O-2.4: Prior to final inspection, adequate collection, transmission, treatment and disposal facilities to serve the development must be operational. *Added by Res. 01-226, 7/10/01*

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Policy WW-O-3: **The County shall encourage the LCSD to continue to actively pursue methods to reduce the TDS level of the influent flow entering the plant and reduce TDS levels in effluent flow.**

DevStd WW-O-3.1: All new commercial and industrial development which will contribute grease, oils, and/or chemicals to wastewater flows shall be fitted with onsite filtration consisting of charcoal filters or other methods approved by the LCSD to reduce site-specific discharge of these substances.

DevStd WW-O-3.2: In drought years (as determined by the County Water Agency) or when State Water exceeds 425mg/L TDS, the LCSD shall dispose of its effluent which is in excess of 1,000mg/L TDS to a recharge basin or other disposal option where the underlying groundwater has a TDS level in excess of the TDS level of the effluent (i.e., 1,000mg/L or greater).

Policy WW-O-4: **The County shall encourage the LCSD to use all feasible methods of water conservation and reclamation.**

Action WW-O-4.1: As the LCSD continues to pursue methods to reduce TDS levels in the District's effluent, a high priority shall be given to economically feasible methods that provide reclaimed or reused water which can be returned to the system to offset groundwater pumpage or be used for landscape irrigation.

Policy WW-O-5: **Planning and Development shall work with the LCSD to ensure that future trunk and service lines are sited and constructed consistent with Orcutt Community Plan policies.**

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H. Transportation

1. EXISTING SETTING AND ISSUES

A. Regional/OPA Setting: Regional access to the planning area is provided by U.S. Highway 101 from the east, State Route 1 from the south, and State Route 135 from the south through the center of Orcutt and continuing north through the City of Santa Maria. East-west circulation through the planning area is primarily provided by Clark Avenue and State Route 1.

State Highways

U.S. Highway 101 is a 4-lane freeway which serves as a major north-south link through the OPA and the Santa Maria Valley. Used by a significant number of local drivers as an intra-community route, it provides the principal connection between Orcutt and southern Santa Barbara County, and northward to Santa Maria, Nipomo, Five-Cities, and the City of San Luis Obispo. Access to U.S. 101 from Orcutt is provided by the Santa Maria Way and Clark Avenue interchanges. In 2008, Caltrans opened a new interchange at Union Valley Parkway, which includes diamond ramps on the west side and cloverleaf ramps on the east side of U.S. Highway 101. A full-diamond interchange may be funded in the future. *Amended by Res. 20-229, 12/15/2020*

State Route 135 is 4- to 6-lanes providing the primary north-south route through the Santa Maria and Orcutt urban area. Route 135 (Orcutt Expressway) consists of divided and undivided sections with at-grade intersections and extends from Route 1 south of Orcutt to U.S. 101 near the northern Santa Barbara County line. Route 135 is a 4-lane freeway from Route 1 to Foster Road and a 4-lane limited access expressway from Foster Road to Santa Maria Way. It is signalized with left-turn channelization at Waller Lane, Goodwin Road, Skyway Drive-Lakeview Road, and Foster Road. A full-access diamond interchange provides access between Route 135 and Clark Avenue.

State Route 1 is a 2-lane highway which diverges from Route 135 south of Orcutt and extends to the northwest serving the communities of Guadalupe, Oceano and Grover Beach. Access to Route 1 within Orcutt is by stop-sign controlled at-grade connections at Clark Avenue, Solomon Road, and Black Road.

Primary Roadways

Santa Maria Way is 4-lanes extending from Route 135 to a full-access interchange at U.S. 101 (currently stop-sign controlled). The Santa Maria Way/Bradley Road intersection is signal controlled.

Union Valley Parkway (UVP) runs east-west and is currently 2 lanes wide between Hummel Drive and Boardwalk Lane. According to both the City of Santa Maria and County Circulation Elements,

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this arterial is planned to eventually extend from the interchange at U.S. Highway 101 to State Route 1. *Amended by Res. 20-229, 12/15/2020*

Clark Avenue is an east-west roadway through Orcutt from east of U.S. Highway 101 to Route 1 on the west. This roadway provides connections to both U.S. 101 and Route 135 by full access interchanges. Clark Avenue is 4-lanes wide between U.S. 101 and California Boulevard and narrows to 2 lanes west of that point. Stop signs control the intersections at Route 1, Blosser Road, California Boulevard, Gray Avenue, and the Clark Avenue/U.S. 101 interchange, while signals control the Route 135 interchange, Orcutt Road and Bradley Road intersections.

Rice Ranch Road is 2-lanes extending west from Bradley Road to Old Town Orcutt where the roadway continues as Broadway Street. The intersections of Rice Ranch Road with both Bradley Road and Orcutt Road are stop sign controlled.

Bradley Road extends from Santa Maria Way on the north to Stubblefield Road. This road is 4-lanes wide and signalized at Santa Maria Way, Lakeview Road, Foster Road, and Clark Avenue. Four-way stop signs control the Patterson Road and Rice Ranch Road intersections.

Secondary Roadways

Lakeview Road is a 2-lane east-west arterial extending from Bradley Road to Highway 135 providing primary access to the Santa Maria Airport. The Lakeview Road/Bradley Road intersection is controlled by a 3-way signal while the Lakeview Road/Highway 135 intersection is controlled by a 4-way signal.

Foster Road is an east-west street located south of the Santa Maria Airport. Foster Road extends from Blosser Road to a point east of Bradley Road where it terminates. Foster Road is 2 lanes wide and currently signalized at Route 135 and at Bradley Road, with left-turn channelization at major cross-streets. The intersections of Foster Road at Blosser Road and California Boulevard are stop-signed controlled.

Woodmere Road is an east-west road which extends east and west of Bradley Road. The eastern segment of Woodmere Road currently terminates adjacent to U.S. 101 just east of Harmony Lane. According to the County Circulation Element, Woodmere Road may be extended from its current terminus southeasterly along the freeway and connect to Clark Avenue.

Kenneth Avenue is a two-lane street which extends north-south between Clark Avenue and Woodmere Road. This street serves primarily residential traffic and provides an indirect connection between Union Valley Parkway and Clark Avenue.

Solomon Road is a 2-lane east-west collector road which extends between Route 1 and Blosser Road. The Route 1 and Blosser Road intersections are controlled by stop signs.

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Patterson Road is 2 lanes extending east-west between Orcutt Road and a point southeast of its intersection with Bradley Road. The Patterson Road/Bradley Road intersection is controlled by a 4-way stop.

Stubblefield Road is a 2-lane roadway which serves neighborhood traffic and extends easterly from Bradley Road to Black Oak Drive. It terminates at a "T" intersection and 1-way stop at Black Oak Drive. *Amended by Res. 06-238, 07/25/2006*

Black Road is a north-south road located at the western boundary of the OPA. This 2-lane road currently serves the Tanglewood subdivision located west of the Santa Maria Airport. The Black Road/Route 1 intersection is stop sign controlled.

Blosser Road is a 2-lane north-south roadway which extends from the Santa Maria Airport to Clark Avenue. The intersections of Blosser Road at Foster Road, Solomon Road and Clark Avenue are stop-sign controlled.

California Boulevard is a 2-lane north-south street that extends from Foster Road on the north to Clark Avenue on the south. The intersections of California Boulevard at Foster Road, Foxenwood Drive, Old Mill Lane and Clark Avenue are stop-sign controlled.

Foxenwood Lane is a 2-lane north-south local frontage road which extends from Foster Road on the north to Clark Avenue on the south. Both of these intersections are controlled by stop signs.

Orcutt Road is a north-south 2-lane frontage road which extends from Goodwin Road on the north to Rice Ranch Road on the south. South of Rice Ranch Road the roadway continues as Graciosa Road and parallels Route 135. The Orcutt Road/Clark Avenue intersection is signalized.

Hummel Drive extends south from Foster Road to a point south of the UVP. A segment of Hummel Drive also extends north from Patterson Road. However, the roadway is discontinuous between UVP and Patterson Roads.

Stillwell Road is a 2-lane road which extends north and south of Clark Avenue. North of Clark Avenue the roadway extends to Oak Knoll Road, while south of Clark Avenue the roadway terminates adjacent to Chancellor Street. The intersections of Stillwell Road with Clark Avenue are controlled by stop signs.

Telephone Road is a north-south road located along the eastern boundary of the study area. This 2-lane road primarily serves agricultural uses and the Lake Marie Estates.

"Rodeo Drive" is an unnamed public frontage road located on the east side of U.S. Highway 101. It extends approximately 4,000-feet south from the Santa Maria Way/U.S. 101 interchange to a private

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drive known as Morningside Drive. Rodeo Drive is a 2-lane road that serves lands to the east of U.S. Highway 101 and Key Site 33. *Amended by Res. 20-229, 12/15/2020*

B. Existing Levels of Service

The primary factor influencing efficiency of operation of a roadway system is the adequacy of intersection design and operation. Operating conditions are described by level-of-service (LOS), which is derived by comparing traffic volumes with roadway capacity. LOS A represents the best traffic operation, while LOS F represents the worst. Generally LOS C is considered the minimal level desired. The six LOS categories are described in Table 31.

Table 31
Level of Service Definitions

LOS	Definition
A	Free unobstructed flow, no delays; signal phases able to handle approaching vehicles.
B	Stable flow, little delay, few phases unable to handle approaching vehicles.
C	Stable flow, low to moderate delays, full use of peak direction signal phases.
D	Approaching unstable flow, moderate to heavy delays, significant signal time deficiencies experienced for short durations during peak traffic period.
E	Unstable flow, significant delays, signal phase timing is generally insufficient, extended congestion during peak period.
F	Forced flow, low travel speeds and volumes well above capacity.

Most of the 20 major intersections in the OPA operate at LOS C or better during the P.M. peak hour (Table 32). The Foster Road/Route 135 intersection is, however, currently operating at LOS F during the P.M. peak hour.

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Table 32
Existing Intersection Levels of Service - P.M. Peak Hour

Intersection	Control	V/C / LOS
1. Waller Ln/SR 135	Signal	0.47/A
2. Skyway Dr-Lakeview Rd/SR 135	Signal	0.73/C
3. Lakeview Rd/Bradley Rd	Signal	0.68/B
4. Santa Maria Way/Bradley Rd	Signal	0.68/B
5. Foster Rd/California Blvd[a]	1-Way Stop	1.0 sec./A
6. Foster Rd/State Route 135	Signal	**1.02/F**
7. Foster Rd/Bradley Rd	Signal	0.49/A
8. Patterson Rd/Bradley Rd	4-Way Stop	0.66/B
9. Clark Ave/SR 1[a]	2-Way Stop	2.3 sec./A
10. Clark Ave/Blosser Rd[a]	1-Way Stop	5.2 sec./B
11. Clark Ave/California Blvd	4-Way Stop	0.26/A
12. Clark Ave/SR 135 SB Ramps	Signal	0.43/A
13. Clark Ave/SR 135 NB Ramps	Signal	0.35/A
14. Clark Ave/Orcutt Rd	Signal	0.50/A
15. Clark Ave/Bradley Rd	Signal	0.61/B
16. Clark Ave/Stillwell Rd[a]	2-Way Stop	9.7 sec./B
17. Clark Ave/U.S. 101 SB Ramps[a]	1-Way Stop	1.8 sec./A
18. Clark Ave/U.S. 101 NB Ramps[a]	1-Way Stop	2.2 sec./A
19. Rice Ranch Rd/Orcutt Rd[a]	2-Way Stop	2.5 sec./A
20. Rice Ranch Rd/Bradley Rd	4-Way Stop	0.23/A

[a] V/C ratio not applicable. LOS based on delay.

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C. Alternative Transportation Modes:

Transit Facilities: Three transit services are provided within the OPA by Santa Maria Area Transit (SMAT). The largest is the fixed route service for the general public which provides service along most primary and secondary roadways in the OPA. The second largest is demand response which provides door-to-door service for eligible elderly and disabled persons. The third and smallest service, related to demand response, is the special health bus which transports north county residents to medical facilities in the Santa Barbara/Goleta area.

Carpooling: Approximately 17% of Orcutt's commuting workers carpool, largely due to long commute distances. Two developed park-and-ride lots currently exist near the north-bound and south-bound ramps of Highway 135 and Clark Avenue. Several park-and-ride locations have developed informally adjacent to the U.S. Highway 101 interchange at Clark Avenue, evidencing the need for these type of facilities. As population levels increase in the OPA, demand for additional park-and-ride facilities will increase throughout Orcutt.

Existing Bikeways System: There are currently 9.6 miles of public bikeways in the OPA. Class II (separated on-street) lanes are located along Bradley Road between Lakeview Road and Rice Ranch Road; along Lakeview Road between Route 135 and Bradley Road; along Clark Avenue between Telephone Road and Route 135; along Rice Ranch Road between Bradley Road and Orcutt Road; and along portions of Orcutt Road between Clark Avenue and Lakeview Road. Class III routes (right-of-way designated by signs and markings and shared with motorists) are designated along Foster Road between Route 135 and Blosser Road; however, no signs indicate the route. Currently, there is no direct north-south bikeway link between the residential areas in Orcutt and the employment and shopping centers in Santa Maria. The planning area also lacks contiguous east-west bikeway links.

The shortcomings of the existing bikeway network decrease its utility as a commuting option and recreational resource. The Class II Bike Lane along Orcutt Road has an incomplete section between Foster Road and Mooncrest Lane. Two of the Class II Bike Lanes (along Bradley Road and Clark Avenue) are located on roadways that experience a high volume of traffic. Although bicyclists have their own lane, they may perceive travel along these roads as dangerous, and the lanes may be under-utilized as a result. Limited access to these bike lanes/routes also decrease their utilization. The Bradley Road facility provides north/south access for only the eastern section of the planning area. Although the Clark Avenue and Rice Ranch Road bike lanes provide east/west travel through the southernmost portions of the OPA, they do not extend west of Highway 135. Additionally, the unmarked Class III Bike Route along Foster Road does not provide a useful connection between any origin or destination as it travels through a sparsely developed area and terminates at a eucalyptus grove in the west and at Highway 135 in the east.

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2. CIRCULATION ELEMENT

Policy A of the Santa Barbara County Comprehensive Plan Circulation Element states that:

> "The roadway classifications, intersection levels of service, and capacity levels adopted in this Element shall apply to all roadways and intersections within the unincorporated area of the County, with the exception of those roadways and intersections located within an area included in an adopted community or area plan. Roadway classifications, intersection levels of service, and capacity levels adopted as part of any community or area plan subsequent to the adoption of this Element shall supersede any standards included as part of this Element."

This section of the OCP updates the roadway classifications and project consistency standards of the County's Circulation Element for the community of Orcutt. In so doing, this Community Plan identifies a new system of roadway classifications and project consistency standards which supersede the prior classifications and standards of the Circulation Element for Orcutt.

A. Definitions:

Acceptable Capacity: The maximum number of Average Daily Trips (ADTs) that are acceptable for the normal operation of a given roadway. As defined by this Community Plan, the Acceptable Capacity for a given roadway is based upon its roadway classification and the acceptable level of service for that roadway. The acceptable level of service for roadways and intersections in the Orcutt Planning Area is Level of Service C. The minimum LOS shall be "D" or better for the following roadway segments and intersections:

- The Foster Road and Highway 135 intersection;
- The Lakeview Road and Skyway Drive intersection;
- Stillwell Road;
- Lakeview Road;
- All the Clark Avenue roadway segments and intersections between Blosser Road on the west and Foxenwood Lane on the east (Old Town).

Estimated Future Level of Service: For a given intersection, the County accepted LOS is based on projections from the Orcutt Traffic Model (near-term scenario) or on existing traffic levels combined with traffic to be generated by approved but not yet occupied projects as referenced by the public draft environmental documents for the development project under review. The Estimated Future Level of Service must consider all funded but not yet constructed improvements that are planned for completion prior to the project's occupancy. This includes mitigation from projects that have been approved by the Planning Commission or Board of Supervisors but have not yet been constructed.

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Estimated Future Volume: For a given roadway segment, the most recent County accepted projections based upon the Orcutt Traffic Model or a count of Average Daily Trips (ADTs) plus any ADTs associated with approved projects that are not yet occupied as referenced in the public draft environmental document for the development project under review.

Design Capacity: The maximum number of ADTs that a given roadway can accommodate, based upon roadway design as determined by the County Public Works Department. Design Capacity usually equates to LOS E/F.

B. Roadway Classification System:

The Orcutt roadway classification system (Table 33) is divided into two main designations: Primary and Secondary roadways. Each of these main designations is further subdivided into three subclasses, dependent upon roadway size, function, and surrounding uses. Primary roadways serve mainly as principal access routes to major shopping areas, employment and community centers, and often carry a large percentage of through traffic (Table 34). Secondary roadways are two lane roads designed to provide principal access to residential areas or to connect streets of higher classifications to permit adequate traffic circulation. Such roadways may be fronted by a mixture of uses and generally carry a lower percentage of through traffic than primaries. Figure 24 is the OPA circulation map.

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Table 33

Orcutt Street Classifications

Class P-1	US Highway 101
	State Route 1
	State Route 135
Class P-2	Santa Maria Way
	Union Valley Parkway (State Route 1 to US Hwy 101)
	Clark Avenue (State Route 135 to east of US Hwy 101)
	"E" Street
Class P-3	Clark Avenue (State Route 135 to State Route 1)
	Bradley Road
	College Drive
	Broadway Street
	Rice Ranch Road
Class S-1	Lakeview Road
	Foster Road
	Solomon Road
	Black Road
	Graciosa Road
	Telephone Road
	Blosser Road
	Rodeo Drive
Class S-2	Patterson Road
	Orcutt Road
	California Boulevard
	Foxenwood Lane
Class S-3	Woodmere Road
	Hummel Drive
	Kenneth Avenue
	Stillwell Road
	Stubblefield
	Foxenwood Drive

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Table 34
Definitions Of Roadway Classifications

Classification	Purpose and Design Factors	Design Capacity		LOS C Threshold[1]	
		2 Lane	4 Lane	2 Lane	4 Lane
Primary 1	Roadways designed to serve primarily non-residential development. Roadways would have a minimum of 12-foot wide lanes with shoulders and few curb cuts. Signals would be spaced at 1 mile or more intervals.	19,990	47,800	15,900	38,200
Primary 2	Roadways which serve a high proportion of non-residential development with some residential lots and few or no driveway curb cuts. Lane widths are a minimum of 12 feet with well spaced curb cuts. Signals intervals at a minimum of 1/2 mile.	17,900	42,500	14,300	34,000
Primary 3	Roadways designed to serve non-residential development and residential development. More frequent driveways are acceptable. Potential signal intervals of 1/2-1/4 mile.	15,700	37,700	12,500	30,100
Secondary 1	Roadways designed to primarily serve non-residential development and large lot residential development with well spaced driveways. Roadways would be 2 lanes with infrequent driveways. Signal would generally occur at intersections with primary roads.	11,600	NA	9,300	NA
Secondary 2	Roadways designed to serve residential and non-residential land uses. Roadways would be 2 lanes with close to moderately spaced driveways.	9,100	NA	7,300	NA
Secondary 3	Roadways designed to primarily serve residential with small to medium lots. Roadways are 2 lanes with more frequent driveways.	7,900	NA	6,300	NA

[1] Defined as 80% of Design Capacity.
Source: Santa Barbara County Public Works, Transportation Division.

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- INTERCHANGE
- FREEWAY
- EXPRESSWAY
- P2
- P3
- S1
- S2
- S3
- ORCUTT COMMUNITY PLAN BOUNDARY

ORCUTT COMMUNITY PLAN CIRCULATION

Adopted by Santa Barbara County Board of Supervisors
on July 22, 1997 by Resolution No. 97-315.
Updated 12/23/20

December 23, 2020 AR14MAPS/Orcut1/ORC_CIRC_W10.dwg

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C. Standards For Determination of Project Consistency:

Purpose: This section defines intersection and roadway standards in terms of level of service, provides methodology for determining project consistency with these standards, and defines how the roadway and intersection standards will be applied in making findings of project consistency with this Community Plan. The intent of this section is to ensure that roadways and intersections in the Planning Area continue to operate at acceptable levels.

Consistency Standards for Primary Roadways (P-1 through P-3)

1) *For Primary roadway segments, a project is considered consistent with this section of the Community Plan where the Estimated Future Volume does not exceed the Acceptable Capacity.*

2) *For Primary roadway segments where the Estimated Future Volume exceeds the Acceptable Capacity, a project is considered consistent with this section of the Community Plan if: 1) intersections affected by traffic assigned from the project operate at or above minimum level of service standards, or 2) if the project provides a contribution toward an alternative transportation project (as identified in the OTIP) that is deemed to offset the effects of project-generated traffic.*

Consistency Standards for Secondary Roadways (S-1 through S-3)

3) *For Secondary roadway segments where the Estimated Future Volume does not exceed the Acceptable Capacity, a project is consistent with this section of the Community Plan. However, county decision-makers may impose additional mitigation measures (i.e., traffic calming, alternative transportation, etc.) based upon project impacts and specific road segment characteristics (i.e., site distance, school proximity, parking driveways, roadway width, safety, vehicle speed, etc.).*

4) *For Secondary roadway segments where the Estimated Future Volume exceeds the Acceptable Capacity, a project is consistent with this section of the Community Plan if: 1) the project generates 100 ADT or less, or 2) if the project provides a contribution toward an alternative transportation project (as identified in the OTIP) that is deemed to offset the effects of project-generated traffic.*

Signalized Intersection Consistency Standards

Intersection capacity is stated in terms of the proportion of the volume of traffic carried (V) to its design capacity (C); with a volume to capacity ratio (V/C) of 1.00 equal to LOS F, a V/C ratio of .90 equal to LOS E, on down to a V/C ratio of .70 equal to LOS C and a V/C ratio of .50 equal to LOS A.

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1) *Projects contributing Peak Hour Trips to intersections that operate at an Estimated Future Level of Service A shall be found consistent with this section of the Community Plan unless the project results in a change in V/C ratio greater than 0.20.*

   - *For intersections operating at an Estimated Future Level of Service B, no project shall result in a change in V/C ratio greater than 0.15.*
   - *For intersections operating at an Estimated Future Level of Service C, no project shall result in a change of V/C ratio greater than 0.10.*
   - *For intersections operating at an Estimated Future Level of Service D, no project shall result in a change of V/C ratio greater than 0.03.*
   - *For intersections operating at an Estimated Future Level of Service E, no project shall result in a change of V/C ratio greater than 0.02.*
   - *For intersections operating at an Estimated Future Level of Service F, no project shall result in a change of V/C ratio greater than 0.01.*

2) *Where a project's traffic contribution does result in a measurable change in V/C ratio and also results in a finding of inconsistency with the above intersection standards, intersection improvements that are sufficient to offset project changes in V/C ratio, in excess of the applicable intersection standards above, shall be required in order to make a finding of consistency with the Community Plan.*

3) *These intersection standards shall also apply to projects which generate Peak Hour Trips to intersections within incorporated cities that are operating at levels of service worse than those allowed by the city's Circulation Element.*

Unsignalized Intersection Consistency Standards

1) *Projects contributing peak hour trips to unsignalized intersections that operate at an Estimated Future Level of Service A shall be found consistent with this section of the Community Plan unless the project results in a change of two levels of service or an equivalent amount of delay.*

2) *Projects contributing peak hour trips to intersections that operate better than Estimated Future Level of Service C shall be found consistent with this section of the Community Plan.*

3) *Unsignalized intersections that do not trigger traffic signal warrant criteria shall be found consistent with this section of the Community Plan.*

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Special Standards for Projects Involving Comprehensive Plan Amendments

1) *Comprehensive Plan Amendments submitted by private applicants that propose changes in land use designation on any given parcel in the planning area shall be required to demonstrate that the proposed change in land use would not potentially result in traffic levels higher than those anticipated for that parcel by the Community Plan and its associated environmental documents. If higher traffic levels could potentially result from such an amendment, then the following findings must be made by the Board of Supervisors to approve the amendment:*

   - *The increase is not large enough to cause the affected roadways and/or intersections to exceed their designated acceptable capacity levels at buildout of the Community Plan, or*

   - *Road improvements included as part of the project description are consistent with the Community Plan and are adequate to fully offset the identified potential increase in traffic, or*

   - *Alternative transportation improvements included as part of the project description, that are consistent with the Community Plan, have a reasonable relationship to the project, and substantially enhance the alternative transportation system consistent with the OTIP.*

Exemptions

Roadway and Intersection standards stated above shall not apply to:

1) *Land use permits if the Zoning Administrator/Planning Commission/Board of Supervisors has taken final action on a valid prerequisite discretionary approval (e.g., FDP, CUP) and a finding of Comprehensive Plan consistency was made at the time of approval, and no substantial change has occurred in the project.*

2) *Projects which contain a minimum of 50% of the units in price ranges affordable to persons of low or moderate income, consistent with the policies of the County's Housing Element.*

3) *The accessory use portion of mixed-use projects. This exemption shall apply only to a project where the accessory use portion is no greater than 5,000 square feet in size and where the mixed-use accommodates alternative transportation and is likely to substantially reduce single occupancy vehicle trips.*

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3. PLANNING ISSUES

The community of Orcutt has one of the worst ratios of jobs to housing in the county (Jobs Housing Study; Santa Barbara County Association of Governments, 1995). As a result of the low employment base and lack of commercial development in Orcutt, most residents leave the community for work and/or shopping. Vehicle miles travelled are high for local residents commuting south to Lompoc, Santa Ynez, Goleta, and Santa Barbara, as well as north to Santa Maria and San Luis Obispo County. In addition, use of alternative travel modes for work related commutes is low in the Orcutt-Santa Maria area, with just 2.3% walking, 1% using bicycles, and 0.35% using public transit (1990 Census).

A primary goal of the OCP is to complete the roadway system: providing through-links where needed, providing new or extended roads in areas expecting significant additional growth, and identifying ways alternative transportation can reduce congestion and overall vehicle miles. The OCP addresses these needs through the OTIP, the Bikeways Plan, and development standards which call for additional bus turnouts, connecting pathways between residential developments and commercial centers, additional park-n-ride lots, and traffic calming methods to reduce circulation impacts. The urban trails component of the Parks, Recreation and Trails section can also help reduce car trips by providing a safe way for residents to walk without having to compete with cars.

A. Orcutt Transportation Improvement Plan

The Orcutt Transportation Improvement Plan (OTIP) includes long-term improvements to roadways, intersections, and alternative transportation facilities intended to provide acceptable levels of service within the planning area. These improvements were developed using the results of the traffic and circulation analysis and Orcutt Traffic Model completed for the OCP. Bicycle, transit, and "traffic calming" measures are also included in the OTIP. Since market factors and land use changes can significantly influence the need for and timing of construction of improvements identified for the buildout scenario (15-20 years), the OTIP Transportation Impact Fee is calculated on the costs associated with funding and implementing 10-year improvements. The OCP includes policies directing County Public Works to update the OTIP as necessary (e.g., every 2-3 years) to account for capital improvement changes. The following section summarizes the 10-year intersection and roadway improvements identified in the OTIP. (The OTIP is adopted with, but found under separate cover from, the OCP).

Intersection Improvements (10-year): Existing, 10-year, and buildout traffic volumes and corresponding levels of service at the 20 critical intersections evaluated in the Orcutt Traffic Model are shown in Table 35. Level of service projections for the 10-year scenario assume completion of the funded and unfunded roadway improvements described in the OTIP.

Foster Road/State Route 135: This intersection is forecast to operate at LOS D (V/C 0.82) with 10-year traffic volumes. In order to achieve LOS C, additional lanes would be required on Route 135.

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As outlined in the City of Santa Maria Circulation Element, State Route 135 will be widened to 6 lanes from Union Valley Parkway to Betteravia Road, including one additional northbound and southbound thru-lane at Foster Road/State Route 135. With this improvement, the Foster Road/State Route 135 intersection would operate at LOS B (V/C 0.61) under the 10-year traffic scenario.

Patterson Road/Bradley Road: 10-year traffic volumes indicate that traffic signals will be required at this location. Installation of traffic signals would provide for LOS A (V/C 0.47).

Clark Avenue/U.S. 101 SB Ramps: This unsignalized intersection is forecast to operate in the LOS E range with 10-year traffic. Installation of traffic signals and minor widening to align the on- and off-ramps will provide for LOS B (V/C 0.67).

Clark Avenue/U.S. 101 NB Ramps: This unsignalized intersection is forecast to operate in the LOS F range with 10-year traffic. Installation of traffic signals and minor widening to align the on- and off-ramps will provide for LOS C (V/C 0.76).

Skyway Drive-Lakeview Road/State Route 135: This intersection is forecast to operate at LOS C (V/C 0.83) with 10-year traffic volumes. As outlined in the City of Santa Maria Circulation Element, State Route 135 will be widened to 6 lanes north of Union Valley Parkway. With this improvement, the intersection will operate at LOS C (V/C 0.72) with 1-year traffic volumes.

Signalization Projects: In addition to the traffic signal improvements identified above, the OTIP includes funding for signalizing up to 5 additional intersections in the OPA in the 10-year scenario. Additional signals may be required at intersections along Clark Avenue, Bradley Road, and other primary arterials in the planning area.

Roadway Improvements (10-Year): Existing, 10-year, and buildout ADT volume forecasts for the primary and secondary roadway segments serving the OPA are provided in Table 36 and depicted in Figure 25 (10-year Roadway Volumes) and Figure 26 (Buildout Roadway Volumes). The following text identifies the roadway improvements that would be required to accommodate traffic generated under the 10-year scenario.

Union Valley Parkway: Likely construction of a full-diamond interchange at U.S. 101, extend UVP west across SR 135 to California Boulevard. Signalization would occur at UVP/Bradley Road and UVP/SR 135. Completion of this segment of UVP as a 2-lane facility will significantly decrease traffic volumes on north Bradley Road, sections of Lakeview Road, Foster Road, and the northern end of California Boulevard.

State Route 135: As outlined in the City of Santa Maria Circulation Element, SR 135 will be widened from Betteravia Road to Union Valley Parkway. This widening project will enhance intersection levels of service at intersections along SR 135 by providing increased capacity.

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Hummel Drive: Complete the Hummel Drive missing link between UVP and Patterson Road.

Stillwell Road/Bradley Road Extension: Construction of a through public road from the end of Stillwell Road to Bradley Road through Key Sites 5, 6, 7, and 12. This roadway extension would carry between 1,200 and 1,500 ADT and serve existing residential neighborhoods and approximately 1,110 new residential units. The roadway extension will also provide options for school bus routes, trash collection, and emergency vehicle access that will benefit the residents of the area.

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Table 35
10-Year and Buildout Intersection Levels of Service - P.M. Peak Hour

Intersection	V/C/LOS				
	Existing	10-Year	10-Year/ Mitigated	Buildout	Buildout/ Mitigated
1. Waller Ln/SR 135	0.47/A	0.54/A	N/A	0.75/C	N/A
2. Skyway Dr-Lakeview Rd/SR 135	0.73/C	**0.83/D**	.72/C	**0.94/E**	0.75/C
3. Lakeview Rd/Bradley Rd	0.68/B	0.61/B	N/A	0.78/C	N/A
4. Santa Maria Way/Bradley Rd	0.68/B	0.44/A	N/A	**0.85/D**	0.70/B
5. Foster Rd/California Blvd[a]	1.0 sec/A	3.9 sec./A	N/A	3.7 sec./A	N/A
6. Foster Rd/State Route 135	0.76/C	**0.82/D**	0.61/B	**0.87/D**	0.69/B
7. Foster Rd/Bradley Rd	0.49/A	0.42/A	N/A	0.44/A	N/A
8. Patterson Rd/Bradley Rd	0.66/B	0.79/C	.47/A	**0.90/D**	0.56/A
9. Clark Ave/SR 1[a]	2.3 sec/A	3.7 sec./A	N/A	8.0 sec./B	N/A
10. Clark Ave/Blosser Rd[a]	5.2 sec./B	5.9 sec./B	N/A	14.8 sec./C	N/A
11. Clark Ave/California Blvd	0.26/A	0.38/A	N/A	**1.01/F**	0.76/B
12. Clark Ave/SR 135 SB Ramps	0.43/A	0.49/A	N/A	0.68/B	N/A
13. Clark Ave/SR 135 NB Ramps	0.35/A	0.57/A	N/A	0.72/C	N/A
14. Clark Ave/Orcutt Rd	0.50/A	0.64/B	N/A	0.70/B	N/A
15. Clark Ave/Bradley Rd[d]	0.61/B	0.77/C	.77/C	**0.92/E**	0.78/C
16. Clark Ave/Stillwell Rd[b]	9.7 sec./B	.36/A	N/A	**NA/F[c]**	0.67/B
17. Clark Ave/U.S. 101 SB Ramps[a]	1.8 sec./A	17.1 sec./C	.71/C	**NA/F[c]**	0.76/B
18. Clark Ave/U.S. 101 NB Ramps[a]	2.2 sec./A	**NA/F[c]**	0.76/C	**NA/F[c]**	0.75/C
19. Rice Ranch Rd/Orcutt Rd[a]	2.5 sec./A	11.9 sec./C	N/A	11.2 sec./C	N/A
20. Rice Ranch Rd/Bradley Rd	0.23/A	0.37/A	N/A	0.47/A	N/A
21. Union Valley Parkway/SR135	N/A	0.77/C	N/A	N/A	N/A

[a] V/C ratio not applicable. LOS based on delay.
[b] Existing LOS based on stop signs, 10-year LOS assumes signals planned by end of 1997.
[c] Volumes exceed capacity. Delay value meaningless.
[d] LT phasing does not change V/C ratio.
Bolded-Underlined values exceed LOS C.

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Table 36
Roadway ADT Volumes, 10-Year & Buildout

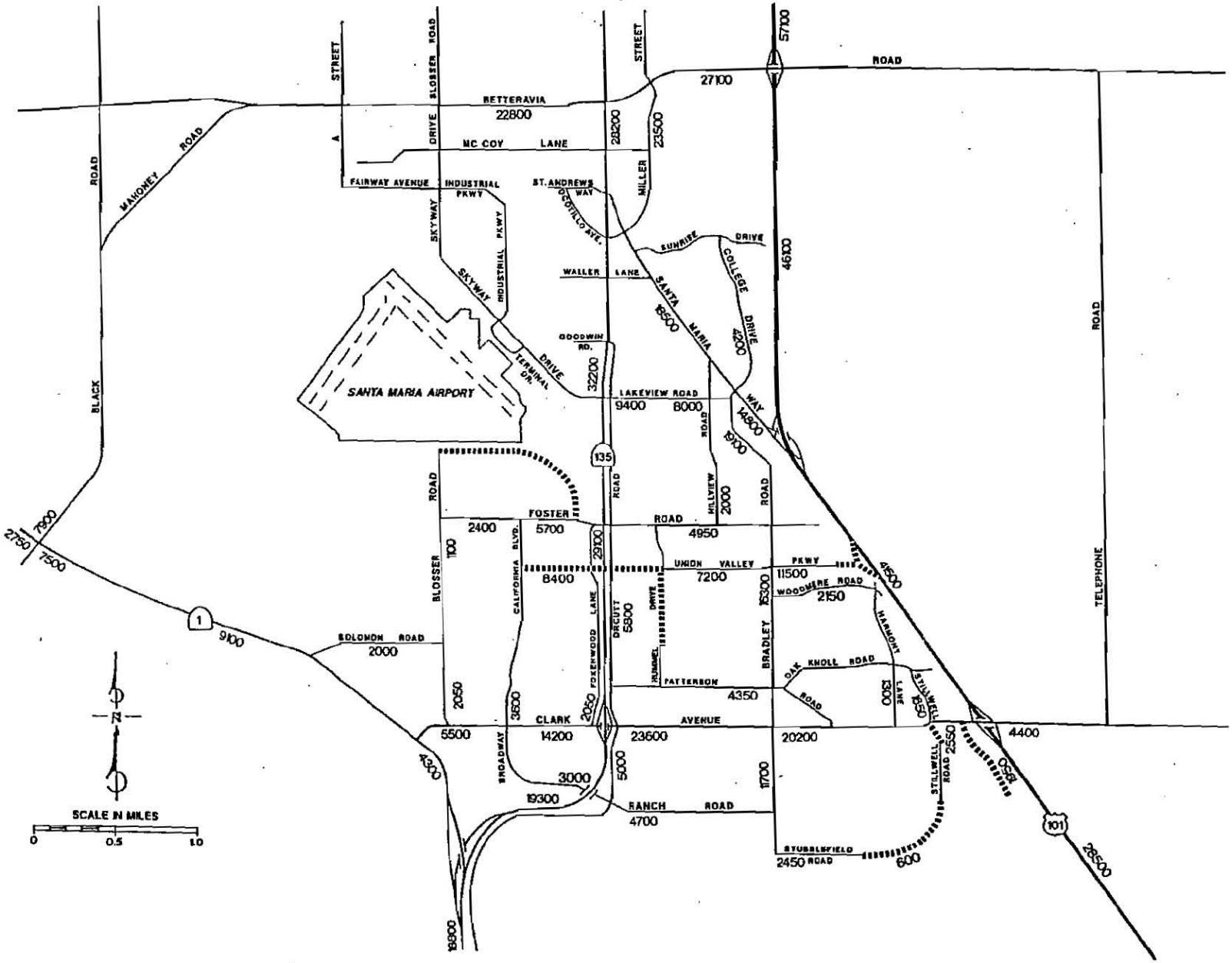
CLASS	Roadway Segment	ADT			LOS C Threshold	Design Capacity
		1995	10-year	Buildout		
P-2	Santa Maria Way n/o Bradley Road	13,500	18,600	26,200	34,000	42,480
P-2	Santa Maria Way s/o Bradley Road	13,600	15,700	18,300	34,000	42,480
P-2	U.V.P. e/o Bradley Road	1,500	12,000	17,100	14,300	17,900
P-2	U.V.P. e/o SR 135	800	7,700	15,400	14,300	17,900
P-2	U.V.P. w/o SR 135	NA	8,000	18,500	14,300	17,900
P-2	Clark Ave. e/o Orcutt Rd.	15,800	18,400	28,600	34,000	42,480
P-2	Clark Ave. e/o Bradley Rd.	17,600	19,500	27,500	34,000	42,480
P-3	College Drive n/o Santa Maria Way	3,900	4,200	19,400	30,100	37,680
P-3	Bradley Rd. s/o Lakeview Rd.	23,300	20,600	22,900	30,100	37,680
P-3	Bradley Rd. s/o U.V.P.	13,700	17,400	18,900	30,100	37,680
P-3	Bradley Rd. n/o Rice Ranch Rd.	8,450	13,100	14,900	30,100	37,680
P-3	Clark Ave. w/o Blosser Rd.	2,800	4,250	9,500	12,500	15,700
P-3	Clark Ave. w/o Foxenwood Ln.	9,900	14,100	20,700	30,100	37,680
P-3	Clark Ave. e/o US 101	3,250	4,250	5,400	12,500	15,700
P-3	Rice Ranch Rd. e/o Orcutt Rd.	2,600	5,900	6,400	12,500	15,700
S-1	Black Rd. n/o Route 1	2,900	4,600	7,200	9,300	11,600
S-1	Lakeview Rd. e/o Orcutt Rd.	10,200	10,300	11,700	9,300	11,600
S-1	Lakeview Rd. w/o Hillview	9,100	9,000	9,400	9,300	11,600
S-1	Foster Rd. w/o California Blvd.	2,200	2,050	1,800	9,300	11,600
S-1	Foster Rd. e/o California Blvd.	6,500	5,500	4,500	9,300	11,600
S-1	Foster Rd. w/o Bradley Rd.	7,400	6,700	6,000	9,300	11,600
S-1	Solomon Rd. w/o Blosser Rd.	900	1,100	2,150	9,300	11,600
S-2	Patterson Rd. w/o Bradley Rd.	3,850	4,250	1,200	7,300	9,100
S-2	Blosser Rd. s/o Foster Rd.	2,600	4,100	3,400	7,300	9,100
S-2	Blosser Rd. n/o Calrk Ave.	1,300	2,600	4,000	7,300	9,100
S-2	California Blvd. n/o Clark Ave.	3,250	3,650	6,600	7,300	9,100
S-2	Orcutt Rd. s/o U.V.P.	4,500	6,900	6,000	7,300	9,100
S-2	Orcutt Rd. s/o Clark Ave.	4,450	6,300	4,750	7,300	9,100
S-3	Foxenwood Ln. n/o Clark Ave.	2,200	2,400	2,200	6,300	7,900
S-3	Hillview Rd. n/o Foster Rd.	1,700	1,800	2,100	6,300	7,900

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CLASS	Roadway Segment	ADT			LOS C Threshold	Design Capacity
		1995	10-year	Buildout		
S-3	Still Rd. n/o Clark Ave.	1,500	1,650	1,800	6,300	7,900
S-3	Stillwell Rd. s/o Clark Ave.	1,200	2,350	6,600	6,300	7,900
S-3	Stubblefield Rd. e/o Bradley Rd.	1,100	1,150	3,200	6,300	7,900

Bolded roadways exceed LOS C

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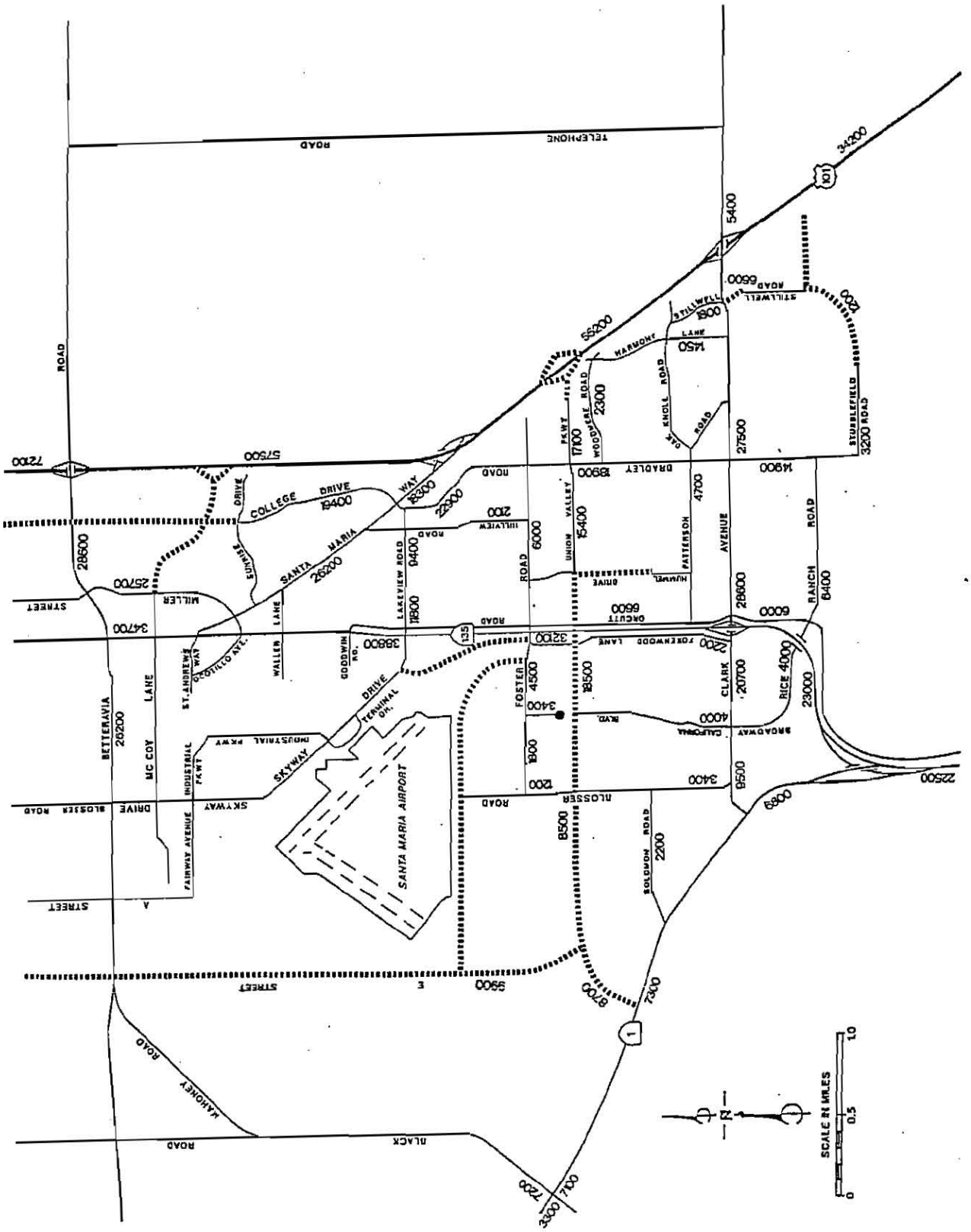


ASSOCIATED TRANSPORTATION ENGINEERS

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10-YEAR ADT FORECASTS

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BUILDOUT ADT FORECASTS

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Figure 22

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B. Bikeways Plan:

The expanded bikeways system for the OPA, as shown in Figure 23, includes new Class I bikeways adjacent to UVP, Orcutt Creek, and U.S. 101. Additional Class II lanes will be provided on several roadways including Hummel Drive, California Boulevard, Foxenwood Road, and Blosser Road. The primary intent of this system is to provide a comprehensive system that will link-up with the City of Santa Maria's future bikeway system and provide contiguous east/west paths across the planning area as well as north/south links between commercial and employment centers in Santa Maria and residential areas in Orcutt. For commuters, this expanded system will offer safe routes for bicycle travel between residential areas, schools, employment and commercial locations, and intermodal transfer points (Park & Ride Sites). Additionally, the network will serve as a recreational amenity and will be easily accessible to residents throughout the Orcutt area.

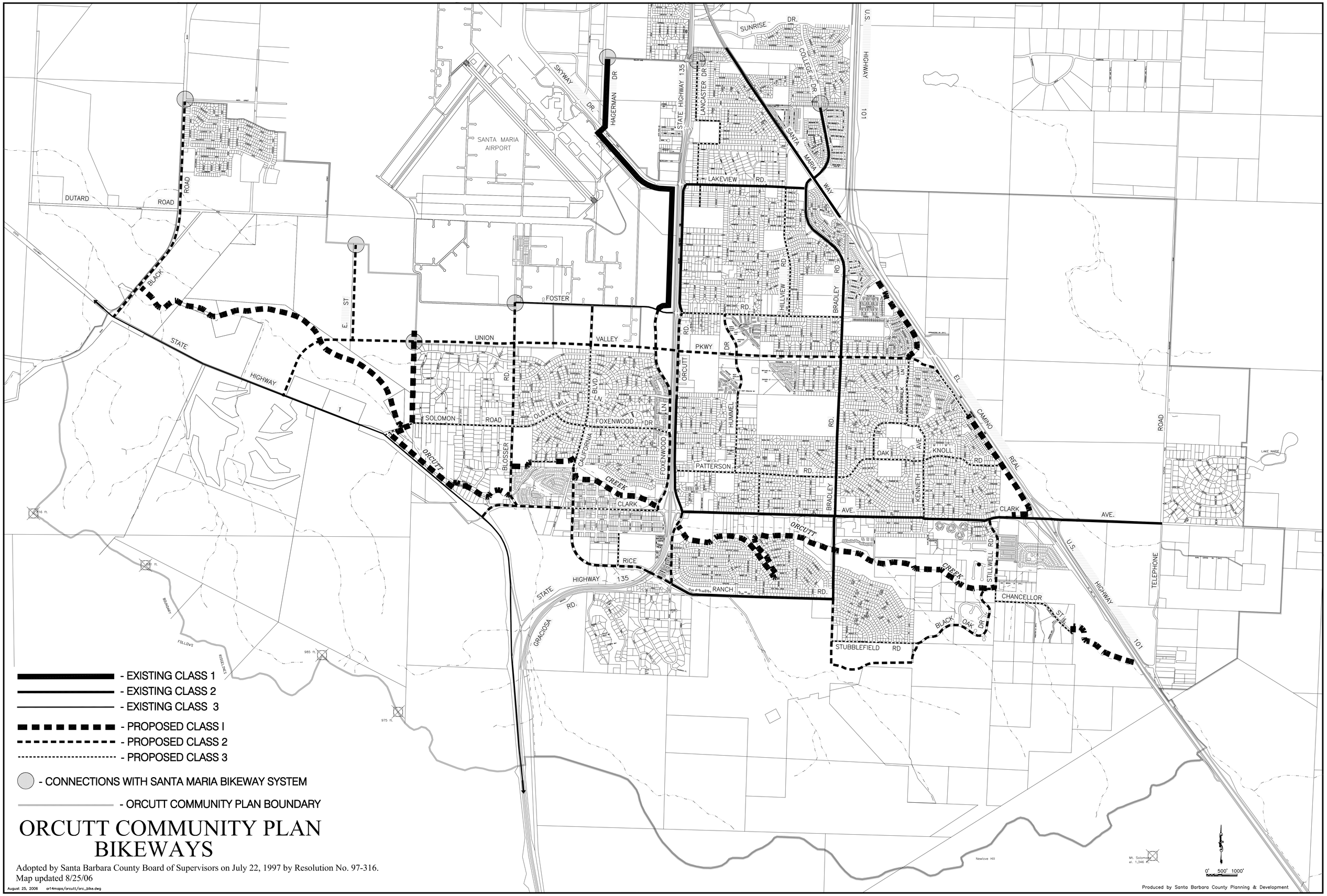
Dedicated bike paths in the OPA fall into three categories:

Class I Bike path (Off-road Path): A completely separated facility for use by bicyclists. It consists of a paved two-way bike lane having a minimum width of 8 feet. An adjacent graded area no less than 2 feet wide is provided on both sides of the paved area to accommodate some pedestrian use. Pathways closer than 5 feet from the edge of a traveled way must include a physical barrier to prevent users from encroaching onto motor vehicle lanes.

Class II Bike path (On-road Bike path): A separate lane for use by bicyclists which is established within the paved area of a road. Stripes painted on the pavement delineate separate areas to be used by bicyclists or motorists. In addition, bike lane signs and pavement markings provide for an orderly flow of traffic and reduce the risk of bicycle/motorist collisions resulting from confusion about where cyclists will be. Class II bike paths are exclusively one-way facilities. On-street parking is sometimes permitted within Class II Bike paths.

Class III Bike path (Sign Designated, On-Road Bike path): The purpose of these routes is to provide continuity to the network. They are located along through streets which are not served by Class I or Class II Bike paths and are established by the placement of bike path signs along the roadways which they follow. The routes are shared with motor vehicles on the street, or with pedestrians on sidewalks.

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ORCUTT COMMUNITY PLAN BIKEWAYS

Adopted by Santa Barbara County Board of Supervisors on July 22, 1997 by Resolution No. 97-316.
Map updated 8/25/06

August 25, 2006 ort4maps/orcutt/orc_bike.dwg

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4. TRANSPORTATION POLICIES AND DEVELOPMENT STANDARDS

Policy CIRC-O-1: **The County shall adopt and implement an Orcutt Transportation Improvement Plan (OTIP) which includes long-term improvements to roadways and alternative transportation facilities targeted to provide for acceptable levels of service on roadways and intersections within the planning area. The OTIP shall be an integrated Plan for capital improvements of roads and intersections as well as alternative transportation facilities. The OTIP shall contain a list of transportation projects to be undertaken and include projected costs for each funded and unfunded improvement. The County shall also revise the Transportation Impact Fee based upon the projected cost of transportation system improvements identified in the OTIP.**

Action CIRC-O-1.1: Future circulation improvements may include construction of missing street segments, roadway widening, intersection improvements, completion of the Union Valley Parkway, transit, and alternative modes of transportation (e.g., bikeways and pedestrian paths).

Action CIRC-O-1.2: The OTIP shall be updated by the Public Works Department, in consultation with P&D, and presented to the Board of Supervisors for review no less than once every three years. At such time, the Transportation Impact Fees will be re-evaluated and modified as necessary to account for any changes to the OTIP. *(Amended by Res. 01-226, 7/10/2001)*

Action CIRC-O-1.3: As part of each OTIP update, the Public Works Department shall submit current traffic count and intersection level of service data to the Planning Commission and Board of Supervisors. In addition, every 18 months the Public Works Department will present the Board of Supervisors with a report on significant development projects that are under construction and a summary of related, current traffic count and intersection levels of service, and OTIP projects which are scheduled for or under construction. *(Amended by Res. 01-226, 7/10/2001)*

Policy CIRC-O-2: **The County shall serve to provide an efficient and safe circulation system to accommodate future growth in Orcutt. The County will use its best efforts to coordinate the timing of**

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roadway, intersection and other transportation improvements with the completion of the development projects that the improvements are intended to serve. *(Amended by Res. 01-226, 7/10/2001)*

Action CIRC-O-2.1: The County should acquire right-of-way for 4-lanes along Union Valley Parkway between Blosser Road and Highway 1. The two lanes required to accommodate Buildout ADT's (8,500 - 8,700 ADT) on UVP west of Blosser should be constructed along the northern right-of-way boundary to provide access to residential and commercial uses associated with Key Site 22. The undeveloped right-of-way to the south should be landscaped with drought-tolerant and/or native vegetation until such time as 4-lanes are required for UVP.

DevStd CIRC-O-2.2: The developer of the U.S. Highway 101 Highway/Union Valley Parkway Road Connection, Case No. 18GPA-00000-00001, shown on the Orcutt Community Plan Circulation Map, Figure 24 – CIRC-6, above, shall accept and implement the adopted Mitigation Monitoring and Reporting Program, Case No. 19NGD-00000-00013, throughout the project development process, as well as any mitigation required by additional site-specific CEQA analysis, as applicable. unless the project requires a new environmental document to comply with the requirements of CEQA. (*Amended by Res. 20-229, 12/15/2020)*

Policy CIRC-O-3: **The County shall maintain a minimum Level of Service (LOS) C or better on roadways and intersections within the Orcutt Planning Area, except that Minimum LOS shall be "D" for the following roadway segments and intersections:**

- Foster Road and Highway 135 intersection
- Lakeview Road and Skyway Drive intersection
- Stillwell Road and Lakeview Road intersection
- All the Clark Avenue roadway segments and intersections between Blosser Road aon the west and Foxenwood Lane on the east.

Action CIRC-O-3.1: Public Works Department shall regularly monitor the operating conditions of designated roadways and intersections in Orcutt. If traffic on any roadway or intersection is found to exceed the acceptable capacity level defined by this Plan, the County should reevaluate, and if necessary, amend the Community Plan in order to

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reestablish the balance between allowable land uses and acceptable roadway and intersection operation. This reevaluation should include, but not be limited to:

- redesignating roadways and/or intersections to a different classification;
- reconsidering land uses to alter traffic generation rates, circulation patterns, etc.; and
- changes to the Orcutt Transportation Improvement Plan including reevaluation of alternative modes of transportation.

Action CIRC-O-3.2: The County, with assistance from the SBCAG, should pursue a cost sharing agreement with the City of Santa Maria and Santa Maria Public Airport for roadway improvements within the OPA. The cost-sharing agreement should be based upon the percentage of peak-hour trips by jurisdiction which contribute to the required roadway/ intersection improvements.

Policy CIRC-O-4: **A determination of project consistency with the standards and policies of the Orcutt Community Plan Circulation Section shall constitute a determination of consistency with LUDP#4 with regard to roadway and intersection capacity.**

Policy CIRC-O-5: **Planning and construction of regional-serving transportation facilities in the planning area should be shared by the City, the County, and the State (Caltrans). Regional-serving transportation facilities include Union Valley Parkway, College Drive, "E" Street, and widening State Route 135 between Betteravia Road and Union Valley Parkway.**

Action CIRC-O-5.1: County Public Works Department and P&D should work with Caltrans on the planning associated with widening the U.S. 101/Santa Maria River Bridge which should include a separated Class I bicycle path or shall pursue a separate bike crossing over the Santa Maria River.

Action CIRC-O-5.2: The County Public Works Department and P&D should coordinate with Caltrans, the Association of Governments, and the City of Santa Maria to discuss long-term operation of Highway 135 and potential modifications to the existing freeway agreement between the County and Caltrans.

Policy CIRC-O-6: **The County shall encourage development of all feasible forms of alternative transportation in the Orcutt/Santa Maria area.**

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Action CIRC-O-6.1: The County shall work with SMAT and the City of Santa Maria to improve transit services between the two communities and shall participate in any planning efforts by City of Santa Maria to establish a light rail system and/or multi-modal transit center.

Action CIRC-O-6.2: The County shall coordinate with Caltrans to incorporate park-and-ride facilities (including bike lockers, transit stops and benches) near planned freeway interchange improvement projects such as UVP/U.S. 101 and UVP/SR 135 interchange. Park-and-ride locations shall be considered for Key Sites located adjacent to these interchanges.

Policy CIRC-O-7: **The County shall encourage Caltrans to accommodate planned bicycle facilities in the design and construction of new highway overpasses and/or widening of existing overpasses.**

Policy CIRC-O-8: **The County shall ensure that the circulation system maintains the quality of life within residential neighborhoods in the Orcutt Planning Area to the greatest extent feasible.**

Action CIRC-O-8.1: The Public Works Department shall review and respond to a proposal from Planning and Development which lists locations for possible width reduction and/or vacation of existing road right-of-way where future traffic volumes would not require the current right-of-way. Any resulting effects to roadway frontage and parcel setbacks should be addressed to ensure that structural development would maintain an orderly pattern in relation to the affected surrounding neighborhood and roadway(s).

Action CIRC-O-8.2: Public Works shall minimize all new public roadway widths south of Clark Avenue where feasible to minimize construction and maintenance costs and environmental impacts.

Program CIRC-O-8.3: The County Public Works Department shall develop a comprehensive neighborhood traffic management program to address problems related to increased vehicular traffic and/or vehicular speeds in residential areas. Improvements identified through this program shall be funded through collection of traffic mitigation fees in the OPA and implemented through the OTIP, with the County Public Works Department responsible for implementation.

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The integrated program should involve a multi-faceted approach, utilizing a system of thresholds or criteria to evaluate the need for traffic calming strategies. Traffic calming techniques may include:

- Utilization of "roundabouts" at local intersections.
- Implementation of "speed humps" to control speeds and reduce volumes.
- Street design strategies including landscaping and roadway narrowing.
- Implementation of angled slow points or chicanes.

Policy CIRC-O-9: **Development shall be sited and designed to provide maximum access to non-motor vehicle forms of transportation, including well designed walkways, paths and trails between residential development and adjacent and nearby commercial uses and employment centers, where feasible.**

Policy CIRC-O-10: **Developers should be encouraged to pursue innovative measures to fully mitigate the transportation impacts associated with their projects.**

Action CIRC-O-10.1: The County Public Works Department and P&D should work with members of the development community and interested agencies to identify incentives which encourage the use of innovative measures to reduce project related traffic impacts. Measures to be considered should include, but are not limited to, reduction in fees, tax incentives and design flexibility.

DevStd CIRC-O-10.2: If an Assessment District is formed in the Orcutt Planning Area to fund and maintain internal subdivision roads, prior to discretionary project approval of projects which impact transportation systems all applicants in the Planning Area must agree to either develop and maintain internal subdivision roads through the Assessment District, or agree to maintain these roads privately and demonstrate that a Homeowners Association will be established which will generate adequate revenues to provide long term maintenance of the roads.

DevStd CIRC-O-11: If it is determined that a project may cause significant traffic impacts which generate the need for offsite traffic improvements that are not identified in the then current OTIP, the County shall condition any approval of the project to ensure that those improvements are funded and completed before issuance of final inspection. *Amended by Res. 01-226, 7/10/2001*

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I. Water

1. EXISTING SETTING AND ISSUES

A. Regional Setting: California Cities Water Company (CCWC) serves approximately 12,000 accounts in the Santa Maria Valley and is the only water purveyor in the Orcutt area. CCWC-supplied water is produced from 14 Santa Maria Groundwater Basin (SMGB) wells, and is used for residential, commercial, industrial, and public purposes. Agricultural water within Orcutt is supplied by private, primarily non-metered wells. The total water demand on the SMGB includes pumpage by the CCWC, the Cities of Santa Maria and Guadalupe, Nipomo Community Service District, and private well pumpage for irrigated agriculture and industrial users (Table 36).

The water "supply" provided by the SMGB is theoretically equivalent to its estimated "safe yield" (i.e., average annual net recharge to a basin). Average annual pumpage at a level equal to the safe yield would not result in a progressive long-term drop in basin water levels. Long term average pumpage which exceeds the safe yield (i.e., overdraft) will result in a gradual dewatering of a basin and declining water quality. Ongoing overdraft of the SMGB has resulted in a substantial reduction (300,000 acre feet) in the amount of water in storage over the 45-year period (1935-1980) studied by the County Water Agency. The actual amount of basin overdraft may vary from 10,000 acre-feet-a-year (AFY) to as much as 30,000 AFY.

"Available storage" is the amount of water in storage which can be pumped out of a basin before substantial adverse environmental effects would be anticipated to occur. The current available storage in the SMGB is estimated to be 1,100,000 AFY (equal to half of the water above sea level in the basin).

Since constructed in 1959, Twitchell Reservoir has been an integral part of the Santa Maria Valley water supply by capturing flows of the Cuyama River and providing a supplemental source of groundwater recharge. Water conserved in the reservoir is released down the Santa Maria River where it percolates into the groundwater basin. The incremental increase in recharge attributable to Twitchell Reservoir (approximately 20,000 AFY) is incorporated into the safe yield figures for the SMGB.

The County Flood Control District (Flood Control) maintains a storm water drainage system in the Orcutt area which conveys runoff to a groundwater recharge basin. This system percolates about 1,200 AFY of water into the basin. The potential for expansion/improvement of the system is under review by Flood Control. *(Note: The 1,200 AFY figure reflects gross input of the recharge system and is somewhat greater than actual net recharge to the basin. This is because natural recharge which would have occurred in the absence of the system is not subtracted.)*

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Table 37
Estimated Long-Term Supply and Demand Balance
Santa Maria Groundwater Basin[4]

	Gross Pumpage (AFY)	Net Consumptive Use[1] (AFY)
SUPPLY	118,500	83,800
Santa Maria Basin Safe Yield		
DEMAND - Municipal and Industrial[2]	12,388	6,194
City of Santa Maria		
City of Guadalupe	1,148	574
Cal. Cities WC (Orcutt)	8,724	6,020
SM Valley Industrial	5,400	3,726
SM Farm Homesteads	154	106
Casmalia	12	12
Sub-total M & I	27,827	16,632
DEMAND - Agriculture[3]	97,297	67,135
54,600 acres (SB County)		
21,090 acres (SLO County)	33,322	22,992
Sub-total Agriculture	130,619	90,057
TOTAL PUMPAGE	158,446	106,689
SUPPLY DEFICIT (Overdraft)	39,946	22,889
	Rounded to **20,000 AFY** net	

1 The difference between Gross Pumpage and Net Consumptive Use is the amount of pumped water that percolates back into the basin (e.g. approximately 31% of water used for agricultural irrigation infiltrates the soil and returns to the basin).

2 From Ahlroth and Cosby (1991)

3 From Naftaly (1994)

4 All numbers are estimates; the figures are not as precise as implied by the valves shown.

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B. Water Quality: Generally, as you move further from the Santa Maria River (source of recharge), water quality becomes poorer (i.e., higher total dissolved solids TDS). No long-term regional trend toward decreasing water quality, associated with TDS, was observed in the sparse historic water quality data available. However, an earlier study by the County Water Agency states that groundwater in the SMGB is gradually degrading in quality due to salt loading from agricultural return flows and wastewater infiltration. This combination of factors has resulted in Orcutt receiving source water at 650-800 ppm TDS while average TDS levels elsewhere are 250-500. This high TDS source water has created problems at the sewer end of the cycle as high TDS effluent is difficult to dispose. Therefore, the Laguna Sanitation District has been required by the Regional Water Quality Control Board to reduce the TDS level of its treated effluent to reduce impacts on groundwater quality.

C. Current Water Demand: The most recent analysis of demand for the SMGB is shown in Table 36. Gross pumpage in the OPA is approximately 10,000 AFY (6% of the total pumpage in the basin). This figure is based on CCWC demand of 8,724 AFY plus 2,100 AFY for the 1,050 acres of irrigated agriculture in the planning area.

D. Available Future Water Supplies: In an advisory election on June 4, 1991, voters approved the importation of water to the SMGB through the State Water Project (SWP). The Cities of Santa Maria and Guadalupe committed to participating in the construction of the Coastal Branch of the SWP, Phase II, an 87-mile pipeline extending from the California Aqueduct in Kern County to the Santa Maria River.

The total SWP entitlement held by "participating" purveyors in the SMGB (City of Santa Maria, City of Guadalupe, CCWC) is 17,250 AFY. Average annual municipal and industrial deliveries by the SWP without major system improvements will be 75% of entitlement in the year 2010 according to the California Department of Water Resources (1993), assuming that contractor requests would be at the maximum 4.2 million AFY. The Central Coast Water Authority (CCWA) holds a "drought buffer" of 3,908 AFY in SWP entitlement proportionately shared by the CCWA member agencies according to the amount of entitlement held by each agency. The drought buffer serves to reduce drought period cutbacks to the CCWA and increases the long-term average annual yield of SWP supplies held by CCWA member agencies to 87.3% of entitlement. As a result of negotiations with CCWA, Cal Cities has retained 500 AFY of permanent entitlement. Long-term average annual yield of this entitlement is estimated to be 437 AFY.

Note: Cal Cities may be legally unable to provide the 437 AFY of State Water yield for new development because of a settlement agreement to which they are a party as member of the CCWA. This settlement agreement specifies that Cal Cities use their State Water entitlement to offset their proportional share of SMGB overdraft.

State Water arrived in the Santa Maria Valley in mid 1997. Based on the estimated basin overdraft of 20,000 AFY (net), the delivery of State Water to the Santa Maria Valley, primarily to the City of Santa Maria, should substantially reduce the overall supply deficit and could alleviate a large share

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of the overdraft. The City's use of SWP supplies could result in a long-term reduction in groundwater pumpage and basin overdraft of 5,310 to 9,850 AFY.

Most of the urban water conservation programs in place in the Santa Maria/Orcutt area involve public education and direct customer contact regarding ways to use water more efficiently. Since 1992, over 150 urban water purveyors in the state have signed a Memorandum of Understanding (MOU) to implement urban best management practices (BMPs). These BMPs include innovative and intensive demand management practices. There are 16 BMPs in the MOU targeted for immediate implementation due to their proven water savings potential.

The Southern California Water Company (parent company of Cal-Cities in Orcutt) has signed the MOU. This district also adopted a Water Management Plan in August, 1994 which identifies six best management practices that will be the focus of their water conservation efforts. These six practices include: ultra-low flush toilet retrofits, residential landscape water audits, commercial/ industrial water audits, in-school education, public education and water distribution system audits and leak detection. Implementation of these measures in the Orcutt area would result in water savings. The remainder of the water purveyors in the SMGB have not signed the MOU.

To date, purveyors have not adopted restrictions or incentive programs to achieve water use reductions, relying instead on public education and voluntary efforts by customers. There are, however, several state mandated conservation measures (water efficient plumbing devices in new construction, water efficient landscape design criteria for some new development) which the cities/counties must enforce. To facilitate implementation of the MOU in Santa Barbara County, to coordinate other local efforts to promote efficient use of water, and to eliminate duplication of efforts, the County Water Agency's regional water conservation program includes implementation of several BMPs on a regional basis.

The Cachuma Resource Conservation District (CRCD) and the U.C. Cooperative Extension office offer technical assistance to farmers and turf irrigators to improve irrigation efficiency. Continued improvement in agricultural irrigation efficiency is anticipated to result in a 5% to 10% reduction in applied water by the year 2010. Such a reduction in agricultural water use equals a savings of 4,500 to 9,000 AFY (net) in the SMGB.

2. PLANNING ISSUES

The provision of a secure long-term water supply for the community of Orcutt is a significant issue surrounding the development of this Community Plan. The approximate increase of net water demand for the OCP 10-Year growth scenario is 1,657 AFY and the total increase of net water demand for the OCP buildout growth scenario is 1,727 AFY. Reliance upon continued overdrafting of the groundwater basin is not sound long-range planning. Options for long-term water sources to address buildout demand within the OPA, which are reasonably foreseeable at this time, include water conservation, retirement of irrigated agriculture lands, construction of a seawater desalination plant and the purchase of out-of-basin supplemental supplies.

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The OCP contains policies and related programs, actions and development standards that intend to realize the development of long-term reliable water sources. A Water Supply Program will address the concerns associated with increased demand of the 10-year and full build-out scenarios of the OCP. These policies, together with Land Use Development Policy #4 (Land Use Element, Comprehensive Plan), will assure that the OCP will not exacerbate water supply deficit concerns. Potential short and long-term water supply sources to consider in developing a Water Supply Program, and the funding approach to secure such sources, are discussed below.

Potential Future Water Supplies: A long-term or permanent source of water supply will need to be developed to support buildout of the OCP. Options for developing new supplies vary greatly in terms of cost, the amount of potential new supply and implementation constraints. The first three options below are already being pursued, the other options could be considered supplemental or as a back-up to the main resources.

State Water Project: CCWC (the local purveyor) has retained 500 AFY of permanent entitlement to the SWP. Long-term yield of this entitlement is estimated to be 437 AFY and represents new supplemental supplies available to the Orcutt area. This amount of water represents about 26% of the supply needed to support the 10-year buildout scenario of the OCP and about 25% of the supply needed for the buildout scenario. However, as noted above, this water may not be available for new development because of a CCWA settlement agreement obligating proportional share of SMGB overdraft to be offset with State Water. Thus, additional long-term supplies would be required to support buildout.

Many water purveyors in Santa Barbara County, including those in the Santa Maria Valley, are participating in the Coastal Branch Aqueduct and Santa Ynez Extension pipeline projects which will deliver State Water to Santa Barbara County. Various agencies hold by contract more water than they are likely to need for the next ten to fifteen years or even longer. It is anticipated that substantial amounts of surplus State Water would be available for purchase, and that the Orcutt water purveyor would be able to purchase sufficient amounts of this water to support growth in the OPA. In fact, it may be possible for the local purveyor to bank (store for future use) purchased State Water in the SMGB.

Water Conservation - New single family dwellings: The 1,673 AFY (net) water demand of the proposed 2,819 single family dwellings out of a total buildout of 3,100 units represents the majority of the OCP water demand. If the 0.86 AFY (gross pumpage) average water use estimated per unit is reduced through active conservation measures, the demand of the community plan could be substantially reduced. Water-efficient landscaping, limitations on turf, efficient watering techniques and other measures, would reduce landscape irrigation water use in the early years of occupancy by approximately 20%. Over the long-term, the average efficiency of irrigation systems tends to drop and the landscaping could become less water-efficient due to inconsistent system maintenance and higher water demand replacement plantings. However, a meaningful proportion of the homes

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initially built with water-conserving landscape design would continue to use less water. Water-conserving landscape design could result in water savings of approximately 81 AFY.

Water Conservation - Existing residential units: An active retrofit program to replace high-flow (5.5 gallon/flush) toilets in existing older homes with low-flow (1.6 gallon/flush) toilets would result in long-term water savings of 177 AFY (net). Toilet retrofits is currently one of the BMPs in Cal Cities' adopted Water Management Plan.

Purchase and Retirement of Irrigated Agricultural Lands: The purchase and retirement of historically irrigated agricultural land is a technically feasible option to free up existing water demand for new water demand associated with the community plan. To offset the remaining 734 AFY of net new urban demand under the proposed community plan, the purchase and retirement from irrigation of 442 acres of land would be required (based on an average net water duty factor of 1.66 AFY/acre). However, retirement of such a large area of irrigated land would constitute a significant adverse impact on agriculture in the Santa Maria Valley. Furthermore, it is possible that some of the agricultural operations displaced by such a land purchase would be transferred to another location in the basin. Pumpage at the new location would offset some of the water savings of the land purchase.

Artificial Recharge Improvements: The County Flood Control District maintains a storm water drainage system in the Orcutt area which conveys runoff to a groundwater recharge basin. This system percolates about 1,200 AFY of water from the Orcutt area and portions of the City of Santa Maria into the basin. It is not anticipated that a substantial portion of buildout demand can be met through expansion of this system. The County Water Agency and a consultant are currently analyzing the feasibility, cost and potential yield of a stream diversion and associated artificial recharge system constructed on or adjacent to Orcutt Creek. It is estimated that long-term yield of such a system would be a maximum of about 300 AFY, assuming a maximum 6.7 cubic-feet/second diversion rate and a 40 acre-foot capacity reservoir.

Purchase of Out-of-Basin Permanent Supplemental Supplies: Because the Orcutt area is connected to the SWP through the Central Coast Water Authority pipeline, it is possible for the local water purveyor to purchase, and have delivered, permanent supplemental water supplies (i.e., supplies other than SWP entitlement) produced in other parts of the State to support buildout under the OCP. The supplemental water would not be physically delivered to the Orcutt area but would be transferred in the form of a credit for an amount of State Water. Supplemental water produced elsewhere could be delivered to a nearby State Water contractor and the equivalent amount of water would be drawn from the SWP pipeline in Orcutt. Such a water supply program would mainly be limited to arrangements with downstream water purveyors due to the limits on CCWA pipeline capacity.

Funding for Water Supply Program: New development will likely carry the burden for these new water sources through development fees. Such a fee would likely be on the order of several

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thousand dollars per unit. The Public Infrastructure Study will determine if the costs of new water should be borne up front or paid over the long term.

3. GROUNDWATER POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

Policy WAT-O-1: **County staff shall actively assist local purveyors, users, special districts and/or regulators in the development of a long-term* supplemental** water to meet present and future water needs for Orcutt. However, the County shall not become a water purveyor or attempt to manage groundwater through a Groundwater Management Plan.**

* "long-term" means permanent source of water for development.

** "supplemental" water means a source of water other than groundwater, unless: 1. the groundwater basin has been determined to be no longer in overdraft, or 2. The use of groundwater is consistent with the final water rights judgement entered in the Santa Maria Groundwater Basin adjudication (Santa Maria Valley Water Conservation District v. City of Santa Maria, et al., Santa Clara County Superior Court Case No. CV 770214).

Amended by Res. 01-225, 7/10/01

Prog. WAT-O-1.1: County staff shall assist the Cal Cities Water Company and the Conservation District in preparing and implementing a long-term Water Supply Program for the community of Orcutt. This program should include pursuit of (1) long-term supplemental sources such as additional State Water entitlement and long-term exchange agreements with out-of-basin water purveyors, and (2) analysis of the availability and reliability of long-term supplemental water supplies, to be reflected in periodic reports prepared by the County Water Agency and Planning & Development. *Amended by Res. 01-225, 7/10/01*

Action WAT-O-1.2: The County should consider a community services district or other governance mechanism to deal with long-term water issues in Orcutt if the Water Supply Program does not obtain long-term supplies or cannot be pursued.

DevStd WAT-O-1.3: As part of the infrastructure financing program or through the Water Supply Program the County shall identify the costs of providing adequate long-term water supplies for development. The County shall strive to ensure that fees sufficient to offset increased water demand are collected from development. All development approved after the adoption of the OCP shall be subject to these fees, which shall be paid prior to issuance of Building Permits or as determined by the infrastructure financing program.

Action WAT-O-1.4: No less often than every 5 years, County shall undertake, review and publish a report on water supply issues relevant to the OPA based on available

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information. Said review and report shall address, at a minimum, the following issues:

a. Identify and evaluate the factors affecting reliability of supplemental supplies. Review the effectiveness of state water entitlement "drought buffers" maintained by purveyors serving wholesale or retail customers in the OPA. Identify the known availability and use of water storage strategies, conjunctive groundwater use, or banking techniques that potentially enhance the reliability of supplemental water supplies delivered to the OPA. Report the projected range of potential state water delivery amounts to the County under drought and normal conditions for the forthcoming 5 year period, and the percentage of the County's full entitlement that all OPA and other County purveyors have accepted and are projected to accept during that period. (CWA, with CCWA)

b. Calculate amount of supplemental water entitlement available for new development. Identify how much of supplemental water supplies are serving existing residents and other uses in the OPA, and calculate the amount of supplemental water available for future customers and new development in the OPA. (CWA, with PDD)

c. Review fundamental assumptions of supplemental supply availability and reliability. Identify and review the central assumptions relied upon in state predictions of future supply adequacy and reliability within the OPA such as conservation programs, management of drought buffer entitlement, and availability of storage facilities for drought buffers and/or other surplus water. Identify any instances where OPA purveyors' actions and/or policies significantly differ from the central assumptions concerning the availability, reliability or adequacy of water supplies. (CWA)

d. Compare projections of demand with actual consumption. Compare the projected water demand from each approved project, subdivision or area of development and the total actual consumption from these projects, subdivisions or areas of development, to the extent possible. Identify projects, subdivisions or areas of development whose actual consumption is substantially different from the projected demand. (PDD)

e. Changed conditions affecting entitlement. Report any modification of the County master and/or purveyors' state water entitlement due to master contract adjustments, reductions in entitlement or delivery due to reduced state water project system

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reliability, over-subscription, system failure or other changed circumstances. (CWA) *Added by Res 01-225, 7/10/01*

Policy WAT-O-2: **In order to be found consistent with Land Use Development Policy No. 4 (LUDP#4), the water demand of new discretionary development must be offset by long-term* supplemental** water supplies that do not result in further overdraft of the local groundwater basin and that are adequate to meet the project's net water demand as determined by the County considering appropriate reliability factors as determined by County Water Agency. To demonstrate an adequate long-term supplemental water supply, projects must comply with the following development standards:**

* "long-term" means permanent source of water for development.
** "supplemental" water means a source of water other than groundwater, unless: 1. the groundwater basin has been determined to be no longer in overdraft, or 2. The use of groundwater is consistent with the final water rights judgement entered in the Santa Maria Groundwater Basin adjudication (Santa Maria Valley Water Conservation District v. City of Santa Maria, et al., Santa Clara County Superior Court Case No. CV 770214).
Amended by Res. 01-225, 7/10/01

DevStd Wat-O-2.1: Prior to discretionary action by any County decision-maker on new development, the applicant shall provide one of the following:

1. A "Can and Will Serve" letter from California Cities Water Company dated before July 1997;
2. An "Intent to Serve" letter from California Cities Water Company or other water purveyor(s) including draft contract(s), if any, demonstrating to the County's satisfaction that the development's net water demand will be offset by a long-term supplemental water supply and that the development will have a continuing right to obtain water equal to that of the water purveyor's other customers. Contract(s), if any, must include terms consistent with the requirements of DevStd WAT-O-2.2.

(Amended by Res. 01-225, 7/10/01)

Policy WAT-O-2: **In order to be found consistent with Land Use Development Policy No. 4 (LUDP#4), the water demand of new discretionary development must be offset by long-term* supplemental** water supplies that do not result in further overdraft of the local groundwater basin and that are adequate to meet the project's net water demand as determined by the County considering appropriate reliability factors as determined by County Water Agency. To demonstrate an adequate long-term supplemental water supply, projects must comply with the following development standards:**

* "long-term" means permanent source of water for development.

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Amended by Res. 01-225, 7/10/01

DevStd Wat-O-2.2: Prior to discretionary action on new development, the applicant must demonstrate adequacy of the water supply proposed to serve the project, unless the applicant has satisfied DevStd WAT-O-2.1 #1 above. This demonstration shall be based on the following information, which must be provided prior to application completeness:

Resources

1. Provide information on project's projected gross and net demand for water. The supplemental water supply must offset the project's net water demand.
2. Documentation of the reliability of the proposed water supply as projected by the Department of Water Resources (for State Water) and confirmed by the County Water Agency.
3. A description of how the project will be served during drought periods. If conjunctive use of the Santa Maria Groundwater Basin is planned, demonstration that use of the basin will not contribute to long-term groundwater overdraft considering drought periods. The factual determination of overdraft contribution shall be made by the Planning & Development Department and County Water Agency.
4. Provide a factual demonstration that the water purveyor has available, firm, long-term reliable water supplies which equal or exceed present demand from existing customers, projects approved for new service, and the proposed project under County review. The demonstration should also show that the project use would not contribute to overdraft of the basin. The factual determination of

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no additional overdraft shall be made by Planning & Development and County Water Agency.

5. Provide draft contract(s) with water purveyor(s), which demonstrate(s) to the satisfaction of the County that the development will be served by a long-term supplemental water source and will have a continuing right to obtain water equal to that of the water purveyor's other customers.
6. Provide information on the water purveyor's existing and projected range of potential State Water and/or other supplemental water delivery amounts needed for full buildout under the water purveyor's management plan, status of conservation programs, drought buffers, and groundwater pumpage consistent with applicable state government code requirements on water reporting. Provide information on the most recent annual water deliveries from various sources in the purveyor's service area, as available from existing reports.

Facilities

1. Documentation of the facilities necessary to deliver water and demonstration of permanent access to the facilities such that uninterrupted service would be provided. The documentation must include a list and description of facilities, site plans, capacity and capital costs necessary to distribute water to the project.
2. Demonstration that capital costs associated with providing service to the new development will not impact existing Orcutt development.
3. Demonstration that the water supply project is designed, approved, funded and scheduled for implementation prior to tract map recordation or land use clearance.
4. Describe approvals and entitlements necessary for the proposed water supply and delivery system. *Added by Res. 01-225, 7/10/01*

DevStd Wat-O-2.3: **Prior to map recordation or land use clearance, the developer must provide a Can and Will Serve letter and necessary final contract(s) consistent with the conditions of the discretionary permits and terms of the draft contract(s).** *Added by Res. 01-225, 7/10/01*

Policy WAT-O-3: **Development in Orcutt shall incorporate water efficient design and technology.**

Action WAT-O-3.1: The County Water Agency and P&D should develop a county-wide Water Conserving Landscape Design Program to be implemented through ordinance or other regulatory procedure. As appropriate, this program shall address planning areas such as Orcutt.

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Policy WAT-O-4: **Previous agricultural historic use shall not be credited toward the water demand for urban development, unless required by law.**

Policy WAT-O-5: **To reduce overall TDS levels in the wastewater in Orcutt, and thereby reduce the level of potential groundwater contamination from disposal of this wastewater, water used to serve new development in Orcutt must have a TDS level of no greater than 425 mg/L. This may either be provided through direct deliveries of 425mg/L or less water to new development or through the delivery of offsetting 425mg/L or less water to the water system serving Orcutt. An exception to this standard is allowed only when the TDS level of State Water delivered to Santa Maria exceeds 425mg/L; in that case, the TDS level of water serving Orcutt may not exceed the TDS level of State Water. However, in "drought years" (as determined by the County Water Agency) water demand may be satisfied by groundwater pumpage in compliance with the adopted groundwater management agreement between the City of Santa Maria and the SMV Water Conservation District.**

Policy WAT-O-6: **The County shall work with the Public Utilities Commission and the California Cities Water Company and/or other purveyors in an attempt to ensure that existing Orcutt residents do not pay directly or indirectly for water supplies necessary to serve new development.**

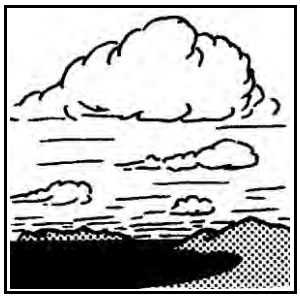
Action WAT-O-6.1: Upon adoption of the Orcutt Community Plan, the Board of Supervisors shall transmit a letter to the Public Utilities Commission stating its opposition to approval of any rate increase for existing residents which will pay directly or indirectly for water supplies necessary to serve new growth in Orcutt.

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IV.

RESOURCES & CONSTRAINTS

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A. Air Quality

1. EXISTING SETTING AND ISSUES

A. Regulatory Setting: The Federal Clean Air Act requires that the U.S. Environmental Protection Agency establish national ambient air quality standards (NAAQS) that protect the public health and regulate the emission of air-borne pollutants. In California, air quality management and regulation has been legislatively granted to the California Air Resources Board (CARB), with Air Pollution Control Districts (APCD) at the regional level. The CARB established California Ambient Air Quality Standards (CAAQS) and is responsible for regulation of mobile sources, while APCDs enforce and regulate stationary emission sources. By law, the Federal standards may be exceeded not more than once per year, while the California standards may not be exceeded at all.
The 1994 Clean Air Plan (CAP) is a comprehensive planning document prepared by the Santa Barbara County APCD in response to the mandates established by the Federal Clean Air Act Amendments of 1990 and California Clean Air Act (1988). The CAP is comprised of programs and control measures intended to provide guidance to the APCD, the county, cities and other local agencies on how to achieve attainment of federal and state ozone standards. Consistency with the CAP means that the stationary source and motor vehicle emissions associated with a project are accounted for in the CAP's emissions growth assumptions. The 1994 CAP assumes development of 3,800 new residential units in Orcutt by 2015.

Orcutt Community Plan buildout of 2,997 new residential units is within the CAP growth assumptions for Orcutt[11]. Inconsistencies with the CAP could occur if significant future growth in Orcutt (e.g., more than 3,800 new units) occurs prior to subsequent versions of the CAP which may incorporate technological advances that would permit a greater number of new residential units while still meeting air quality goals. It is anticipated that an updated CAP will be prepared long before residential growth in Orcutt approaches 3,800 units.

B. Regional & OPA Setting: Santa Barbara County is located in the South Central Coast Air Basin which also includes neighboring San Luis Obispo and Ventura Counties. The Mediterranean-type climate of the Santa Maria Valley is characterized by warm, dry summers and cool, damp winters with occasional rainy periods. Westerly wind circulation is dominated by the Pacific high pressure system where light to moderate sea breezes predominate during daytime hours and milder land breezes from the east predominate during night and early morning hours.

Ambient air quality in the region is generally good, however the County has historically exceeded California and/or federal health standards for three pollutants: ozone (O_3), particulate matter less than 10 microns in diameter (PM_{10}), and hydrogen sulfide (H_2S). Santa Barbara County is currently

[11] The Urbemis runs for the high-build scenario evaluated 10,000+ units, which more than encompasses the Plan level.

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classified "non-attainment" for the state standards for ozone and PM_{10}, and the federal standard for ozone.

The closest air monitoring station to the Orcutt Planning Area is the Santa Maria Broadway/Library monitoring station in downtown Santa Maria. This station measures ozone (O_3), PM_{10}, and SO_2.

Ozone: Ozone is formed in the atmosphere through a series of chemical reactions involving oxides of nitrogen (NOx), reactive organic compounds (ROC), and sunlight occurring over a period of several hours. The major source of NOx in the county is combustion of fossil fuels in automobiles, the petroleum industry, and channel shipping. ROC sources include natural seeps of oil and gas, use of solvents in paints, consumer products and industry, automobiles, natural vegetation, and the petroleum industry.

Historical ozone data show that Santa Barbara County air quality is improving. The number of times which the state ozone standard has been exceeded has declined from a high of 43 days in 1988 to 23 days in 1996. The number of times the less stringent federal ozone standard has been exceeded has also declined from a high of 9 days in 1989 to 3 days in 1995 and 4 days in 1996. However, Santa Barbara County continues to violate the state and federal ozone standards. Because of the high number of violations of the federal ozone standard, in 1997 the U.S. Environmental Protection Agency redesignated Santa Barbara County from Moderate to Serious for non-compliance with ozone standards.

Particulate Matter: Particulate matter is a respiratory irritant which can cause serious health effects. PM_{10} is generated by a wide variety of sources including road dust, internal combustion engines, wind blown dust, wildfires, construction sites, and agricultural tilling. In the Orcutt Planning Area, prevailing winds in combination with sandy soils naturally put particulate matter into the atmosphere; however, these conditions are aggravated by activities such as agricultural discing/plowing and blowing sand from construction grading and unvegetated slopes. Construction activities associated with development projects must employ dust control measures such as watering, revegetation, project phasing, and covered stockpiling.

Santa Barbara County violates both state PM_{10} annual and 24-hour standards. The downtown Santa Maria monitoring station has the county's third highest exceedance rate of the State annual PM_{10} standard (28 days between 1986 and 1994). County-wide, the number of times the State annual PM_{10} standard has been exceeded has declined from a high of 17 in 1989 to 9 in 1996. Instances where the 24-hour standard has been exceeded are more widespread across the county, although they do not occur frequently.

Land Use Patterns: With the exception of Old Town Orcutt, existing land use patterns throughout most of the planning area are not conducive to walking, cycling, and transit use for local trips. Many residential developments have low densities and are often isolated from commercial services.

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The majority of lots in Orcutt are 6,000 to 10,000 square feet, which leads to population densities too low to support frequent and direct transit service. This predominant suburban development pattern increases auto trips for shopping, recreation, school, as well as employment commuting. This trend leads to increased vehicle miles travelled and ever wider, more congested arterial streets which in turn discourage walking or cycling to even nearby destinations.

Jobs-Housing Balance: The community of Orcutt has one of the lowest ratios of jobs to housing in the county (Jobs Housing Study; SBCAG, 1995). As a result of the low employment base, most residents of Orcutt leave the community for work. While local ozone levels are below state and federal air quality thresholds, the jobs-housing imbalance contributes to the county-wide ozone problem since local residents commute greater distances south to Lompoc, Santa Ynez, Goleta, and Santa Barbara, as well as north to Santa Maria and San Luis Obispo County.

C. Planning Issues: The primary air quality planning issues facing Orcutt include low-density development and the jobs-housing imbalance which contribute to the County's ozone problems, and the generation of particulate matter from site preparation activities and agricultural tilling.

The Orcutt Plan addresses the jobs-housing balance and land use patterns affecting the generation of ozone precursors (i.e., NOx and ROC) in several ways. Emphasis has been placed on developing in-fill parcels within the urban core to reduce the number of vehicle trips and vehicle miles travelled. This land use strategy is designed to provide a more compact urban form conducive to pedestrians and alternative modes of transportation. Higher density designations have been placed on properties near or adjacent to major roadways to increase access to public transportation. Mixed-use zone designations and implementation of a vehicle trip reduction incentive program are designed to encourage pedestrian oriented developments. The OCP also expands commercial and business opportunities to allow more Orcutt residents to work and shop locally. And finally, an expanded bikeways system has been designed to serve both recreation and commuting needs and to reduce auto trips. From a regional perspective, the bikeway plan identifies "nodes" which connect the Orcutt bikeways system with the City of Santa Maria bikeway system.

The Orcutt Plan addresses the generation of PM_{10} through the application of the PRD zone district on many Key Sites. The PRD zone district requires clustering of units which will minimize the extent of graded areas. In addition, new development will be required to implement APCD Dust Control Requirements. Proper implementation of these measures is assumed to achieve a 50% reduction in fugitive dust.

2. AIR QUALITY POLICIES AND DEVELOPMENT STANDARDS

The following Policies and Development Standards address air quality issues in the Orcutt Plan Area. Please also refer to Section III.H--Transportation for related polices designed to improve local air quality.

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Policy AQ-O-1: **The County shall encourage land use planning and development design which reduces air pollution through development of transportation infrastructure supportive of alternative modes of transportation and pedestrian oriented developments.**

Prog. AQ-O-1.1: The County should develop a vehicle trip reduction incentive program for projects incorporating measures proven to reduce employee commute trips or customer trips. Incentives could include reduced permit fees, expedited permit processing, and/or on-site parking requirement reductions.

Prog. AQ-O-1.2: The County should develop a program (i.e., enterprise zone, redevelopment, incentive programs, etc.) which promotes and supports Old Town Orcutt as the primary pedestrian-oriented, commercial center in the community.

Action AQ-O-1.3: The County should encourage mixed use developments that provide commercial services such as day care centers, restaurants, banks, and stores near employment centers.

Policy AQ-O-2: **Significant fugitive dust and PM_{10} emissions shall be reduced through implementation of appropriate construction restrictions and control measures, consistent with standards adopted by the Board.**

Policy AQ-O-3: **The County should promote the use of alternative fuels, solar energy systems, and the use of construction techniques which are designed to conserve energy and minimize pollution in Orcutt, consistent with, but not limited to the provisions of the CA Building Code.**

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B. Biologic Habitats

1. EXISTING SETTING

A. Regional Setting: The Santa Maria Valley lies within the Santa Maria Basin, a northwest to southeast-trending trough extending from Morro Bay southward to Point Arguello. Three large dune complexes are found in this basin; one of which, the Santa Maria Valley Dune Complex, is the largest system of coastal dunes in California. Point Conception, located south of the Santa Maria Valley basin, is a transition zone between the southern and central California maritime plant communities. Due to its location near this transition zone, the Santa Maria Valley Basin supports diverse vegetation communities from both the southern and central California plant communities (Figure 24).

B. Regulatory Setting: Several existing Federal, State and local procedures protect important biological communities and sensitive species in Santa Barbara County. "Sensitive Species" is used as a broad term that may include Federal and State-listed threatened, endangered or candidate species, as well as "species of special concern" and species that are locally rare, uncommon or endemic to particular sites (Table 37 summarizes some of the listed and candidate species which occur in the OPA). The Land Use Element and Environmental Resource Management Element of the County Comprehensive Plan include biological protection policies for new development.

C. OPA Setting: Orcutt is located in the southern portion of the Santa Maria Valley and is bounded to the south by the Solomon Hills and to the west by the Casmalia Hills. This area is biologically unusual as it is situated on a series of wind-blown sand dunes known as the Orcutt Terrace, deposited approximately 6,000 to 80,000 years ago. The Orcutt Terrace is exposed to warm, dry summers with coastal fog and cool, wet winters combined with prevailing winds from the northwest. These sand dunes are one of the oldest, largest and best preserved wind-blown dune systems in coastal California.

Although a majority of habitats within the Orcutt area have been disturbed by past urban, agricultural and oil development, regionally significant habitats remain in the Solomon and Casmalia Hills and within the corridors of Orcutt, Pine Canyon, and Graciosa Creeks, with other biological communities found on the remaining open lands throughout Orcutt (Table 38 and Figures 25 and 26). Even some of the open spaces within the urban area (such as the central dune scrub on Key Site 30) support unique ecological communities. These habitats support substantial populations of native plants and animals, and serve as links or corridors from the surrounding hills to the valley floor.

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ORCUTT COMMUNITY PLAN

Table 38
Listed/Candidate Species in Orcutt Plan Area[1]

Species Name (common)	Status USFWS/CDFG/CNPS[2]	Habitat	Occurrence in Orcutt
CA Tiger Salamander	Candidate/Special Concern	Breeds in vernal pools.	Site 22; may occur in other vernal pools.
CA Red-legged Frog	Prop. Endang/Special Concern	Streams/ponds and willow veg.	0.6 mi. N of site 22.
Western Spadefoot Toad	Candidate/Special Concern	Pools in open grasslands & floodplains.	Site 22 at Dutard Rd & N/E portion.
Southwestern Pond Turtle	Candidate/Special Concern	Freshwater/brackish ponds.	Site 22 N/E portion.
Silvery Legless Lizard	Candidate/Special Concern	Dune scrub, woodland, sandhill chaparral.	Sites 3, 7, 8, 12, 22 & 30.
Coast Horned Lizard	Candidate/Special Concern	Sandy washes and slopes.	Site 10,12,30, adj 7; prob. widespread.
Long-bill Curlew	Candidate/Special Concern	Relative common in Santa Maria ag fields.	Site 22.
White-tailed Kite	-/Special Concern	Res. grasslands & other open areas.	Site 3 and 22; likely thru-out OPA.
Cooper's Hawk	-/Special Concern	Spr/sum res. - nests riparian/oak woodland.	Site 3.
Western Burrowing Owl	Candidate/Special Concern	Rare local breeder - grassland & ag areas.	Nest 1.5 mi. NW of OPA.
California Horned Lark	-/Special Concern	Fairly common breeder in SMV grasslands.	Site 22, 30.
Loggerhead Shrike	-/Special Concern	Perm res. in N SB County - open habitat.	Site 11, 22, 30.
Bell's Sage Sparrow	Candidate/Special Concern	Uncommon/local resident - chaparral.	Expect in sandhill chap sites 3,7,8,12,22.
Tri-colored Blackbird	Candidate/Special Concern	Uncommon visitor - ag fields/pastures.	SMV - Limited poten. for nest on 22.
Pallid Bat	-/Special Concern	Uncom. perm. res. - many habits forage.	OPA provides potential for forage.
American Badger	-/Special Concern	Occupies open/semi open areas.	Suitable habitat thru-out OPA.
Black-flowered figwort	Candidate/-/RTE	Pine forest, chaparral, dunes, riparian.	Likely on 3, 7, 12, 22.
CA spineflower	-/-/Limited distribution	Sandy soils.	Sites 3, 12, 30 - possible on 7, 22.
Curly-leaved monardella	-/-/Limited distribution	Chap, coastal dunes/scrub, pine sandhills.	Sites 22, 30 - possible on Site 3, 12.
Davidson's saltscale	-/-/RTE	Coastal bluff scrub/scrub.	Poss in OPA on all sites except 10, 17.
Large-flower linanthus	-/-/Limited distribution	Los Alamos Valley/Santa Maria.	Vernal pool complex on Site 22.
Lompoc monkeyflower	Local Concern	Endemic sage scrub/chaparral/ woodlands.	Sites 3, 7, 8, 12.
Lompoc yerba santa	Candidate/Rare/	Pine forest, chaparral.	Higher elevation of Solomon Hills.
Purisima manzanita	-/-/RTE	Chaparral in sandy soils.	Sites 3, 12, 22.
Rayless ragwort	-/-/RTE	Woodland, coastal scrub on alkaline, soils.	OPA on all sites except 10.
Saint's daisy	-/-/Limited distribution	Coastal scrub, woodland, chaparral.	Likely Sites 3, 12 - poss. on Site 7, 22.
San Luis Obispo wallflower	-/-/Limited distribution	Coastal scrub, chaparral.	Sites 3, 7, 12, 22 - possible on Site 8.
Sand almond	-/-/limited distribution	Chaparral/woodland/coast dune/scrub.	Sites 3, 7 -likely on 12.
Sand mesa manzanita	Candidate/-/RTE	Coastal scrub, sandhill chaparral.	Several patches on Sites 12, 22.

1 Adapted from 95-EIR-1 Table 5.2-2. See 95-EIR-01 for a complete listing of possible species in the OPA.
2 USFW - US Fish & Wildlife Service, CDFG - CA Department of Fish & Game, CNPS - CA Native Plant Society.

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Table 39: Summary of Biological Communities in the Orcutt Plan Area[1]

Community	Description	Location
Coast Live Oak Woodland	Provides habitat for a variety of mammals, reptiles, amphibians and birds. Dense oak woodlands on the slopes of Orcutt Creek & tributary canyons provide wildlife corridor through the Solomon and Casmalia Hills. Sensitive species occurring in oak woodland include silvery legless lizard and cooper's hawk.	Present on numerous north facing slopes, canyons and drainages on the lower Solomon Hills (KS 3, 7, 8, and 12) and Casmalia Hills south of KS 21.
Sandhill Chaparral	Regional variety of central maritime chaparral composed mainly of woody, evergreen shrubs adapted to wildfires and rapid regrowth every 30 to 50 years. Supports sensitive species such as curly leaved monardella and sand mesa manzanita.	Occurs on slopes and foothills of the Solomon Hills and the remaining sand dunes south of Santa Maria Airport.
Central Coastal Scrub	Dominated by soft-leaved shrubs including mock heather, black sage, sagebrush and sensitive species Lompoc monkey flower.	Occurs on south-facing slopes in the Solomon and Casmalia Hills.
Central Dune Scrub	Soft-leaved shrubs forming a dense cover about 3 feet high and dominated by silver lupine and mock heather. Contains sensitive species: Coast Horned Lizard; silvery legless lizard and Curly-leaved monardella.	Once widespread, now occurs on few sites in Orcutt's valley bottom. Examples on KS 30 and east of US 101.
Eucalyptus Woodland	Approx. 40 eucalyptus groves/windrows of 1 acre or more and at least 4 over 100 acres in the OPA. These non-native trees provide nesting/ roosting sites for a variety of birds (red-tail hawk, owl, woodpecker, etc.) and occasionally Monarch Butterflies.	Rancho Maria Golf Course is the only known Monarch Butterfly autumnal site in Orcutt (KS 21).
Bishop Pine Forest	Occurs in several small/discontinuous places in California. Requires heat of wildfire for regeneration. Contains the sensitive plant Lompoc yerba santa.	Bishop Pine Forest occurs on and near Graciosa Ridge interspersed among Sandhill Chaparral.
Vernal Pools & Flats	Wetland of shallow depressions in soil underlain by impervious layer that slows or prevents water drainage; supports a variety of wetland plants and animals during wet season. Contains sensitive California tiger salamander & western spadefoot toad.	Occurs on north portion of KS 22 and offsite to the east and northeast on airport property.
Freshwater Marsh	Wetland around margins of ponds and low-lying areas. Nutrient rich soils retain moisture most of year. Typical plants: rushes, sedges and cattails; used for nesting by many birds (e.g. mallard, marsh wren, sensitive tri-colored blackbird). Breeding habitat for western toad and Pacific chorus frog; used by coyotes, skunks, and raccoons.	Found in/around permanent ponds, stabilized dune swales, and Orcutt Creek floodplain on KS 22.
Freshwater Seep	Wetland in grasslands creating patches of permanently moist soils. Vegetation around seeps usually composed of dense mat of perennial herbs. Western toads, Pacific chorus frogs may use these seeps and springs for breeding.	Seeps occur along lower margins of steeper slopes on KS 12, and occasionally at higher elevations on these slopes.
Southern Coast Live Oak Riparian Forest	Riparian wetland vegetation along creeks that flow from north-facing slopes dominated by coast live oak trees w/ herbaceous understory (poison oak, fiesta flower, blackberry, miners' lettuce, wild cucumber).	Many young oaks along N/W side of Orcutt Creek on KS 7 suggests oak riparian forest would be the mature riparian vegetation on this and other creekside sites.
Central Coast Riparian Scrub	Wetland creek vegetation dominated by arroyo, yellow and narrow-leaved willows; associated shrubs and herbs include mule fat and coyote brush. Coast live oak trees occasionally occur along the creek banks.	Found on Key Sites 8, 10, 11, 12, 18 and 22.
Grassland (non-native)	Dominated by brome, foxtail grasses & native wildflowers (California poppy, owls clover, goldfields). Hillside grasslands support annual wildflowers (white layia, sun cup and farewell-to-spring). Unusual in the Orcutt area as formed on old sand deposits which provide den habitats for burrowing owls, badgers, etc.	Occurs on valley bottom and foothills and ridges of Solomon and Casmalia Hills.

[1] Adapted from text of 95-EIR-1

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MAP OF ORCUTT SIGNIFICANT VEGETATION

VERNAL WETLAND/
SAND DUNE COMPLEX
(SEE OLSON, 1992)

SANTA MARIA AIRPORT

Map amended 6/4/2013 by Resolution # 13-160
of the Board of Supervisors in compliance with court ruling in
Adam Bros. Farming Inc. v. County of Santa Barbara
(Super. Ct. Santa Barbara County, 2004, No. 1007452)

GRASSLAND/
SAND DUNES
(needs to be
surveyed)

GOLF COURSE

ORCUTT

ORCUTT COMMUNITY PLAN AREA

▪▪▪▪ COMMUNITY PLAN BOUNDARY

N

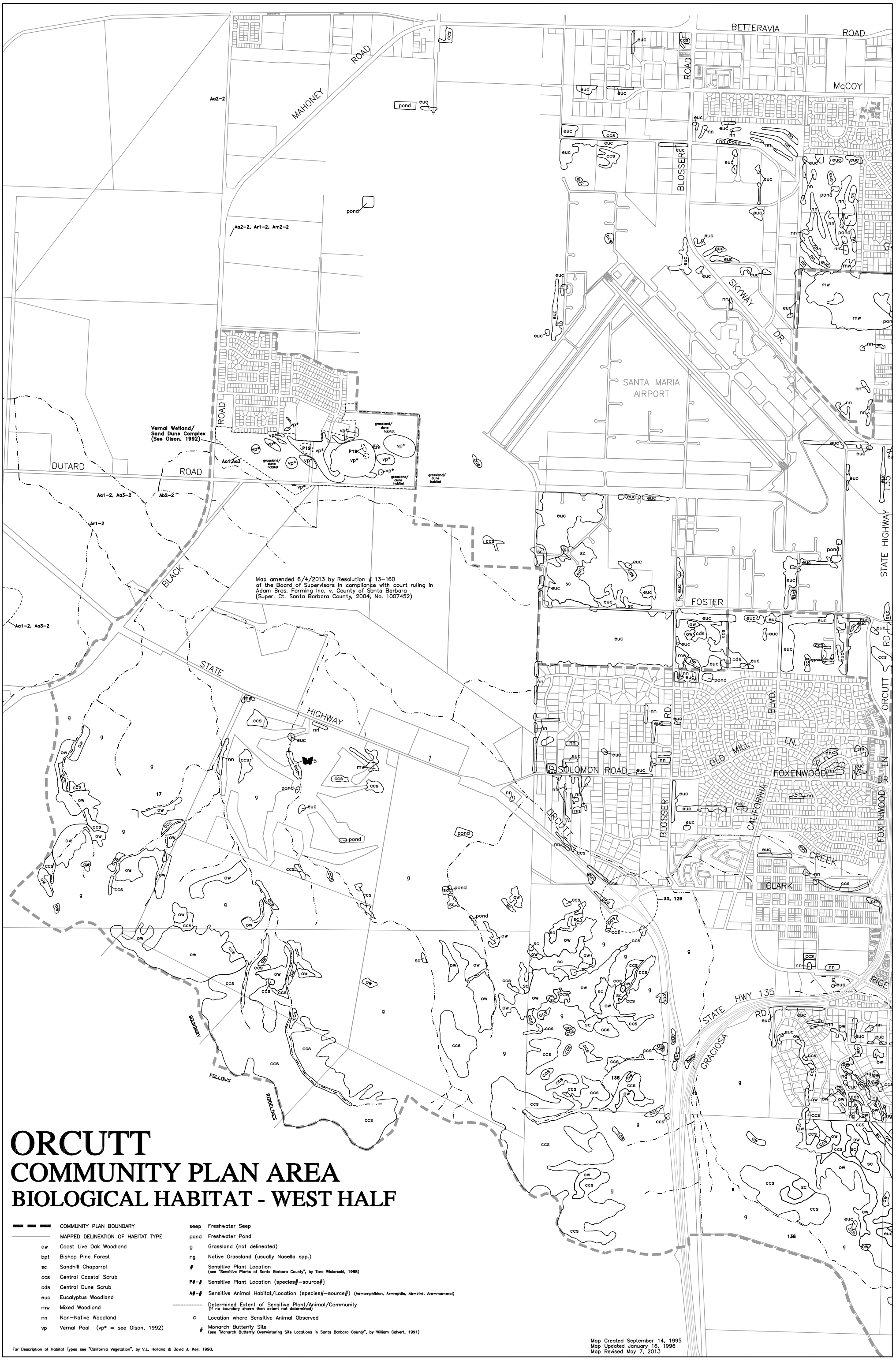
0' 1,000' 2,000'

- Vernal Pool (See Olson, 1992)
- Oak Woodland
- Coastal Scrub/ Sandhill Chaparral
- Eucalyptus Woodland
- Bishop Pine Forest
- Mixed Woodland/ Park
- g Grassland

NOTE: A Biological Resources Map at a larger scale showing greater detail exists and is available for reference from Planning & Development.

Revised April 25, 2013
October 10, 1997

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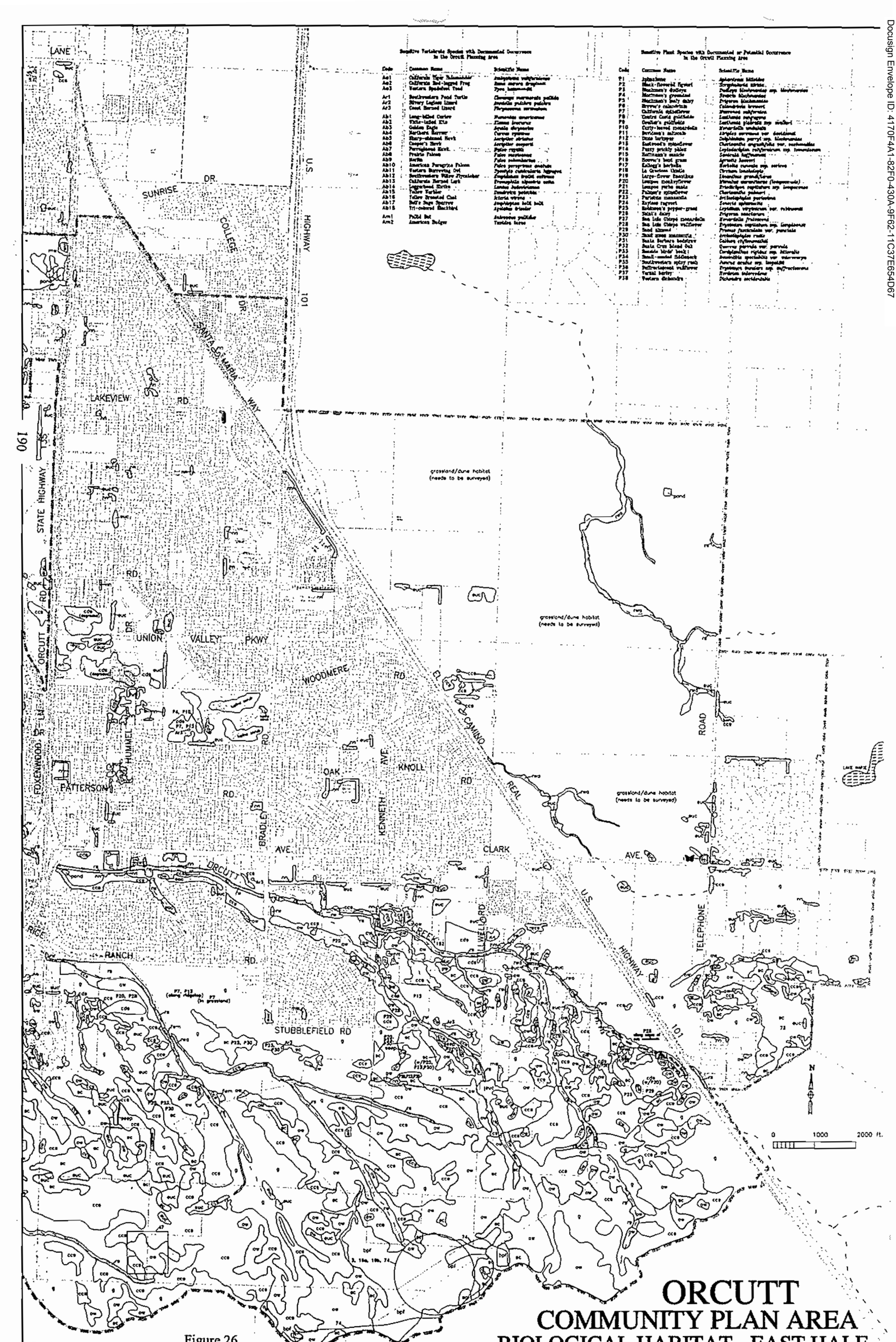
ORCUTT
COMMUNITY PLAN AREA
BIOLOGICAL HABITAT - WEST HALF

▬ ▬ ▬	COMMUNITY PLAN BOUNDARY
———	MAPPED DELINEATION OF HABITAT TYPE
ow	Coast Live Oak Woodland
bpf	Bishop Pine Forest
sc	Sandhill Chaparral
ccs	Central Coastal Scrub
cds	Central Dune Scrub
euc	Eucalyptus Woodland
mw	Mixed Woodland
nn	Non-Native Woodland
vp	Vernal Pool (vp* = see Olson, 1992)
seep	Freshwater Seep
pond	Freshwater Pond
g	Grassland (not delineated)
ng	Native Grassland (usually Nasella spp.)
#	Sensitive Plant Location (see "Sensitive Plants of Santa Barbara County", by Tara Wiskowski, 1988)
P#-#	Sensitive Plant Location (species#-source#)
A#-#	Sensitive Animal Habitat/Location (species#-source#) (Aa=amphibian, Ar=reptile, Ab=bird, Am=mammal)
----------	Determined Extent of Sensitive Plant/Animal/Community (if no boundary shown then extent not determined)
o	Location where Sensitive Animal Observed
#	Monarch Butterfly Site (see "Monarch Butterfly Overwintering Site Locations in Santa Barbara County", by William Calvert, 1991)

For Description of Habitat Types see "California Vegetation", by V.L. Holland & David J. Keil, 1990.

Map Created September 14, 1995
Map Updated January 16, 1996
Map Revised May 7, 2013

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ORCUTT
COMMUNITY PLAN AREA
BIOLOGICAL HABITAT - EAST HALF

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Figure 26

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ORCUTT COMMUNITY PLAN

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South Orcutt: South Orcutt and the Solomon Hills support the highest biological diversity within the OPA because of the variety of plant communities represented. These include riparian communities along Orcutt Creek and smaller drainages, central dune scrub and grassland at lower elevations, oak woodland on north-facing slopes and in canyons, coastal sage scrub and sandhill chaparral on the higher and drier slopes, and Bishop Pine Forest on and near Graciosa Ridge. These habitats support a wide diversity of wildlife including deer herds, bobcats, etc.

Central Urban Core: Significant biological resources here consist of central dune scrub, eucalyptus woodland, mixed woodland, grassland, and riparian communities along Orcutt Creek and the drainages originating in Pine and Graciosa Canyons. These small but important areas link the open lands of the Solomon and Casmalia Hills with the extensive grasslands and wetlands beyond the limits of Orcutt and the City of Santa Maria.

West Orcutt: This area is relatively flat and dominated by grassland. Riparian communities occur along Orcutt Creek and several unnamed drainages, and provide habitat continuity with the more rugged and open lands of the Solomon Hills, as well as access opportunities for foraging by birds and large mammals in the adjacent grasslands. The sand dunes in the northeast corner of Key Site 22 support sandhill chaparral.

The grasslands in west Orcutt provide ideal hunting opportunities for many species of raptors, including the sensitive golden eagle, loggerhead shrike, and white tailed kite. The Casmalia Hills to the south are vegetated with grassland, oak woodland and central coastal scrub. Small wetlands occur near the ridge of these hills. Golden eagle and red-tailed hawk have been observed on the ridge. Tiger salamander, American badger and burrowing owl also live in this area.

East of Highway 101: This area is dominated by grassland which provides hunting grounds for a wide variety of raptors including northern harrier and white-tailed kite. Extensive wildflower displays occur here in the spring including lupines and owl's clover. Central dune scrub dominated by silver lupine occurs on some of the rolling dunes. Despite subjection to intensive grazing, agricultural, and oil-development activities, this area contains the largest and least-disturbed examples of Orcutt Terrace grassland.

The area east of 101 contains habitat for and populations of the silvery legless lizard, the coast horned lizard, the California tiger salamander, the spadefoot toad, and the American badger (Hunt, 1995). The open grassland and vegetated dunes of this area provide for free wildlife movement. A eucalyptus windrow along Telephone Road, north of Clark Avenue may support a turkey vulture roost.

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2. PLANNING ISSUES

Private as well as public projects have the potential to directly affect biological resources in the OPA through removal of habitats and indirectly through the effects of urbanization (noise, fencing, domestic animals, lighting, erosion, etc.) Public projects required to support development under the Orcutt Community Plan which may impact biological resources include roadway extensions, trails and bike paths, expansion of sewer services, development of water supplies, flood control activities and facilities, construction of new schools and fire management activities.

The most sensitive biological resources in Orcutt are protected through the Open Space Plan which designates appropriate undeveloped natural areas as open space and sets standards for development adjacent to these areas. The Orcutt Creek corridor, Casmalia and Solomon foothills, and slope and flood prone areas are examples of open space corridors that contain important biological resources protected through Open Space designation. The Planned Residential Development (PRD) and Design Residential (DR) zone districts protect biological resources through development design (e.g., clustering) to allow sufficient development while ensuring the protection of sensitive resources. Finally, for sites in Orcutt that do not have the PRD or DR designation or identified Open Space areas, development standards are applied to protect biological resources.

3. BIOLOGICAL POLICIES, ACTIONS & DEVELOPMENT STANDARDS

Policy BIO-O-1: **Important natural resources in Orcutt, including sandhill chaparral, central dune scrub, wetlands, oak trees and woodland, Bishop pine forest, specimen trees, and central sage scrub shall be protected, consistent with the Open Space Plan and the standards below, unless this would prevent reasonable development of a property.**

DevStd BIO-O-1.1: Development shall be sited and designed to avoid disruption and fragmentation of significant natural resources within and adjacent to designated undeveloped natural open space areas, minimize removal of significant native vegetation and trees, preserve wildlife corridors and provide reasonable levels of habitat restoration. Where possible, significant natural resources, such as specimen trees, adjacent to designated, natural undeveloped open space corridors should be preserved.

DevStd BIO-O-1.2: Development within or adjacent to designated natural open space areas shall be reviewed for, and required to implement, habitat restoration where site-specific impacts require restoration. If restoration on or near the site is not feasible, acquisition and preservation of additional habitat acreage should be considered, as a last resort if no other like-kind habitat mitigation options are available, payment into a mitigation bank program within the OPA that is acceptable to the County as provided for by new DevStd BIO-O-1.8.

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Mitigation and restoration plans should identify acreage impacted, replacement ratios, success criteria, remedial measures, and funding and responsibility for long-term maintenance and monitoring. All such restoration projects shall utilize native plants derived from local (Orcutt) seed and cutting stock, or as deemed biologically acceptable by a County qualified biologist. Wildlife relocation should be avoided. However, any wildlife relocation should be coordinated with Fish and Game and be consistent with applicable State standards. *Amended by Res. 01-226, 7/10/01*

DevStd BIO-O-1.3: Landscaping for development on the edge of designated natural undeveloped open space areas shall include native trees and shrubs, with habitat restoration efforts focused on buffers. Planting of highly invasive weedy plants (e.g., iceplant, pampas grass, veldt grass, monterey pine, eucalyptus, spiny clotbur, and Australian fireweed) shall be prohibited within 500 feet of natural undeveloped open space areas as designated on the Open Space map (Figure 17).

DevStd BIO-O-1.4: To allow the potential for wildfire and tree regeneration to occur, new structures should be located an adequate distance from the Bishop Pine forest boundaries. Trails should be sited and designed to protect Bishop Pine forests.

DevStd BIO-O-1.5: The edges of designated undeveloped natural open space areas shall be clearly delineated and fenced where necessary to protect resources both during construction and, when appropriate, over the life of the project. Long term fencing shall be designed to accommodate wildlife passage where appropriate.

Prog. BIO-O-1.6: When funding is available, P&D should work with the cities of Santa Maria and Guadalupe, Laguna County Sanitation District, Caltrans, and other interested agencies to develop a Regional Mitigation Banking Program for the Santa Maria Valley. The program should identify mitigation sites within (and outside) the OPA that could be purchased for the purpose of preservation and/or restoration and should include standards for mitigation objectives, maintenance, monitoring, and funding.

DevStd BIO-O-1.7: Development adjacent to undeveloped natural open space within high fire hazard areas shall be sited and designed to minimize fire protection activities (e.g., fuel breaks) that may potentially disrupt these areas. Structures shall be sited a minimum of 100 feet from the edge of designated open space areas in the rural area and along the urban/rural corridors (e.g., Orcutt Creek). This setback may be adjusted downward to retain open space vegetation and

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allow reasonable use of a property. Fire fighting equipment access shall be allowed within this setback and landscaping within this area should not impede the use of such equipment. Paved roads and trails may be allowed within the setback area.

DevStd BIO-O-1.8: Where new development eliminates important onsite habitat (e.g. coastal sage scrub, grasslands, riparian habitat and wetlands), County shall require development to restore or enhance like-kind habitat either onsite or offsite. If restoration sites are limited or unavailable, County shall require payment of adequate fees into a mitigation bank program acceptable to County to permanently protect a comparable or greater amount of created or restored habitat elsewhere within the OPA. *Added by Res. 01-226, 7/10/01*

Action BIO-O-1.9: The County shall develop a mechanism to demonstrate how mitigation bank fees are to be expended. *Added by Res. 01-226, 7/10/01*

Policy BIO-O-2: **Consistent with necessary flood control practices, natural stream channels and riparian vegetation in Orcutt shall be maintained in an undisturbed state in order to protect banks from erosion, enhance wildlife passageways, and provide natural greenbelts, unless this would prevent reasonable development of a property.**

DevStd BIO-O-2.1: Development shall include: a minimum setback of 50 feet from the outside edge of riparian vegetation or the top of creek bank (whichever is further) which may be adjusted upward depending on slopes, biological resources and erosion potential; hooding and directing lights away from the creek; drainage plans shall direct polluting drainage away from the creek or include appropriate filters; and erosion and sedimentation control plans shall be implemented during construction.

Action BIO-O-2.2: The County shall explore methods of returning more water to Orcutt Creek in non-flood times to facilitate more year-round flows; such releases of water should be implemented only if determined to be biologically beneficial. Methods could include directed run-off from Sites 3, 5 and 6, designing the retention basins to release water more slowly, or installing parallel LCSD trunk lines to allow reclaimed water to be pumped east and placed in Orcutt Creek.

DevStd BIO-O-2.3: Setbacks shall be sufficient to allow and maintain natural stream channel processes (e.g. erosion, meanders) and to protect all new structures and development from such processes. Hardbank protection (including riprap, boulders, concrete) shall be prohibited unless necessary to protect an existing

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structure or facilities of a public works nature, whether existing or proposed (e.g., energy dissipators, upstream fact of retention basins, high flow diversion structures, bridges, roads, trails, necessary private access, etc.), subject to Public Works and Planning and Development Department review.
Added by Res. 01-226, 7/10/01

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

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

Policy BIO-O-4: **Non-native trees (e.g., eucalyptus groves and windrows) that provide known raptor nesting or key roosting sites shall be protected; non-native specimen trees shall be protected to the greatest degree feasible except where it would interfere with reasonable development of a property. Non-native trees of less than 25 inches in diameter at breast height do not qualify as specimens for this Policy.**

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

Policy BIO-O-5: **New facilities in Orcutt, including roads, bikepaths/trails, sewer lines and retention basins, shall to the maximum extent feasible be sited and designed to avoid disruption of significant natural resources within designated natural undeveloped open space areas, minimize removal of significant native vegetation and trees and provide for reasonable levels of habitat restoration for significant habitats disrupted by construction.**

DevStd BIO-O-5.1: Road construction shall minimize filling within creeks, stream corridors and wetlands and avoid or minimize removal of riparian vegetation. To the maximum extent feasible, bridges (rather than culverts) shall be required over all major creeks and wildlife corridors. Such bridges shall be designed to facilitate wildlife passage by providing at least 6 feet of vertical clearance

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and locate support structures outside of creekbanks, if feasible. Crossings of tributaries and drainages should use bridges if a bridge would avoid or substantially reduce impacts to sensitive habitat and sediment buildup. Road projects should also preserve the hydrologic connectivity between wetlands, and between wetlands and upland areas.

DevStd BIO-O-5.2: In designated open space areas, roadway segments (e.g., Union Valley Parkway and E Street) shall be designed in consultation with P&D, the Park Department, and appropriate federal and state agencies to allow wildlife passage through provision of appropriately placed bridges and/or culverts, and shall prohibit all night lighting in designated open space corridors except as necessary for public safety (e.g., intersections, trailheads or crossings). Light "spill over" should be minimized by directing lighting away from the open space area, the use of hoods, and landscape screening (with native species) along the road.

DevStd BIO-O-5.3: Multi-use trail construction should avoid removal of riparian vegetation to the maximum extent feasible. The Orcutt Creek multi-use trail shall be set back a minimum of 50 feet from the outside edge of riparian vegetation or the top-of-bank (whichever is further), unless this would make the multi-use trail link infeasible. Trail construction shall include riparian restoration between the edge of existing native vegetation and the bicycle path. Trail lighting should be directed away from the creek.

DevStd BIO-O-5.4: Trails should follow existing dirt road and trail alignments and utilize existing bridges where feasible. Where this is not possible, prior to final trail alignment proposed trail routes should be surveyed and rerouted where necessary to avoid sensitive species, subject to final approval by P&D and the Park Department. All trails shall be sited and designed to avoid or minimize impacts to sensitive resources, areas of steep slopes and/or highly erosive/sandy soils, where feasible. Developers shall fund sign installation along certain trails (as identified in the Multi Use Trail Guidelines) providing educational and interpretive information and advising dog owners to keep their dogs out of sensitive habitats.

DevStd BIO-O-5.5: Siting and construction of a new or expanded sewage treatment facility and associated ponds and/or spraying grounds and sewer trunk line extensions shall avoid important natural resources and should be based on results of sensitive species surveys. Facilities shall be constructed a minimum distance of 50 feet from the edge of riparian, marsh and wetland areas and shall avoid amphibian retreat areas. Sewer trunk lines should be placed under or adjacent to roads, bike paths or trails, not within creeks or wetland areas.

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DevStd BIO-O-5.6: Excavated fill for retention basin construction shall not be placed within important natural resource areas. Areas adjacent to or within habitats which are disturbed during construction shall be revegetated with appropriate native species. All sensitive habitat areas adjacent to proposed retention basins shall be fenced before grading begins to prevent disturbance and stockpiling in these areas.

Action BIO-O-5.7: Any County approval of plans for diversion of Orcutt Creek water should include formulation and implementation of an Orcutt Creek Watershed Management Plan that provides an adequate water supply in and below the stream channel for sustained riparian habitat associated with the stream.

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C. *Flooding and Drainage*

1. EXISTING SETTING AND ISSUES

A. Regional Setting: The Santa Maria Valley watershed is a southeast to northwest trending alluvial basin. The Santa Maria River, which flows from the confluence of the Sisquoc and Cuyama Rivers at the northern edge of the valley south to the Pacific Ocean, is the primary drainage for the Valley. Prior to 1952, when the construction of Twitchell Dam and the Santa Maria River levees reduced peak discharges and corresponding flooding, major flood damage occurred in the valley. In the City of Santa Maria, most storm drain facilities have the capacity to convey up to 25-year storm flows, with the balance carried in streets and gutters. Several floodwater retention basins located throughout the Santa Maria Valley function as storm water holding areas to reduce peak flows and avoid the need to develop larger capacity conveyance systems.

B. OPA Setting: The Orcutt Planning Area (OPA) is wholly contained within the Flood Control District-defined 29,000 acre Orcutt Drainage Area. Orcutt Creek, the primary drainage in the OPA, flows southeast to northwest across the 5,000-acre drainage area into the former Betteravia Lakes and terminates at the Santa Maria River. This primarily natural channel varies from a shallow meandering course to areas of deep incision and carries significant amounts of silt which cause flood waters to overflow the banks (Figure 27).

The majority of urban development is located in the relatively flat, low-lying northern portion of the Plan Area, while the southern portion contains Orcutt Creek, foothill slopes and less development. The amount of impervious surfaces and level topography in the northern portion results in increased deposition and flooding in this area, and the steeper, less developed southern area is subject to rapid soil erosion.

The average rainfall of 13.4 inches per year in Orcutt does not produce substantial surface runoff in most years as the extraordinary perviousness of the dune sand allows complete absorption of high intensity rainfall. However, upon saturation of the dune sand layer, storm water runoff is nearly equivalent to the amount of rainfall. As a result of these factors, significant runoff occurs about once every 6 to 7 years.

Agriculture has had a significant effect on the natural drainage patterns in the Santa Maria Valley. The Betteravia Lakes, which accept flood waters from Orcutt Creek, were once a series of natural shallow lakes. These lakes have since been reclaimed as prime farmland, acting as a *de facto* basin during periods of wet weather. Historically, flooding associated with agriculture in the Orcutt area has been negligible since the majority of the watershed's agricultural land consisted of non-irrigated pasture land. In recent years, drip-irrigation farming technology has resulted in the conversion of over 3,000 acres of pasture land to primarily strawberries, which are grown using plastic membrane to cover the planting beds. Use of these membranes creates an impervious surface, comparable to

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commercial development in an urban setting. Where such agricultural uses occur upstream of urban areas, serious flooding occurs. Santa Barbara County Flood Control is working with growers to ensure that offsite runoff is adequately addressed.

Central Urban Core: Orcutt Creek between State Route 135 and California Boulevard is the natural drainage course in the central urban core. Orcutt Creek crosses State Route 135, Bradley Road, Orcutt Road, and California Boulevard through a series of under-sized culverts which cause upstream ponding of storm water during major storm events. The California Boulevard retention basin is located in this area and receives runoff from approximately 4,900 acres of the Orcutt Creek watershed. Most of the existing development here is adequately served by private or public retention basins.

South Orcutt: Natural drainage courses in this area consist of the upper reaches of Orcutt Creek and primary tributaries from Graciosa and Pine Canyon. The Orcutt Creek channel is largely characterized by natural banks with a channel depth of 5-10 feet and a width of 25-50 feet. Some development in this area is served by private retention basins.

West Orcutt: Natural drainage courses in this area consist of the lower reaches of the Graciosa and Pine Canyon tributaries of Orcutt Creek, the 2-mile portion of Orcutt Creek below their confluence, and unnamed drainages beginning in the Casmalia Hills. The banks of the Orcutt Creek channel range from 5-10 feet deep and in most areas widths range from 25-75 feet, with widths increasing substantially on Site 22. Some development in this area is served by private retention basins.

East of Highway 101: Natural drainage courses in this area consist of the origin of Orcutt Creek and three minor drainages. Lake Marie (for which the subdivision is named) is located just outside the OPA. The Betteravia Basin, located at the intersection of Miller Street and Betteravia Road in the City of Santa Maria, receives runoff from 2,200 acres east of Highway 101, portions of which are located within this sub-area. There are no retention basins located here, however several low points along the frontage road collect excess runoff which either evaporates or percolates into the ground. Strawberry production in this area results in significant downstream flooding due to increased runoff from extensive use of plastic membranes.

C. Regulatory Setting: The Flood Control District operates under the regulatory authority of County Ordinance #3095, which requires mitigation for any development within 50 feet of the top of bank of any watercourse, and Ordinance #3898, which requires the finish floor elevation of all habitable structures to be a minimum of two feet above the 100-year flood elevation. A **floodplain** is the area of land defined by the Federal Emergency Management Agency (FEMA) that may be submerged by flood waters during a 100-year storm event. A **floodway** is the area of a channel or river which must be reserved in an unobstructed condition in order to convey a 100-year flood without increasing flood elevations more than one foot. These areas are defined on Federal Emergency Management Association (FEMA) Flood Insurance Rate Maps (FIRM).

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The County Flood Control and Water Conservation District *Orcutt Master Drainage Plan* identifies and provides for construction and maintenance of regional drainage facilities, primarily drainage channels and culverts, in the Orcutt area. In 1983, the District completed the design and construction of the Orcutt Regional Recharge Project, a series of pipelines and channels linked with 32 (5 public, 27 private) retention basins. Retention basins are designed to capture storm water runoff during peak flows and release it at a slower rate so that it may be adequately conveyed through drainage facilities and Orcutt Creek, whose capacity cannot accommodate the peak flows. Most retention basin and storm drain facilities in the system are designed to accommodate a 25-year storm event with major culvert crossings and open channel drainage facilities sized to a 100-year event.

2. PLANNING ISSUES

Although the OPA has large areas of highly permeable soils, full buildout of the Plan would create over 1,500 acres of new impervious surfaces, leading to substantial increases in runoff. In the more urban portions of the community much of the runoff from development would drain into man-made and natural drainage systems which cannot accommodate flows from storms at or above 25-year flood levels, resulting in localized ponding in area streets and possible flooding along Orcutt Creek. Even if adequate retention basin systems are provided to reduce peak flows, the increased runoff would result in substantial increased flooding and ponding at terminal storage, the former Betteravia Lakes.

In addition to hazards from increased runoff, the majority of Orcutt's undeveloped Key Sites are located adjacent to or partially within areas exposed to flooding from Orcutt, Pine Canyon and Graciosa Creeks. Although major flooding is likely to be confined to Orcutt Creek, the extent of flood hazards associated with Graciosa and Pine Canyon Creeks is not well documented. Pressure for development in these floodplains could expose new development to flood hazards.

A 1995 Flood Evaluation Report for Orcutt concluded that FEMA hydrology and drainage areas for Orcutt Creek are essentially accurate, but that existing topography, hydraulics and drainage vary significantly from the adopted flood maps along certain cross sections of the creek. The Flood Control District has delineated the floodplain and floodway in the more restrictive locations (the boundary furthest away from the creek). When results of the evaluation are confirmed by further investigation, the provisional floodway and floodplain boundaries will likely be submitted by the County to FEMA to allow revision of the officially adopted Flood Insurance Rate Maps (Figures 28, 29, 30). Until then, the Flood Control District will delineate the floodway and floodplain by the more restrictive of the 2 sets of maps.

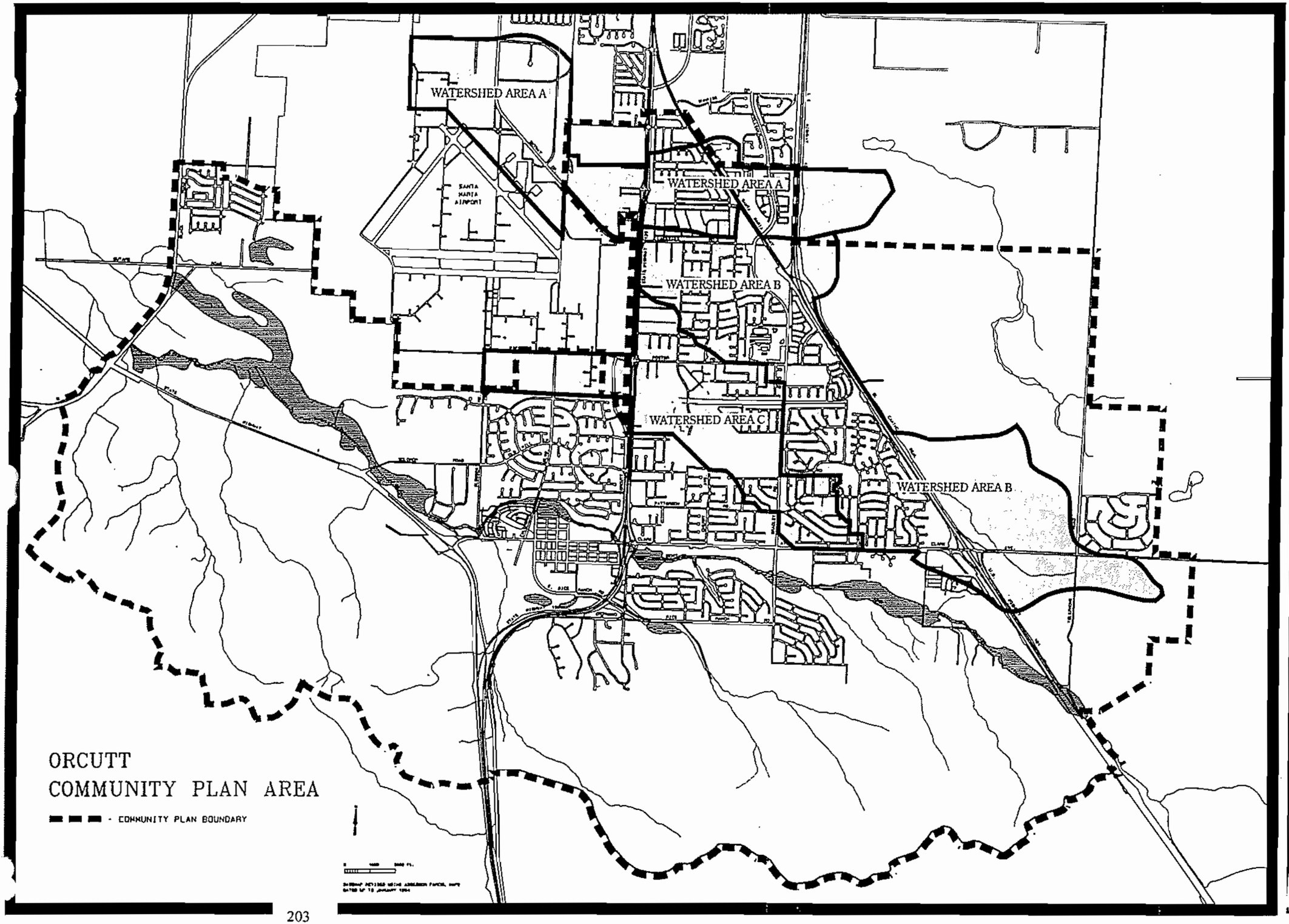
The OCP relies on two primary methods to address the flood hazards associated with increased runoff and flooding along creeks: the Open Space Plan and the Regional Retention Basin System.

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Open Space Plan: The Orcutt Open Space Plan (see the Parks, Rec., Trails and Open Space section) has been designed to minimize the exposure of new development to hazards, including flooding. To accomplish this, known and potential floodplains along Orcutt, Pine Canyon and Graciosa Creeks have been designated as open space. Development within the majority of Key Sites affected by flooding along these creeks will be clustered in areas outside of floodways through use of the PRD and DR zone districts. In very limited circumstances, some development may be allowed in the floodplain with finish floor elevations constructed on raised foundations rather than fill. Where sites along the creeks are designated with zoning which does not require clustering, flood hazard areas are designated as no build zones.

Regional Retention Basin System: The majority of the urban core is served by private drainage facilities. These mostly small and discontinuous basins are often not as effective as large regional basins, are difficult to maintain and are often unsightly. The Flood Control District has identified twelve potential regional retention basin locations in the OPA designed to minimize or eliminate the use of project-specific onsite basins. These regional basins could accommodate both increased storm flows associated with new development and flows from existing private basins (Figure 31). These larger basins also provide opportunity for dual use as recreational facilities during the dry season.

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ORCUTT FLOOD HAZARD AND WATERSHED PROJECT AREAS

FLOOD HAZARD AREA
(100-YEAR FLOOD ZONE)
FEMA Depiction

WATERSHED
PROJECT AREAS
(taken from "Orcutt Area Master Drainage Plan Update", 7/92)

Figure 27

October 10, 1997

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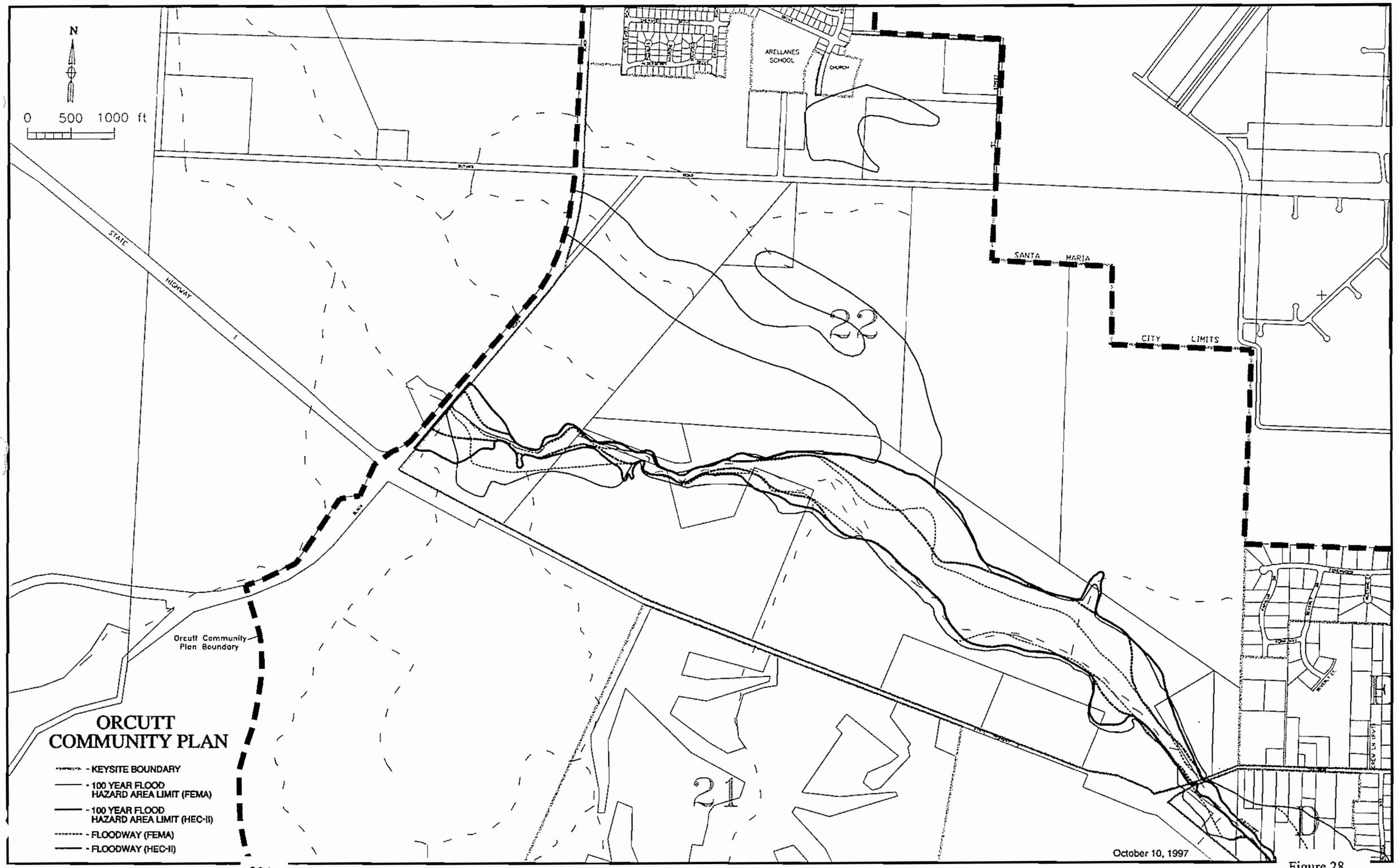


Figure 28

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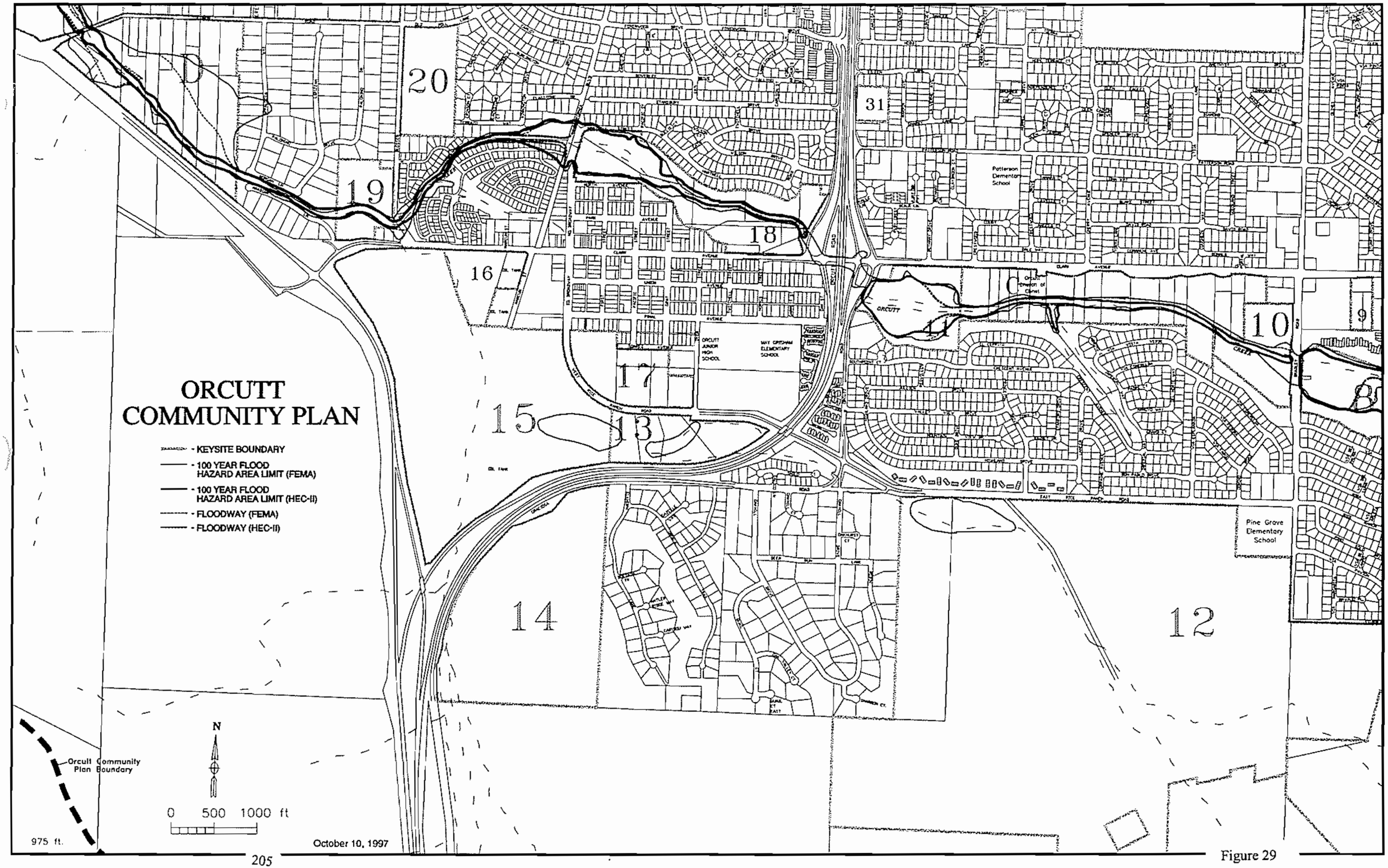


Figure 29

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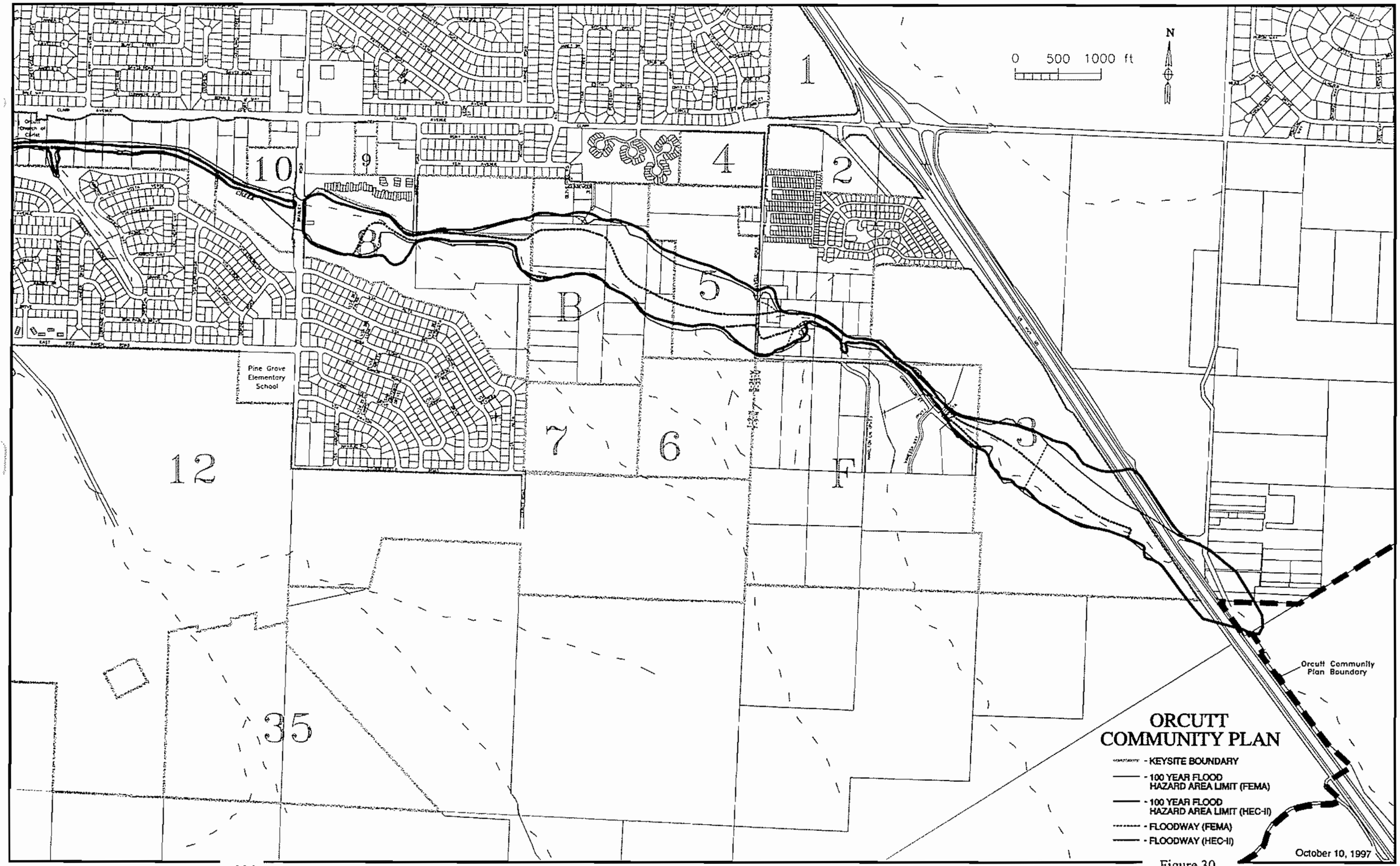


Figure 30

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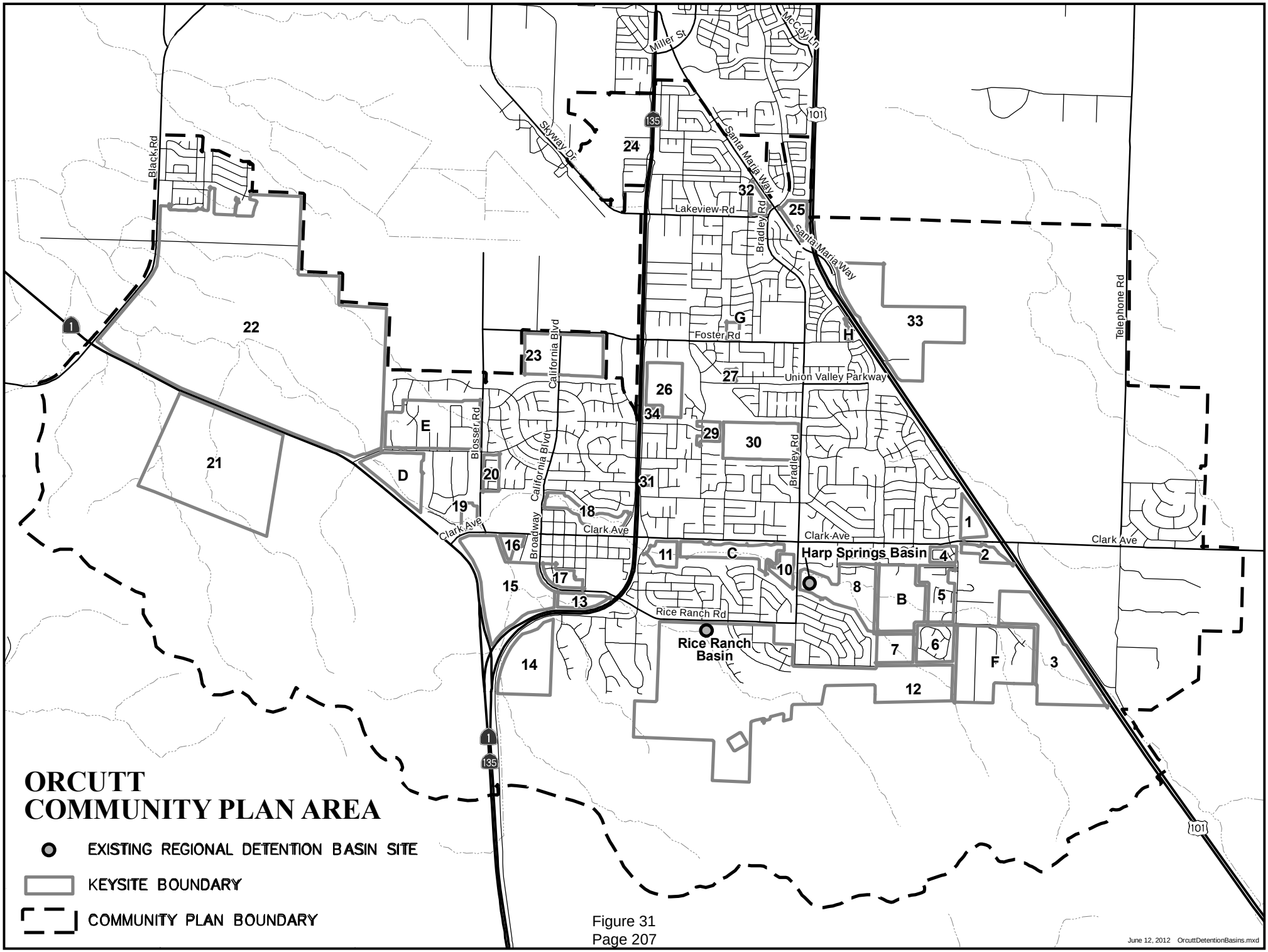


Figure 31
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June 12, 2012 OrcuttDetentionBasins.mxd

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3. FLOODING AND DRAINAGE POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

Policy FLD-O-1: **Flood risks in the Orcutt planning area shall be minimized through appropriate design and land use controls.**

Action FLD-O-1.1: The County shall designate all areas within the 100-year floodplain and floodway of Orcutt, Pine Canyon, and Graciosa Creeks as Open Space. As new flood maps are adopted by FEMA, they will be followed. Until then, the more protective of the two maps (HEC II and current FEMA) will be followed.

DevStd FLD-O-1.2: No structures or other development (except for bridges, culverts and flood control requirements) shall be allowed within creek channels.

DevStd FLD-O-1.3: No development shall be permitted within the floodplain of Orcutt, Pine Canyon or Graciosa Creeks unless such development would either be necessary to:

1. Permit reasonable development of the site and would not lead to disturbance or removal of significant riparian/wetland vegetation; or

2. Accomplish a major public policy goal of the Orcutt Community Plan.

DevStd FLD-O-1.4: Residential units requiring raised finish floor elevations in areas prone to flooding shall be constructed on raised foundations rather than fill material, where practical.

Policy FLD-O-2: **Off-site runoff associated with development should be minimized.**

DevStd FLD-O-2.1: Pervious construction materials, such as turf block, non-grouted brick, and gravel, shall be used where feasible.

Policy FLD-O-3: **Short-term and long-term erosion associated with development shall be minimized.**

DevStd FLD-O-3.1: Development projects shall incorporate sedimentation traps to minimize the erosion of soils into natural and manmade flood control drainages, where feasible. All development adjacent to stream channels shall be required to install check dams as deemed appropriate by Flood Control and Planning &

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Development to minimize channel down-cutting and erosion. To the maximum extent feasible, all such structures shall be designed to avoid impacts to creek vegetation.

DevStd FLD-O-3.2: Silt fencing, straw bales, sand bags, and sediment basins shall be used in conjunction with other methods to prevent erosion on slopes and siltation of the stream channel.

DevStd FLD-O-3.3: Drainage outlets into natural creek channels 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 damage to creek vegetation.

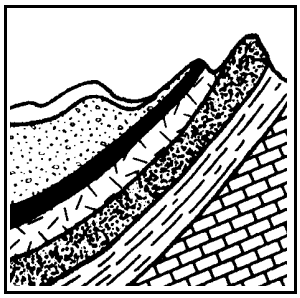
Policy FLD-O-4: **All applications for development within the Orcutt Community Plan area shall comply with applicable County development standards regarding drainage, floodplain management, and stream setbacks.**

DevStd FLD-O-4.1: The Santa Barbara Flood Control and Water Conservation District shall review all site and grading plans that are subject to County Floodplain Management and Stream Setback ordinances and verify conformance to all applicable County development requirements to ensure proposed drainage and water conveyance systems are designed to meet District standards and are directed into a District approved watercourse or drainage facility. Quality Best Management Practices that meet or exceed current County of Santa Barbara Project Clean Water and Drainage Ordinance standards.

DevStd FLD-O-4.3: Regional retention basins shall be reviewed by EHS for inclusion of mosquito management plans, and shall be designed to minimize the use of fencing through the use of 6:1 slopes and depths of ponded water not more then 2 feet or other means to protect public safety, where feasible. Where fencing must be used it shall be unobtrusive and landscaped.

DevStd FLD-O-4.4: Where a regional retention basin is identified on a site, easements for the full original footprint must be reserved even if the project on that site is smaller than originally anticipated. A smaller basin may be constructed (to meet current demand), but easements must be available to enlarge the basin as necessary to meet ultimate buildout demand.

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D. Geology, Topography and Soils

1. EXISTING SETTING AND ISSUES

A. Regional and OPA Setting: The Orcutt Planning Area (OPA) is located along the southern end of the Santa Maria Valley, extending west of the Solomon Hills. Most of the OPA is characterized by gently-sloped low hills underlain by ancient sand dune deposits. Slopes are generally less than 20% except on the banks of major creeks and in the Solomon Hills along the southern boundary of the OPA (Figure 32). Elevations range from 300 to 700 feet above sea level and reach 1,000 feet in the Solomon Hills.

The rocks and sediments exposed in Orcutt include the Sisquoc, Careaga and Paso Robles Formations and the Orcutt Sand, Dune Sand and Alluvium (Figure 33). Both the Orcutt Sand (or Orcutt Formation) and the Dune Sands are, in general, unconsolidated, poorly cemented, highly erodible and potentially subject to collapse under certain load and moisture conditions.

The Orcutt area overlies the southern and deepest part of the structural "downfold" or syncline which forms the Santa Maria Valley. This valley is bounded by the northwest-trending San Rafael Mountains to the north and by the generally west-trending Solomon Hills to the south. The Solomon Hills are an "upfold" or anticline uplifted along a fault zone extending along the northern flank of this topographic highland.

The Orcutt/Casmalia Fault is recognized as potentially active due to offsets of the formation along its trend. The Santa Maria Fault does not have displacement of the formations along the fault line and is considered inactive. One subsurface "blind thrust" fault (Orcutt Frontal) also occurs within the Orcutt Planning Area. Of these, the Orcutt/Casmalia Fault, located in the southeast portion of the OPA, is the only fault with setback policy implications for new development. This active fault is outside the urban area but crosses the southern foothills (Figure 33).

Central Urban Core: This area is almost entirely underlain by Dune Sand deposits with a small area of sandy alluvium along Orcutt Creek. Severe erosion and collapsible soils present potential geologic hazards in this area.

South Orcutt: This area is underlain by Dune Sand, the Orcutt Formation and sandy alluvium. Severe erosion and collapsible soils present potential geologic hazards in this area. The potentially active Orcutt/Casmalia Fault is also a known geologic hazard in South Orcutt.

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ORCUTT SLOPES

>30% SLOPES

SANTA MARIA AIRPORT

GOLF COURSE

ORCUTT

ORCUTT COMMUNITY PLAN AREA

COMMUNITY PLAN BOUNDARY

N

0' 1,000' 2,000'

Figure 32

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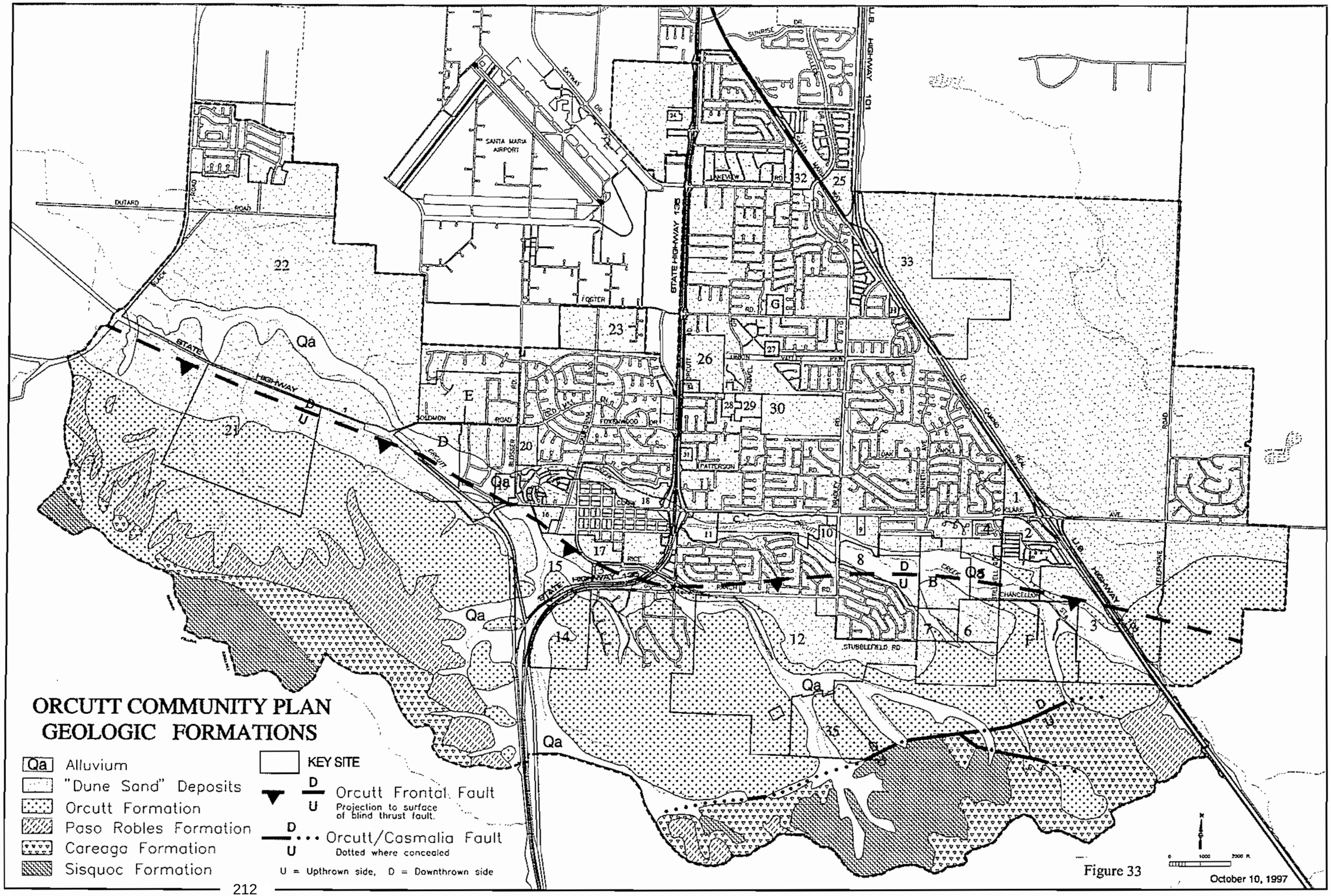


Figure 33

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West Orcutt: This area is underlain by Dune Sand, Orcutt Formation and alluvial deposits. Other than the area of clay-rich alluvial deposits, this area would have similar hazards as the Central Urban Core. In addition to these constraints, the soil in the Graciosa Canyon/Orcutt Creek area is clay-rich and expansive.

East of Hwy 101: This area is underlain by Dune Sand and the Orcutt Formation. Geologic concerns in this area would be similar to the Central Urban Core.

B. Regulatory Setting: Development in these areas is governed by the Hillside and Watershed protection policies of the Comprehensive Plan Land Use Element as well as the geologic policies in the Open Space, Safety and Environmental Resource Management Elements. Grading activities are regulated through the County Grading Ordinance (#3937) which requires soils investigations and implementation of appropriate measures. The California Uniform Building Code defines development improvements necessary to address seismic safety issues.

2. PLANNING ISSUES

Geologic hazards associated with the physical nature of surface soils include expansiveness, severe erosion, collapsibility and the lack of septic capability. The sandy soils which occur over most of the Orcutt Planning Area are subject to severe erosion by wind and water, especially when disturbed by development. Sedimentation in nearby creeks could be substantial if large areas are developed concurrently. Designing development to limit the creation of high cut or fill slopes and to prevent substantial new runoff across bare ground would minimize potential erosion problems.

Major potential hazards to the plan area from seismic activity involve ground shaking and related effects from earthquakes on local and major regional faults. These effects can include ground rupture, ground acceleration, liquefaction and landslides.

The OCP addresses geological hazard areas primarily through the Open Space designation for erosion prone areas, unstable soils and areas of steep slopes. The Open Space Plan sets standards for development adjacent to undeveloped natural open spaces areas to ensure that development will not result in geologic hazards.

3. GEOLOGY, TOPOGRAPHY AND SOILS POLICIES, ACTIONS AND DEVELOPMENT STANDARDS

Policy GEO-O-1: **Development shall be sited to avoid geologically hazardous areas.**

DevStd GEO-O-1.1: New construction shall be set back a minimum of 50 feet from all known active or potentially active faults which have been mapped.

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DevStd GEO-O-1.2: The County shall determine the need for a fault study conducted by a Registered Geologist or Certified Engineering Geologist in order to determine the presence and location of any active or potentially active faults.

Action GEO-O-1.3: The County shall consider performing a comprehensive fault study, with funding to be reimbursed by identified affected developers.

Policy GEO-O-2: **In areas of high erosion potential, development shall be sited and designed to minimize increased erosion.**

DevStd GEO-O-2.1: Consistent with Hillside and Watershed Policy #1, excessive grading for creation or enhancement of views shall not be permitted. Where new roads and driveways would require substantial grading, development shall be sited close to existing access roads.

DevStd GEO-O-2.2: Development shall be prohibited on slopes greater than 30% unless this would prevent reasonable development of a property. In areas of unstable soils, highly erosive soils or on slopes between 20% and 30% development shall not be allowed, unless an evaluation by a qualified professional (e.g., soils engineer, geologist, etc.) establishes that the proposed project will not result in unstable slopes or severe erosion or this would prevent reasonable development of a property.

DevStd GEO-O-2.3: To aid in erosion control, existing hillside topography, large stands of trees, and natural flood channels shall be preserved, unless this would prevent reasonable development of a property.

DevStd GEO-O-2.4: All surface water runoff shall be culverted and diverted to avoid erosion of exposed slopes and shall be directed to the nearest natural drainage channel. Where such measures are feasible and would not substantially increase erosion, vegetated earthen channels should be substituted for culverts. Cribwalls or other methods should only be used where necessary to retain slopes.

DevStd GEO-O-2.5: In foothill areas, cut and fill slopes shall be planted with slope-stabilizing plants. Only native species shall be planted within designated natural open space corridors, and shall be irrigated until the plants are established.

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DevStd GEO-O-2.6: All landscape plans shall be reviewed by P&D to ensure revegetation of graded areas in areas of sandy soils. Landscape securities shall be required unless expressly waived by P&D.

DevStd GEO-O-2.7: The County shall consider allowing lots to be drained to the rear only where it can be demonstrated that such rear-draining will reduce overall grading associated with a project and will provide an equal level of flood control protection as standard front-draining design.

Policy GEO-O-3: **No grading in excess of 50 cubic yards (combined cut and fill) shall be permitted within areas designated open space in the Orcutt Community Plan without an approved Grading Permit. This requirement applies to all grading activity (including activities otherwise exempted under County Grading Ordinance 3937, Sections 14-6 and 14-8). This requirement shall not apply to the emergency activities of a public agency, including but not limited to wildfire and/or flood control.**

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E. History and Archaeology

1. EXISTING SETTING AND ISSUES

A. Prehistoric Setting: The Orcutt Plan Area was once part of the territory of the Purismeno branch of Chumash speaking people, and was likely inhabited thousands of years earlier by their ancestors or other peoples. At the time of early Spanish exploration in this area, the Chumash occupied two villages in the vicinity of the present-day community of Orcutt. Both are presumed to have been located along Orcutt Creek but have not been relocated to date.

Within the OPA, there are four known prehistoric archaeological sites, three mixed archaeological sites (containing both historic and prehistoric resources), and ten known isolated artifacts. A number of these sites are small, low density, prehistoric campsites which provide information regarding the hunting and gathering nature of Chumash society.

There are no known prehistoric archaeological sites on undeveloped properties within the Central Urban Core based on surveys conducted prior to, and during 1995. The remaining unsurveyed parcels in the Central Urban Core area have a low probability of containing archaeological resources due to their distance from water and blufftops, although important resources could be present.

Other known archaeological sites are located on Key Sites 3, 12, 14, 19, 21 and 22. Key Sites 13, 15, and 16, and portions of Key Sites 19, 21, D and E have not been surveyed and could contain archaeological resources. Research indicates that there is a large prehistoric site in the Casmalia Hills. Another large prehistoric site is located southeast of Key Site 21, and over fifty prehistoric sites have been found outside the OPA within the boundaries of Vandenberg Air Force Base to the south.

No known archaeological sites exist east of Highway 101 within the planning area, and although this area has a low probability of containing archaeological sites due to the distance from a fresh water source, archaeological resources may be present.

B. Historic Setting: The written historic period for the Santa Maria Valley can be divided into three main periods: the Spanish Legacy (1769-1821), the Mexican Period (1821-1848), and the American Period (1848-present). Land grants first appeared near present day Orcutt after the end of the Mexican War in 1821. Three large Ranchos (ranches) were created and deeded by Mexican governors between 1839 and 1844: *Ranchos Los Alamos*, southeast of Orcutt, *Todos Santos y San Antonio*, southwest of Orcutt, and *Punta de la Laguna*, west of Orcutt.

Following the admission of California as a state and the gradual decline of the Ranchos, the Spaniards and Mexicans were replaced as landholders and more diversified agricultural pursuits

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such as dairying and farming were added to the established beef cattle operations. The nearby community of La Graciosa, also known as Fruitvale, became a center for an orchard industry.

In the late 1800s, the economic focus of the Orcutt area turned from farming to petroleum development. William Warren Orcutt, a civil and hydraulic engineer, known as the "father of modern oil geology," conducted studies which lead to the discovery of large petroleum deposits throughout the North County region. Oil activity in the Solomon Hills region became so great that Mr. Orcutt selected and planned a townsite in 1904 to serve as a business center for the industry. The town was named after Orcutt by E.W. Clark. It soon became the trading and supply center for the North County's oil district, at which time included Lompoc, Bricknell, Casmalia, and Orcutt.

In 1905, the area around the small town of Orcutt was being developed with residential and commercial buildings to accommodate the increase in population as people flooded into the area searching for work in the oil fields. Many structures built during the early oil days still exist in what is referred to as "Old Town" Orcutt. The most significant cluster of Old Town buildings associated with the historic period are located in the area bounded by Marcum Street, North Avenue, Rice Ranch Road, Gray Street and Oak Street (Figure 34). Architectural styles found in the historic district are reminiscent of the early western vernacular, complete with unpretentious, false-front, flat or gable-roofed, wood frame structures. A number of old homes are also found west, east and south of this area, interspersed among more recent residences.

Until the late 1950s, Orcutt remained a small, rural town with an economy based primarily on two local industries, oil and agriculture. The creation of Vandenberg Air Force Base, however, stimulated the development of large residential communities on land historically used for cattle grazing and dry farming. Population increased by the thousands, primarily in the Orcutt Wye, a four square mile area adjacent to and south of the City of Santa Maria. Orcutt's largest development boom occurred in the period between 1958 and 1963.

Orcutt's rich and varied history has left behind numerous historical sites and structures as described below:

Old Town: Many of the Orcutt Old Town historic structures were destroyed by fire or replaced with modern buildings. Historic structures still remaining in their original townsite locations include the James L. Forbes house and the Orcutt Hotel, now called the Orcutt Trading Center (see the Old Town section for greater detail on historic structures).

In addition, three houses built by Standard Oil Company are located on South Blosser, north of Key Site 19 and west of Key Site 20. Key Site 13 has a historic ranch house located on Rice Ranch Road, that was moved to this site from its original location. There are many other buildings in Old Town that appear to date to the same period (1900 to 1930).

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South Orcutt: The town of La Graciosa was established in 1868 and was located somewhere in the Solomon Hills. The precise location of the townsite has yet to be determined. Hartnell Well No. 1 (Old Maud) is located on Union Oil Company property in the Solomon Hills southwest of Key Site 12, east of Graciosa Road.

South of Key Site 12, Orcutt Hill, also called Newlove Hill, was developed with houses and Newlove School at the turn of the century. The Newlove Schoolhouse, built in 1908, is located on Orcutt Hill along the southern boundary of the planning area. The large, two room wooden structure is used today for community gatherings. Historic sites located on and south of Key Site 14 may represent remnants of the historical community of La Graciosa. The Pine Grove Cemetery, the only designated S.B. County Historical Landmark in Orcutt, is located near the corner of Bradley and Stubblefield Roads, across the street from Key Site 12. Key Sites 3, 7, 8, & 12 and 14 contain historic sites, all of which are remnants of turn-of-the-century residences associated with oil exploration.

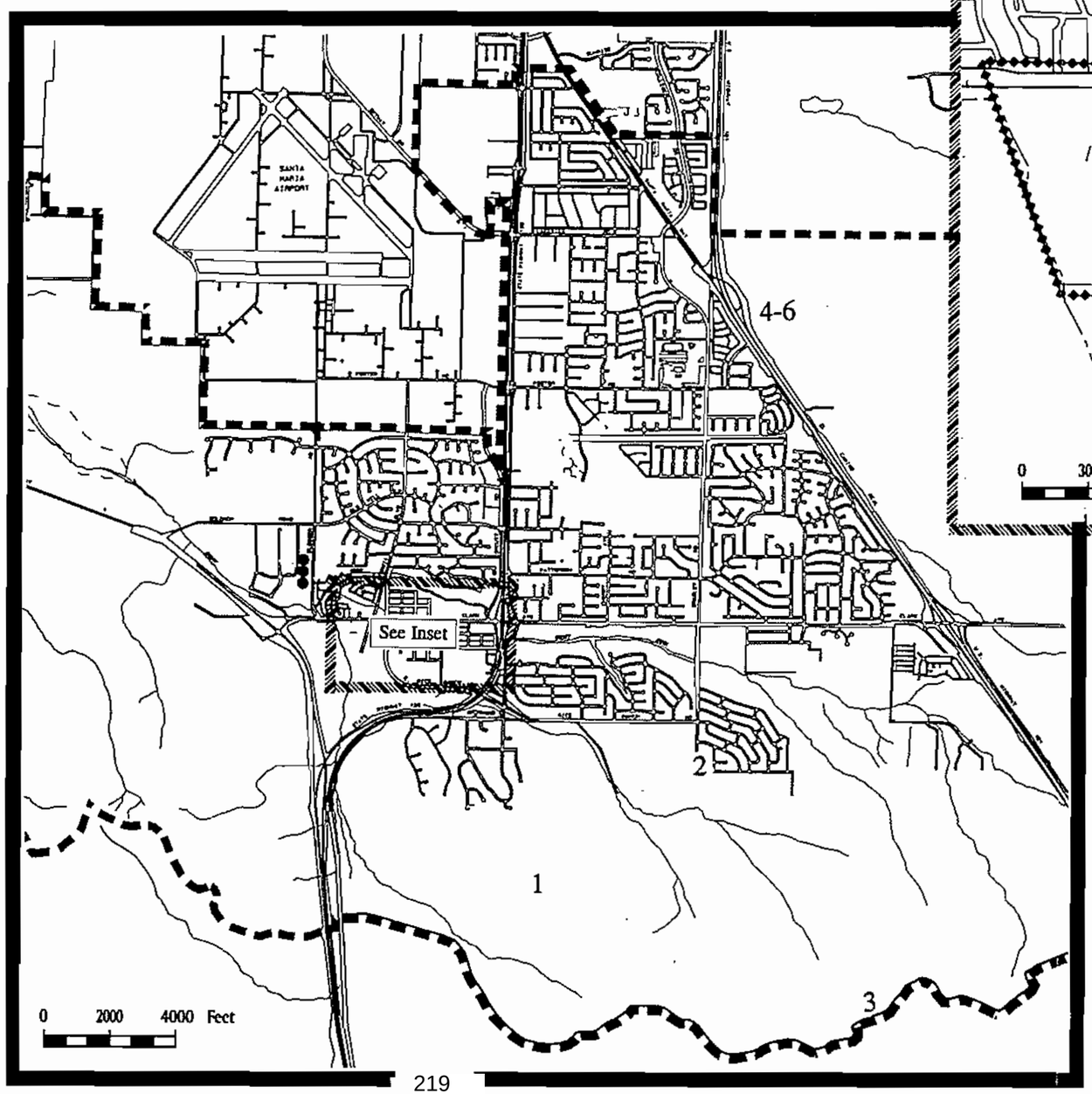
West Orcutt: Key Site 21 contains historic sites which are the remains of a late 1800 or early 1900 occupation. Other sites may also be found on Site 21, as only a portion of the site has been surveyed. There is one recorded historic site west of Key Site 21. Key Site 22 contains 8 historic sites and 10 isolated artifacts. Key Sites 13, 15, 16 and D have not been surveyed and may contain cultural resources.

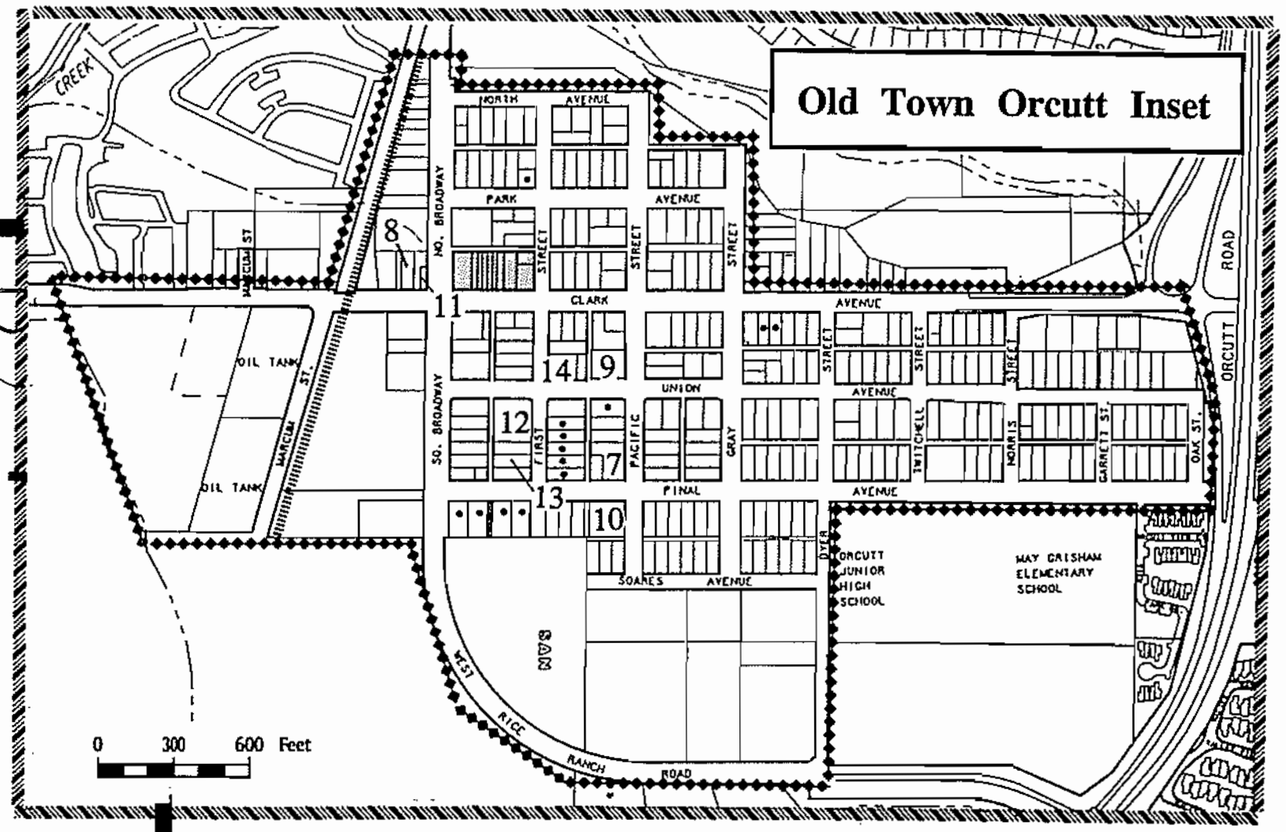
East of Highway 101: Existing historic structures in this area are limited to the Newlove Mansion, Pleasant Valley Schoolhouse and Paulding House, which were built in the early 1900s. They were moved from their original locations in Old Town Orcutt to save them from demolition and are now located east of Highway 101 at Santa Maria Way. The owner, Dr. Roger Ikola, has proposed to create a historical park out of these three and other historical structures.

C. Regulatory Setting: The Land Use Element of the County Comprehensive Plan includes Historical and Archaeological policies to ensure the protection of these resources through surveys, avoidance of resources, and implementation of mitigations consistent with State Historic and Archaeological Preservation guidelines. In addition, the County Archaeological Element, Cultural Resource Guidelines and Historic Resource Element provide guidelines for resource protection. The California Environmental Quality Act (CEQA, Appendix K) also specifies historic and archaeologic protection measures for projects subject to CEQA. Finally, the Historical Landmarks Committee advises decision-makers on issues related to historical structures.

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ORCUTT HISTORICAL RESOURCES





1.) Old Maud
2.) Pine Grove Cemetery
3.) Newlove Schoolhouse
4.) Newlove Mansion
5.) Pleasant Valley School
6.) Paulding House
7.) James L. Forbes House
8.) Orcutt Hotel
9.) Orcutt Church Building
10.) Boiler Works Building
11.) Bank Building
12.) Union Oil Hospital Building
13.) Union Oil Field Department Bunk House
14.) House of Prostitution

"Whiskey Row"

Pacific Coast Railway Right-of-Way

• or • Historic Home

Potential Historical District Boundary

Community Plan Boundary

October 10, 1997

Figure 34

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2. PLANNING ISSUES

Several existing historic structures, especially in Old Town, contribute to Orcutt's rich and colorful history and are worthy of preservation. In addition, prehistoric archaeological resources in the Orcutt area provide important cultural value and scientific information and should also be protected.

The OCP provides protection of these historical and archaeological resources in several ways. Where feasible, identified resources adjacent to designated Open Space areas were included within the open space boundary to ensure their preservation. The use of the Design Residential and Planned Residential Development zone districts allow for flexible development design to avoid resources on historic sites where some development must occur. And finally, the proposed establishment of a Historic District in Old Town includes development incentives and funding for protection of historic structures.

3. HISTORY AND ARCHAEOLOGY POLICIES, ACTIONS & DEVELOPMENT STANDARDS

Policy HA-O-1: **Archaeological and historic resources in the Orcutt Planning Area shall be protected and preserved to the maximum extent possible.**

DevStd HA-O-1.1: Development on Key Sites that have not been surveyed by a County-qualified archaeologist should be surveyed and mitigated in accordance with State and County archaeological and historic guidelines.

Policy HA-O-2: **Structures of historic significance in Old Town Orcutt, as shown on Figure 34, shall be preserved unless this would prevent reasonable development of a property. If any of these structures are not designated as a historic structure by the County Landmarks Commission, it should be considered for such a designation as part of the Old Town Implementation Study.**

Action HA-O-2.1: Where feasible, historic structures should be incorporated within development proposals.

Action HA-O-2.2: If significant impacts to historic resources in the rural areas of Orcutt cannot be feasibly mitigated onsite, the County should consider the appropriateness of offsite mitigation consisting of improvements to the character and integrity of structures in Old Town.

Action HA-O-2.3: In cooperation with private citizens, the County should establish a Historic District in Old Town Orcutt with the intent of protecting and restoring the community's most valuable historic homes through a combination of

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incentives and regulations, and maintaining and enhancing the overall historic character of Old Town. The boundaries of this district should be North Avenue, Gray Street, Clark Avenue, Highway 135, Pinal Avenue, Dyer Street, Rice Ranch Road, and Marcum Street.

Action HA-O-2.4: As funding becomes available, the County shall consider adopting an ordinance or modifying Section 35-243.1 of Article III of the County Zoning Ordinance for Orcutt to prevent demolition of historically significant structures (see Figure 34) by neglect, and avoid demolition without examining alternative methods for preserving the resources including relocating structures. The ordinance should include incentives for the protection of historic structures such as encouraging uses consistent with the preservation of the building (e.g., bed and breakfast, museum, library).

Action HA-O-2.5: To encourage the preservation of historic resources, the County shall actively pursue potential funding from federal, state and local sources to provide monetary assistance for applicants undertaking preservation and renovation projects for historic structures.

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F. Noise

1. EXISTING SETTING AND ISSUES

A. Regional and OPA Setting: Primary sources of intrusive sound within the planning area are motor vehicles traveling along roads and highways, aircraft activities at Santa Maria Public Airport, construction activities, and commercial/industrial operations.

Several roadways within the OPA carry traffic volumes which create major noise corridors in excess of 65 dB(A). These roadways include Highway 101, Highway 135, Highway 1, Bradley Road, Clark Avenue, Lakeview Road and Santa Maria Way. Additionally, Union Valley Parkway could become a significant source of roadway noise as a result of its expansion for use as a cross-town expressway.

The Santa Maria Public Airport is the primary source of aircraft noise in the OPA. However, the Plan area is not adversely affected by the 65 dB(A) airport noise contour, which falls closer to the main runway facility in the southern Santa Maria city limits. The flight approach zone for the airport's main runway (12-30) passes over a large portion of the urbanized area, with an additional flight approach zone for the airport's secondary runway (2-20) extending over the agricultural lands in the northwestern planning area (Key Site 22).

B. Regulatory Setting:

County of Santa Barbara Noise Element: A noise level of 65 dB(A) CNEL[12] is the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project design. Noise sensitive uses (residences, lodging, hospitals, schools, libraries, churches, places of public assembly) proposed in areas where the exterior noise level is 65 dB(A) CNEL or greater should be designed so that interior noise levels attributable to exterior sources do not exceed 45 dB(A) CNEL when doors and windows are closed.

State of California: California Administrative Code Title 24 (CAC Title 24), Noise Insulation Standards, requires that the interior noise level of all new multi-family residences be 45 dB(A) or below. In addition, if the exterior noise level is greater than 60 dB(A), CAC Title 24 requires preparation of an acoustical analysis showing that the proposed design will limit the noise level to the 45 dB(A) requirement.

2. PLANNING ISSUES

[12] The Countywide Noise Element uses another measure: the Day-Night Average Level, abbreviated L_DN which varies slightly from the Community Noise Equivalent Level (CNEL) by not weighting early evening (7-10 p.m.) noise levels in determining a 24-hour average. For the purposes of this Plan and the Countywide Noise Element, CNEL and L_DN are considered to be equivalent, interchangeable measures and standards.

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Buildout under the Community Plan would likely increase noise levels within the OPA (Figure 35). Noise impacts could result in the following four ways:

1) Increased traffic volumes on roadways which may cause noise impacts to adjacent structures which are not currently exposed to significant ambient noise levels;

2) New structures may be built in areas within or adjacent to noise corridors, resulting in exposure of sensitive receptors to significant noise levels;

3) Construction activities associated with buildout could result in short term impacts to surrounding areas; and

4) Cumulative growth in the Orcutt/Santa Maria area could lead to the expansion of airport facilities and an increase in the number of daily flights which could result in increased noise impacts.

Many of the undeveloped parcels in Orcutt are of insufficient size to afford flexibility in siting new development completely away from significant noise sources. Therefore, future development will need to be designed to minimize the potential impacts from existing and projected high noise levels.

Several Key Sites within the OPA currently experience noise levels in excess of 65 dB(A) from adjacent roadways (Table 39) and additional sites will at buildout as well. The amount of exposed area on each Key Site will vary depending on property line locations, roadway dimensions and amenities (e.g., landscape berms). Existing development along these roadways will also be affected by these noise levels.

Key Site 22 currently has little urban development and as a result, sensitive receptors are not exposed to adverse impacts from aircraft noise. However, as development increases on Site 22 and/or if flight patterns change in the future, or if larger aircraft begin to use the airport, the noise contours for the flight approach zones could change significantly, possibly exposing noise-sensitive uses to high noise levels.

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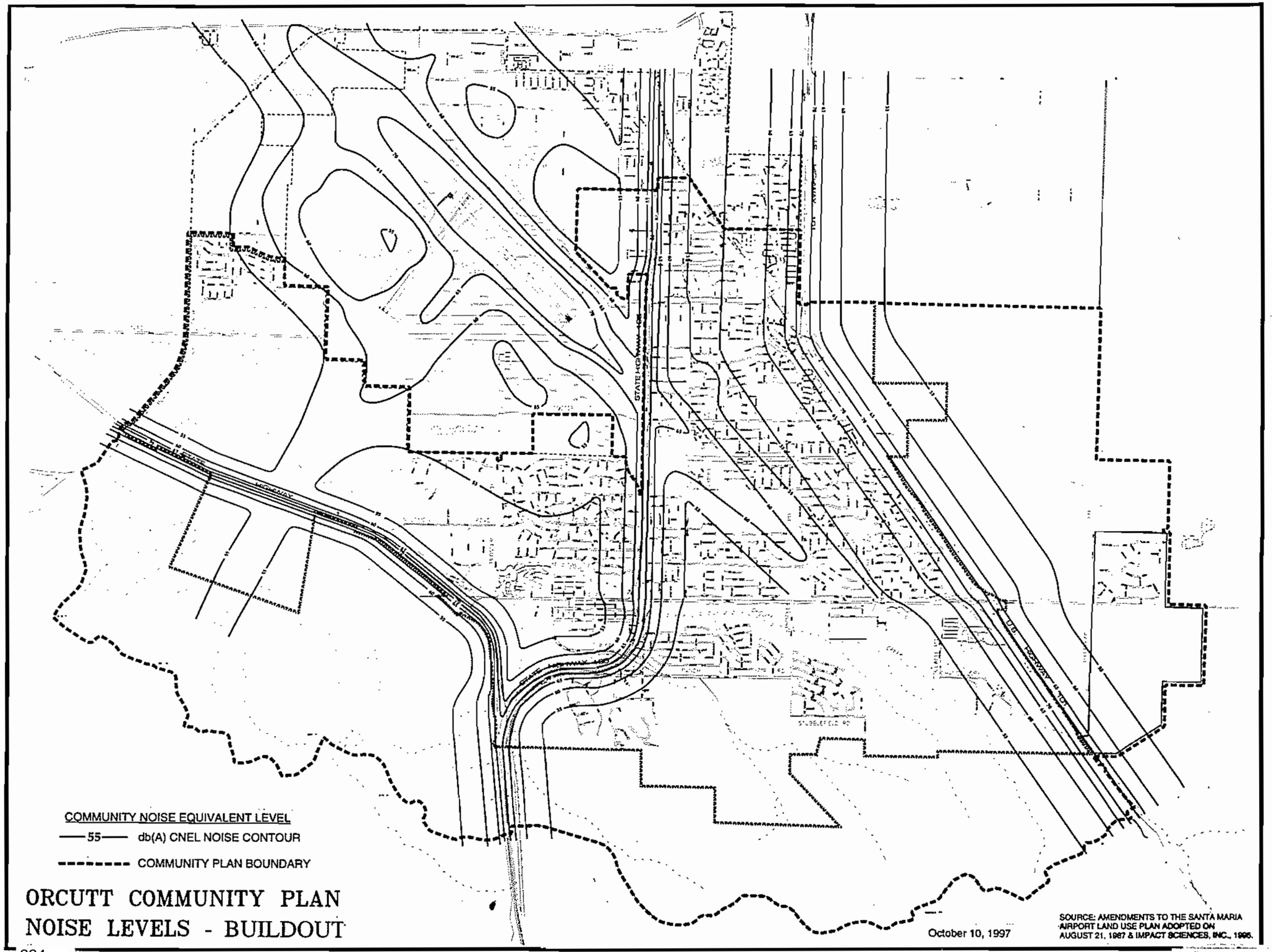


Figure 35

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Table 40
Key Sites Affected By 65 dB(A) Noise Levels

	Distance to 65 dB(A)*		
Key Site	**Existing**	**Buildout**	**Comments****
1	Clark Ave-104' Highway 101-266'	Clark Ave-132' Highway 101-366'	1,800' border with US 101 and 1,000 feet with Clark Ave; Gateway parcel
2	Clark Ave-104' Highway 101-227'	Clark Ave-132' Highway 101-280'	600' border along Clark Ave and 1,000' border with US 101; Gateway parcel
3	Highway 101-227'	Highway 101-280'	4,000' border with US 101; low-lying terrain
4	Clark Ave-104'	Clark Ave-132'	borders Clark Ave for 900'
5	n/a	Stillwell Rd-24'	1,800' border with Stillwell Rd; rolling terrain
9	Clark Ave-104'	Clark Ave-132'	250' frontage along Clark Ave
10	Bradley Rd-73'	Bradley Rd-96'	1,600' border with Bradley Rd
11	Clark Ave-114'	Clark Ave-132'	900' frontage with Clark Ave; low-lying terrain
13	Highway 135-126' Rice Ranch Rd-32'	Highway 135-171' Rice Ranch Rd-54'	1,700' border with Highway 135 and Rice Ranch Rd; low-lying terrain
14	Highway 135-126'	Highway 135-171'	Highway 135 borders 3,600' of site
15	Highway 135-126' Highway 1-44' Rice Ranch Rd-32'	Highway 135-171' Highway 1-106' Rice Ranch Rd-54'	2,500' border with SR 135; 4,000' with SR 1; and 1,500' with Rice Ranch Road; Gateway parcel
17	Rice Ranch Rd-32'	Rice Ranch Rd-54'	2,200' border with Rice Ranch Road
18	Clark Ave-54' Highway 135-141'	Clark Ave-77' Highway 135-204'	1,200' border with Clark Ave and 1,000' with SR 135; Gateway to Old Town
21	Highway 1-59'	Highway 1-95'	3,750' border with SR 1; West Orcutt gateway
22	Highway 1-59' Black Rd-37'	Highway 1-95' Black Rd-57' E St-79' UVP-64'	9,000' border with SR 1, 5,000' with Black Rd, 4,500' with UVP and 5,000' with E Street; Gateway parcel
23	Foster Rd-37'	Foster Rd-30' UVP-91'	2,700' border along Foster Rd and UVP
25	US 101-280' Santa Maria Wy-72'	US 101-374' Santa Maria Wy-90'	1,800' border along US 101 and Santa Maria Way; Gateway parcel
26	Highway 135-141' UVP-16'	Highway 135-204' UVP-83'	1,500' border with SR 135 and 1,200' with UVP
27	UVP-16'	UVP-83'	550' border with UVP
30	Bradley Rd-89'	Bradley Rd-106'	1,350' border along Bradley Road
31	Highway 135-141'	Highway 135-204'	400' border with SR 135

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	Distance to 65 dB(A)*		
Key Site	**Existing**	**Buildout**	**Comments****
32	Bradley Rd-119' Lakeview Rd-64' Santa Maria Wy-76'	Bradley Rd-121' Lakeview Rd-67' Santa Maria Wy-107'	500' border with Bradley Rd, 800' with Lakeview Rd, and 1,600' with Santa Maria Way
33	Highway 101-266'	Highway 101-366'	6,400' border with US 101
34	Highway 135-141'	Highway 135-204'	450' border with SR 135
D	Highway 1-59'	Highway 1-95'	2,800' border with SR 1
H	Highway 101-266'	Highway 101-366'	650' border with US 101

* Distance in feet from centerline of roadway to 65 dB(A) noise contour
** Distance along roadway/key site boundaries are approximations

2. NOISE POLICIES AND DEVELOPMENT STANDARDS

Policy NSE-O-1: **Development of new noise sensitive uses (as defined in the Noise Element) in Orcutt should provide attenuation of ambient noise levels for indoor living areas and, where practical, for outdoor living areas.**

DevStd NSE-O-1.1: Noise sensitive land uses should be located outside of the 65 dB(A) CNEL contours, unless this would prevent reasonable development of a property.

DevStd NSE-O-1.2: Noise sensitive uses proposed in areas exceeding 65 dB(A) CNEL shall be designed so that exterior living spaces do not exceed 65 dB(A) CNEL and interior noise levels attributable to exterior sources do not exceed 45 dB(A) CNEL when doors and windows are closed. Noise insulation construction techniques may include installation of air conditioning for all units and double-paned windows and wall insulation for all window and wall locations with lines of sight to the noise source. Building design and construction specifications shall meet the interior noise standard set forth in California Administrative Code, Title 25, as demonstrated through an acoustical analysis prior to project approval.

DevStd NSE-O-1.3: Project design shall use a combination of vegetated berms, unit orientation or other methods to reduce noise affecting interior and exterior living spaces. The developer should retain a County-approved noise consultant to conduct a study determining the design and effectiveness of proposed noise reduction measures. Soundwalls shall only be used if alternative noise reduction measures are ineffective. If found necessary soundwalls shall be decorative masonry or wood walls planted with fast-growing vines and shrubs.

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DevStd NSE-O-1.4: All P-2 classified roadways and other major transportation facilities such as light rail corridors shall be designed with the use of attenuation features such as setbacks, depressed roadways, solid masonry walls, earthen berms and extensive landscaping to minimize noise levels on adjacent existing or planned noise sensitive uses to the maximum extent feasible.

DevStd NSE-O-1.5: All residential development proposed for the area within the 60 dB or greater CNEL airport noise contour shall provide a Truth-in-Sales notice for future units indicating that the site is affected by low aircraft overflights and nuisance noise impacts. These sites include 5-9, 12, 18-23, 25-30, 32, 34, N, E, F and G. *(per Airport Land Use Commission)*

Policy NSE-O-2: Construction noise in Orcutt shall be minimized during non-standard work hours.

DevStd NSE-O-2.1: Standard construction working hours (i.e., 7 a.m. to 4:00 p.m., Monday-Friday) shall be required for development activities. Flexibility to allow extended hours on weekdays and/or occasional working hours on Saturdays should be determined on a case-by-case basis.

DevStd NSE-O-2.2: Noise attenuation barriers, muffling of grading equipment and additional mitigation where deemed appropriate should be required for development where construction equipment generates noise levels in excess of 95 dB(A).

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G. Risk of Upset/Hazardous Materials

1. EXISTING SETTING

A. Regional Setting: Primary hazards and risks in the Santa Maria Valley are associated with oil and gas operations and, to a lesser degree, airport safety. The Guadalupe, Santa Maria Valley, Orcutt and Cat Canyon oil fields, located in the vicinity of the Orcutt Planning Area, are all active and rely on petroleum related gas and oil pipelines located throughout the region. The 3,000-acre Santa Maria Public Airport (SMPA) is located immediately north of the OPA in the City of Santa Maria.

Other potential hazards and risks in the Valley include hazardous material facilities such as the closed Casmalia Hazardous Waste Disposal Facility located approximately 3 miles west of the OPA and Vandenberg Air Force Base located southwest of the OPA, and from a number of antennae and transmission facilities and three electrical substations in the general vicinity of the OPA.

B. OPA Setting

Oil and Gas Activity: The areas of highest oil activity are in the Solomon Hills in southeast Orcutt and the northeastern corner of the OPA, east of US 101. Beyond these areas of historic and existing oil activity there are few scattered sites in central Orcutt as well as two concentrated areas, one to the southwest in the Casmalia Hills and the other toward Santa Maria (Figure 36). Several petroleum related oil and gas pipelines exist throughout the planning area with major lines along Bradley Road and California Boulevard. Some of these lines are idle (not permanently abandoned) and have the potential to carry toxic hydrogen sulfide gas (H_2S). These lines extend south through the foothills and are tied into the Orcutt Hill facilities and the Cat Canyon Plant. In Orcutt, problems such as the Palomino residential subdivision (located southwest of the Blosser Road/Old Mill Lane intersection) built on the site of a Union Oil tank farm, have resulted in heightened concern over potential contamination.

State Division of Oil and Gas/Geothermal Resources (DOGGR): Records of all work done on wells, from installment to abandonment, are maintained at the DOGGR. When proposed construction of structures over, or in proximity to, a well could result in a hazard, the DOGGR has authority (Section 3208.1 of the Public Resources Code) to require re-abandonment of wells not abandoned in accordance with present standards. DOGGR has instituted several programs to encourage proper well abandonment including the Idle Well Abatement Program (PRC Sections 3206 & 3206.5) and the Well Conservation Program (PRC section 3208.1).

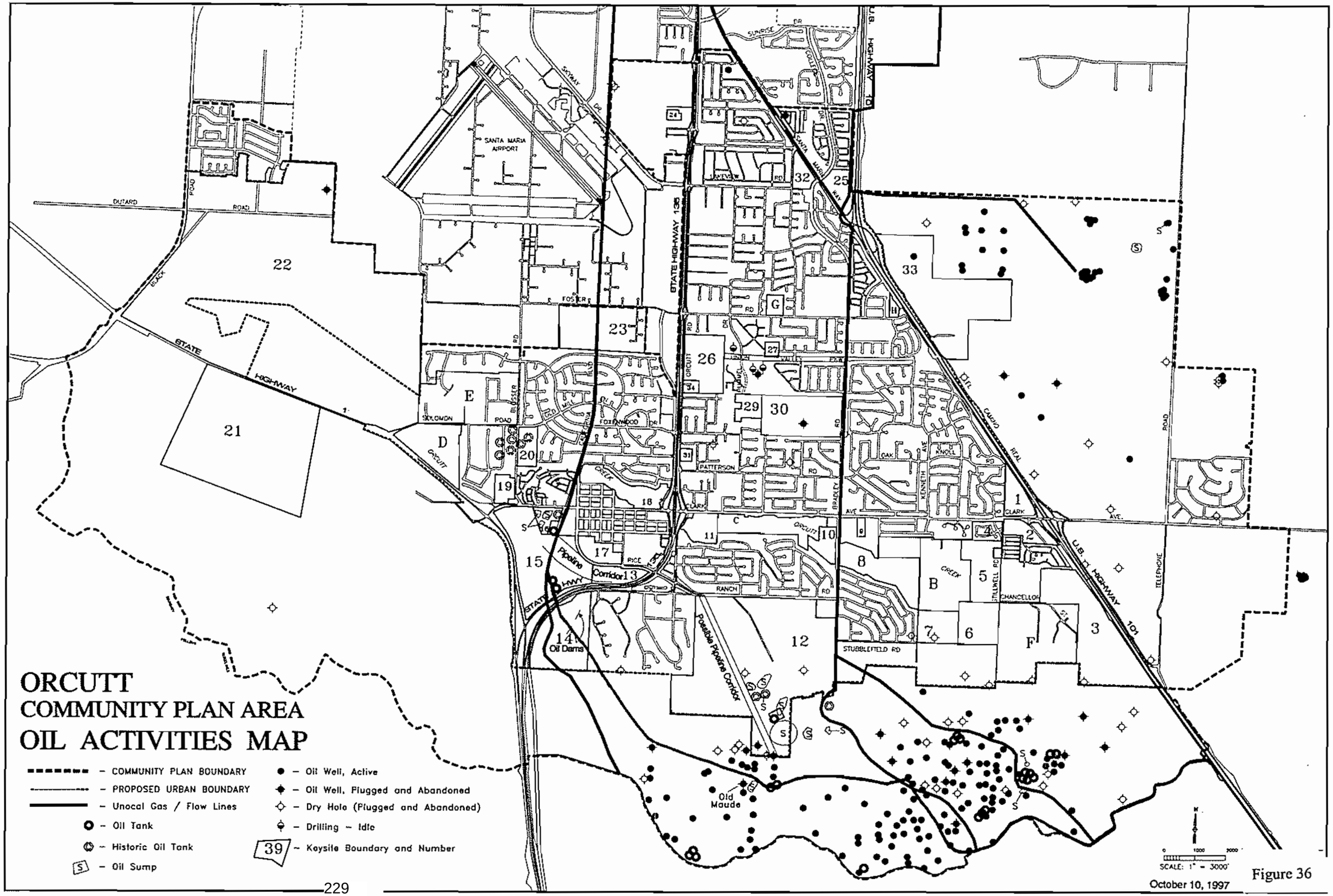

SANTA MARIA AIRPORT
DUTARD ROAD
BLACK ROAD
STATE HIGHWAY 1
FOSTER RD
SOLOMON ROAD
FOXENWOOD DR
PATTERSON RD
CLARK AVE
RICE RANCH RD
STUBBLEFIELD RD
CHANCELLOR
STILLWELL RD
TELEPHONE ROAD
U.S. 101 HIGHWAY
Pipeline Corridor
Possible Pipeline Corridor
Oil Dams
Old Maude
21
22
23
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ORCUTT
COMMUNITY PLAN AREA
OIL ACTIVITIES MAP
– COMMUNITY PLAN BOUNDARY
– PROPOSED URBAN BOUNDARY
– Unocal Gas / Flow Lines
– Oil Tank
– Historic Oil Tank
– Oil Sump
– Oil Well, Active
– Oil Well, Plugged and Abandoned
– Dry Hole (Plugged and Abandoned)
– Drilling – Idle
39 – Keysite Boundary and Number
SCALE: 1" = 3000'
October 10, 1997

Figure 36

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County Petroleum Office Provisions: The County Petroleum Ordinance includes provisions for plugging and abandoning wells (Sec. 25-32), removal of all drilling equipment within 60 days following abandonment (Sec.25-33), and abandonment within 90 days of determination of idle well status (Sec. 25-44). In addition, the County has established review procedures to determine whether prior oil and gas activity would impact new development proposals. If a site shows signs of contamination, the County Environmental Health Services Department (CEHS) requires a preliminary site assessment involving numerous soil tests. If test results are above CEHS action levels for Maximum Contaminant Levels for groundwater, remedial action would be overseen by the County Protection Services Division Site Mitigation Unit.

County Zoning Requirements: The Article III Zoning Ordinance, while not requiring a specific permit for abandonment procedures, requires oil and gas sites to be recontoured, reseeded, and landscaped to approximate original conditions or other conditions recommended by the applicant.

Airport Safety: The OPA surrounds the eastern, western, and southern boundaries of the SMPA. Approaching commercial aircraft routinely fly over the southern, eastern and central sub-areas; smaller private planes overfly the entire OPA. Two flight approach zones for the SMPA extend southward into the OPA (Figure 37). The flight approach zone for runway 12-30 extends southeast toward Bradley Road passing over a large portion of the Central Urban Core area, while the flight approach zone for runway 2-20 extends southwest over the agricultural lands of Key Site 22. The County's Land Use Element includes a 1,500 foot-wide "No Build" corridor located centrally within the flight approach zone for runway 12-30, which precludes development.

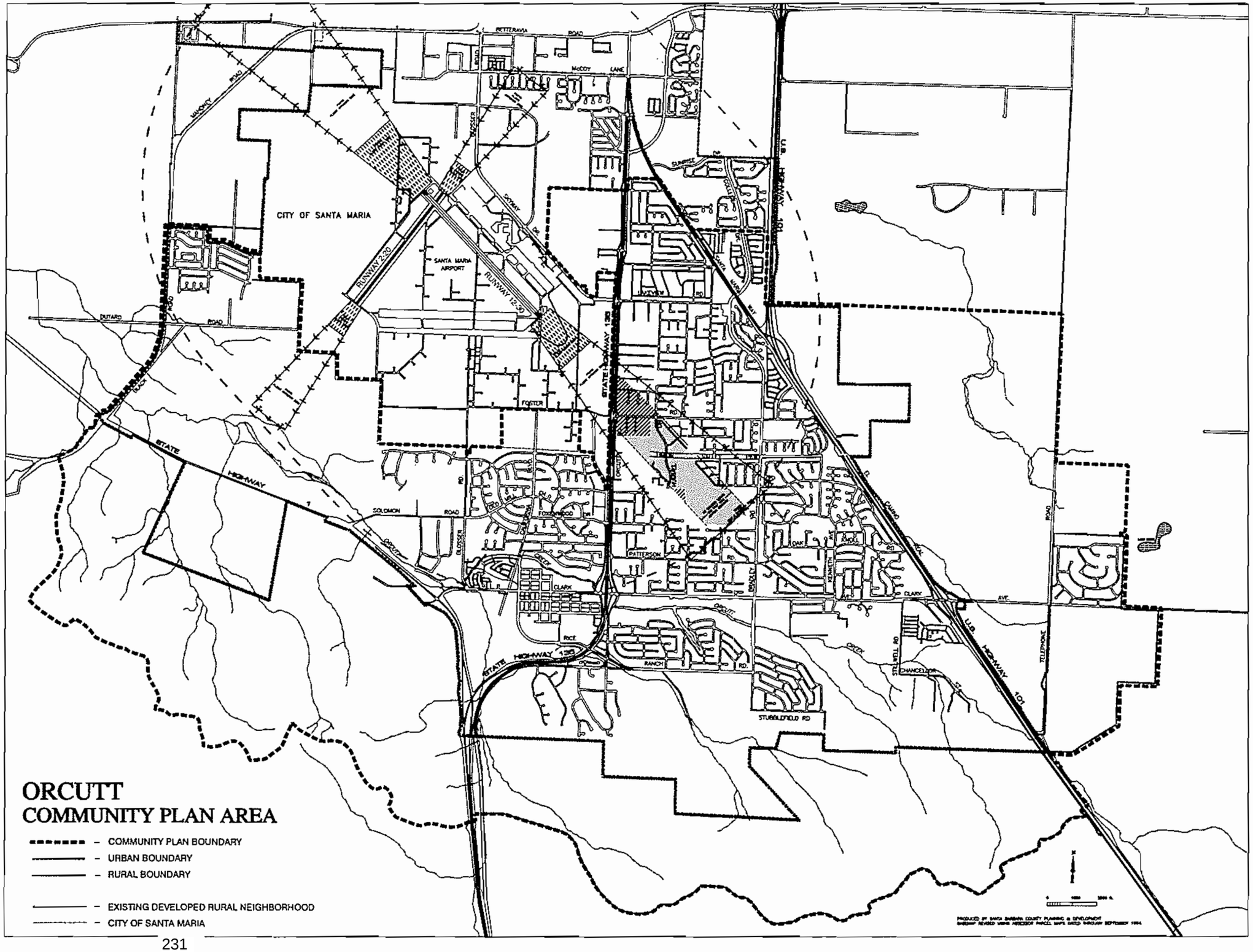
The County's Airport Land Use Plan (ALUP - revised 1993) defines three safety areas for the SMPA as shown on Figure 37. Safety area 1 is the "clear zone," which exists entirely on airport property. Safety area 2 is the "flight approach zone," an extension of the clear zone in which uses are allowed which do not result in a particular fire hazard or create a concentration greater than 25 people per acre for non-residential uses and no more than four units per acre for residential use. Safety area 3 is the general airport traffic pattern area in which development is subject to ALUC review if it may result in "concentrations of people." Table 40 identifies which Key Sites are located within each of the safety areas.

Table 41: Key Sites Within Each Safety Area*

Safety Area 1 "Clear Zone"	Safety Area 2 "Flight Approach Zone"	Safety Area 3 "Airport Traffic Pattern Zone"
No Key Sites	Key Sites: 22, 26, 27, 28, 29 & 30	Key Sites: 18, 20, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, D, E & G

* Based on Santa Barbara County ALUP (1993) aerials.

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ORCUTT AIRPORT SAFETY ZONES

Airport Clear F(CLR) & Approach F(APR) Zones



Proposed Area for Inclusion in 1500 Foot Wide Airport Safety No Build Corridor

1500 Foot Wide Airport Safety No Build Corridor



— — — Outer Limit of Safety Area 3 (Airport Traffic Pattern Area)

October 10, 1997

Figure 37

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Airport Land Use Commission (ALUC): The purpose of the ALUC is to minimize noise and safety conflicts between the airport and surrounding uses. The ALUC is responsible for preparing an Airport Land Use Plan (ALUP) detailing provisions for compatible uses with the airport in terms of safety. The Santa Barbara County Association of Governments is the ALUC for Santa Barbara County.

Caltrans Airport Land Use Planning Handbook: Recent legislation requires all jurisdictions to use the Caltrans Airport Land Use Planning Handbook in evaluating the impacts of proposed new plans on airports and the effect of airport operations on proposed land uses to avoid inconsistent land use proposals.

Hazardous Materials: The Hazardous Materials Management Act requires that any business which handles hazardous materials greater than specified threshold quantities must prepare a "Hazardous Materials Business Plan" (HMBP). A Business Plan, on file with County EHS, includes an inventory of hazardous materials stored on-site (above specified quantities), an emergency response plan, and an employee training program in the event of a release of hazardous materials. Such Plans must be prepared when new facilities begin operation, and are reviewed and rectified every two years or whenever conditions change at the facility. There are about 30 businesses in Orcutt which have filed HMBPs with EHS (see 95-EIR-1, Vol-I, Table 5.12-1).

Nine facilities with Leaking Underground Fuel Tanks (e.g., gas stations) are listed as underground tank clean up sites in the OPA (see 95-EIR-1, Vol. 1, Table 5-12-2). Facilities with leaking underground fuel tanks are disclosed to EHS under the statutory authority of the Health and Safety Code and the Administrative Code. Any leak of a hazardous material from an underground storage tank must be reported to EHS and soil remediation requirements must be complied with.

High pressure gas lines exist along California and Solomon roads, as well as along portions of Blosser Road, Clark Avenue and State Highway 1. In addition, sections of these lines extend through Sites 14, 15 & 16. Petroleum related gas lines exist along Bradley Road and California Boulevard. These lines extend south toward the Orcutt Hill oil production facilities.

Electromagnetic Fields (EMF): At present, there are no sources of extremely low frequency EMFs (high power lines and electric transformer/substations) or radio frequency EMFs (communication facilities) of concern located within the urban area of Orcutt. Portions of the out-of-service 70 kV Divide-Zaca-Lompoc transmission line are located on Sites 14, 15, D, and 22 in West Orcutt.

2. PLANNING ISSUES

A. Oil and Gas Activity: Under the OCP, new development would be permitted in areas which have previously been used for oil exploration and drilling activities, possibly exposing people to hazards associated with abandoned oil wells (Table 41). There are a large number of abandoned oil

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wells in the OPA, not all of which have been accurately mapped and/or properly abandoned. Even where sites are known, it is often difficult to precisely locate abandoned pipelines, site dumpings, etc. Old sumps requiring clean up are likely to be uncovered during grading or construction activity in the OPA. The OCP includes a systematic review of sites by the County Petroleum Office and environmental site assessments to minimize hazards associated with oil and gas activity. Oil and gas pipelines extend through the urban core and potential development along these pipelines should be evaluated in terms of risk of upset, especially with respect to potential toxic hydrogen sulfide (H_2S) gas releases.

Table 42: Key Site Oil Activity

Key Site	Activity
3	Plugged and abandoned dry-hole on southern boundary
7	Dry-hole on southern boundary
12	Three historic oil tank sites, 3 sumps, 4 wells, and a dry-hole
13	Potential historic oil pipeline corridor
14	Remnant oil dam
15	Two abandoned historic oil tanks on southern boundary
16	Unocal oil storage facility consisting of three large oil sumps and an oil tank
17	Potential historic oil pipeline corridor
20	Historic Unocal oil storage facility consisting of two tanks
22	Plugged and abandoned oil well along its northeastern boundary
23	Unocal fuel gas line crosses through the central portion of the site
25	Presently abandoned Unocal gas gathering line (H2S) crosses the eastern boundary
30	Abandoned well site in center of parcel
33	One dry-hole and one abandoned well site
35	Oil pipelines located across site, two sumps and an oil tank on northern boundary
D	Old oil flows from Old Maud may have pooled onsite
F	One plugged and abandoned dry-hole near center of southern boundary

B. Airport Safety: Buildout of the OCP would permit development in areas surrounding the SMPA. Key Sites 22 and 26-30, which fall beneath the SMPA's flight approach zones, have the highest potential for safety impacts. Specific land use restrictions apply to these areas (see Key Site discussions for restrictions). The County's Land Use Element includes a 1,500 foot-wide "No Build" corridor for runway 12-30 that extends over portions of Key Sites 26, 27, 29 & 30 which restricts development to the outer portions of the flight approach zone. The OCP also designates

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open space areas and specific land use and zoning designations to allow higher densities clustered away from flight approach zones.

C. Electromagnetic Fields: Numerous studies which have attempted to determine the human health effects from long term exposure to electromagnetic fields, such as those found near power lines, have resulted in considerable disagreement over the conclusions. As more studies become available public health and planning officials will need to determine what levels of electromagnetic radiation are acceptable and how new development should be planned near existing power lines, power stations, and other development which may emit electromagnetic fields/radiation.

3. RISK OF UPSET/HAZARDS POLICIES AND DEVELOPMENT STANDARDS

Oil Hazards

Policy RISK-O-1: **The County shall minimize the risk to public safety associated with oil and gas activity.**

DevStd RISK-O-1.1: Parcels listed in Table 41 shall be inspected by County Petroleum Office personnel to determine the existence of hazardous substances on the property or immediately abutting properties prior to County acceptance of an application for development.

DevStd RISK-O-1.2: In the event that past oil activity or potential hazardous substances are uncovered during grading or construction-related activity, such activity should be suspended immediately until a Phase II Environmental Site Assessment and appropriate remedial action has been completed.

DevStd RISK-O-1.3: Development should be sited and designed to include remedial and/or avoidance measures which may include actions such as setbacks and/or excavation as determined appropriate by a Phase II study. Any remediation plan shall include requirements that soil undergoing remediation must be tarped and not placed within the viewshed of the public or adjacent residents, where feasible.

DevStd RISK-O-1.4: New habitable development shall be setback a minimum 25 feet from known oil and gas-related pipeline rights-of-way unless a project specific risk assessment indicates closer development is appropriate.

Airport Safety

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Policy RISK-O-2: **The County shall minimize the risk to public safety associated with airport operations.**

Action RISK-O-2.1: The County should continue to work with the City of Santa Maria to coordinate the orderly development of the Santa Maria Public Airport (SMPA) and the surrounding unincorporated areas in a manner which safeguards the general welfare of the inhabitants in such areas, assures the safety of air navigation, and maintains the utility of the airport as outlined in the ALUP.

DevStd RISK-O-2.2: Habitable structures should be located outside the flight approach zone for SMPA runway 2-20 (see Figure 37).

DevStd RISK-O-2.3: Habitable structures shall not be located within the County's "No Build" corridor.

Hazardous Materials

Policy RISK-O-3: **The County shall minimize the risk to public safety associated with hazardous materials.**

Action RISK-O-3.1: To minimize the transportation of hazardous materials through the OPA, the County should map and identify with signs all existing hazardous material transportation routes as determined and updated by the California Highway Patrol.

DevStd RISK-O-3.2: The County should require development involving the transportation of hazardous materials to prepare a Comparative Route Assessment, determining the route with the least risk and designate that route as the preferred transportation corridor.

Electromagnetic Fields

Policy RISK-O-4.0: **Consistent with County policy, the County should minimize risk to public safety determined to be associated with electromagnetic fields.**

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H. Visual/Aesthetic Resources

1. EXISTING SETTING AND ISSUES

A. Regional Setting: The Santa Maria Valley consists of predominately level topography surrounded by the San Rafael and Sierra Madre Mountains to the east, the Solomon Hills to the southeast, and the Casmalia Hills to the southwest. With the exception of the Santa Maria/Orcutt urban area, typical views throughout the valley consist of long range vistas of the surrounding mountains and foothills across open grazing lands and agricultural fields. As a result, the visual character of the Valley is agricultural in nature, with both cultivated row crops and cattle ranching, which provide a distinctly rural ambience. The primary through-travel corridors in the Valley and Orcutt are U.S. Highway 101 and State Route 1 (both designated as "Scenic Highways" along portions and "eligible for designation" along their entire length in Santa Barbara County).

The City of Santa Maria and the community of Orcutt represent a functionally unified urban area, yet distinct differences exist between the two. The City is located exclusively on the relatively level valley floor; Orcutt encompasses portions of the valley floor as well as elevated dune terraces, foothills and riparian corridors. Vegetation in the City consists almost exclusively of maintained landscaping; Orcutt contains large areas of unmaintained natural vegetation and eucalyptus windrows. The built environment of the City contains numerous commercial developments occupied by regional chains ranging from very new to old and outdated, with extensive signage, parking lots, and night-lighting. The majority of commercial development in Orcutt was constructed prior to or in the 1970s. Roadway medians and rights-of-way in the City are generally well-landscaped and maintained, as are stormwater basins; in Orcutt roadways and retention basins are devoid of landscaping and are unmaintained. Most roadways in the City contain streetlights, while road lighting in Orcutt is more sporadic.

B. OPA Setting: The 15,000 acre OPA incorporates relatively level dune fields, elevated stream terraces and floodplains, and the Solomon and Casmalia Hills. State Route 1 is classified as a "moderately scenic" highway through the OPA. Prominent natural scenic resources in Orcutt include: 1) rolling hills at the southern edge of the Valley; 2) the northern slopes of the Solomon and Casmalia Hills (which provide a significant visual backdrop to the urban areas); 3) the drainage corridors and canyons of Orcutt, Pine Canyon, and Graciosa Creeks (which provide a natural vegetated open space corridor through the community); 4) the undeveloped land east of U.S. 101 (which provides a distinct pastoral setting); and 5) oak woodlands, eucalyptus and pine windrows.

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Old Town Orcutt, in existence since the 1880s, represents a significant visual resource. Several historic structures have been restored, with facades of many newer structures along Clark Avenue in a compatible western motif.

Most of Orcutt's approximately 33,000 residents live in owner-occupied single family homes. In the late 1950s, these homes began to appear in small residential tracts developed between the City of Santa Maria and Old Town Orcutt. In general, the homes and neighborhoods of Orcutt are well-maintained, although not distinguished by unique architectural styles or integrated into a natural setting. Residences are best characterized as following a "ranch" style in most of the older tracts and custom homes, with a "mediterranean" style in newer homes. Residential landscaping consists mostly of non-native ornamental vegetation, including lawns. Night lighting associated with residential, commercial, educational and religious facilities is prominent. There are numerous stormwater retardation basins, surrounded by chain-link fencing and supporting vegetation which has not been planted and/or maintained in a systematic manner.

Undeveloped properties located at the principal entryways to the community provide an important semi-rural context to the community. The U.S. 101 corridor Gateway parcels (Key Site 1, 2, and 3 and the area east of U.S. 101) provide the first view of the Santa Maria Valley and Orcutt to north- and eastbound travellers. State Route 1 Gateway parcels (Key Sites 14, and 15), create the southern gateway to Old Town Orcutt and the Santa Maria Valley.

C. Regulatory Setting: The Land Use Element (LUE) and Open Space Element of the County Comprehensive Plan include policies to protect and enhance visual resources. The LUE Hillside and Watershed Protection Policies, as well as the Hillside and Ridgeline Protection Ordinance (Ordinance 3714), regulate development on slopes to minimize grading, disruption of natural vegetation, and erosion. Visual Resource Policies of the LUE include measures to ensure compatibility of structures with the surrounding natural environment and/or existing community through structural design review and landscaping requirements, limitations on signs which disrupt public views (also regulated by County Zoning Ordinance Article I of Chapter 35), and requirements for undergrounding of new utilities (also regulated by Public Works Department.)

The Open Space Element identifies the County's scenic beauty as a principal factor in the attraction of residents and visitors, evaluates the visual quality of natural resources and travel corridors, and emphasizes the importance of urban perimeters. A Scenic Values model in the Open Space Element includes intensity, design, and arrangement of development, preservation of natural features, and variety in landscaping as criteria for the protection of visual resources.

The County Zoning Ordinance (Article III) contains an Old Town Design Overlay, the purpose and intent of which is to protect the unique visual resources and neighborhood characteristics of Old Town Orcutt. This Overlay requires all development in Old Town to be reviewed by the County Board of Architectural Review (BAR) and the Old Town advisory BAR.

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2. PLANNING ISSUES

Buildout associated with the OCP will transform Orcutt from a semi-rural community into a more urban area. The following Plan components focus on retaining the best remaining examples of the semi-rural atmosphere, while also permitting reasonable development.

A. Compatibility with Existing Residential Characteristics: Compatibility between existing and future residential areas is achieved through the use of the PRD zone district and the coordinated Parks and Open Space Plan. The PRD district allows for flexible development design on constrained parcels to preserve natural and significant visual features. This district also allows a project to be designed to be compatible with surrounding land uses. For example, a project could transition from single family 7,000 s.f. lots on the perimeter of the site adjacent to a similar neighborhood, to 5,000 s.f. lots or multi-family dwellings within the interior of the project.

B. Open Space Corridors: The remaining undeveloped open spaces in the OPA contain extensive tracts of agricultural areas and natural settings including chaparral, oak woodlands, riparian corridors, large eucalyptus groves and windrows, and open grasslands; all visible from public vantage points throughout the community. The OCP identifies view corridors which are preserved through the use of integrated open space areas in which development is precluded.

C. Gateway Parcels: Primary entryways into the community are currently undeveloped, thereby providing a sense of a semi-rural community. The OCP identifies Key Sites which serve as these entryways ("gateway parcels") and includes development standards requiring design guidelines (setbacks, landscaping, etc), entryway signage and road median landscaping.

D. Open Space/Landscape Maintenance District: The OCP includes the establishment of an Open Space/Landscape Maintenance District to ensure that these areas are maintained in a cost effective and aesthetic manner. The District will be responsible for management of identified open space corridors for public uses, including active and passive recreation areas and trails, as well as the maintenance of landscaped roadway medians and street plantings.

E. Boundary Park: The Union Valley Parkway corridor will provide a major east-west expressway through the community from U.S. 101 to State Route 1, forming the boundary between Orcutt and the City of Santa Maria and the Santa Maria Airport to the north. On Key Sites 22 and 23, this area contains a vernal pool complex, sand dunes and oak woodlands which provide a unique vista in the Santa Maria Valley. To preserve the views around the airport and portions of Site 22, the OCP provides a Regional Open Space Corridor ("Boundary Park") which will provide a prominent visual corridor through the community and may be expanded through coordination with the Santa Maria Airport Research Park Specific Plan.

F. Old Town Orcutt Enhancement: The OCP includes an Old Town Revitalization Program designed to enhance commercial development in Old Town while retaining important historic,

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cultural and visual qualities. The Revitalization Program includes development standards, transportation improvements, incentives for preserving older structures, and funding sources. See Land Use-Old Town for a complete discussion of this program.

3. VISUAL POLICIES, ACTIONS, AND DEVELOPMENT STANDARDS

Policy VIS-O-1: **Significant scenic and visual natural resources in Orcutt shall be protected in order to preserve the semi-rural character of the OPA.**

DevStd VIS-O-1.1: All development including buildings, understories, fences, water tanks and retaining walls adjacent to designated natural open space areas shall be sited and designed to protect the visual character of these areas and blend in with natural landforms through the use of such methods as setbacks, building orientation, materials and colors (earth tones and non-reflective paints), landscape buffers, shielded exterior lighting, screening of parking areas and inclusion of perimeter roads to allow maintenance of open space corridors.

Action VIS-O-1.2: When funding is available, the County shall develop and implement a street tree planting program for existing and future public rights-of-way in Orcutt. This program shall address acceptable plantings, use of low maintenance trees and installation of deep root guards to protect streets, sidewalks, and other physical improvements. The use of native and/or drought tolerant trees shall be encouraged where appropriate.

Policy VIS-O-2: **Prominent public view corridors (U.S. 101, State Routes 1 & 135, Clark Ave., Santa Maria Way, and Union Valley Parkway) and public viewsheds (Orcutt/Solomon Hills, Casmalia Hills, and Orcutt Creek) should be protected.**

DevStd VIS-O-2.1: Development shall be sited and designed to minimize disruption of important public view corridors and viewsheds through building orientation, minimization of grading on slopes, landscaping and minimization of sound walls.

DevStd VIS-O-2.2: New homes on lots on the edge of bluff tops and canyon walls along significant open space/view corridors shall be of single story or partial second story design to minimize impacts to public view corridors (ie: public roads, trails, etc).

DevStd VIS-O-2.3: All projects in the Orcutt Hills (eg: sites 6, 7, 12 and 14) shall utilize a combination of perimeter landscaping, the planting of street trees and other

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trees, and other design techniques to screen new homes from the community while minimizing disruption of views through to the Solomon Hills.

Policy VIS-O-3: **Parcels along primary entryways into Orcutt are designated as "Gateway" parcels (Key Sites # 1, 2, 3, 14, 15, 21, 22, 25 and part of 18). These gateway parcels shall be developed in a manner that preserves the semi- rural character and provides an inviting and visually pleasing entrance to the community.**

DevStd VIS-O-3.1: Development shall be sited and designed with adequate street frontage building setbacks to allow an average 35 foot landscaped buffer containing sufficient plantings of major trees and shrubs to obscure parking areas from public view and to "soften" building masses.

DevStd VIS-O-3.2: The County shall work with Caltrans to coordinate State road frontage landscaping with adjacent gateway parcels to the greatest extent feasible.

DevStd VIS-O-3.3: Sound wall construction shall be minimized through the alternative use of landscaped berms for noise reduction.

DevStd VIS-O-3.4: Trash enclosures shall be located outside of public view to the maximum extent feasible.

DevStd VIS-O-3.5: Rural-type design signs (e.g., wooden, natural colors) shall mark the entrance/exit to Orcutt, and where appropriate, shall identify the route to Old Town Orcutt.

DevStd VIS-O-3.6: Developers of gateway parcels shall fund and construct median strips along designated gateway roads (i.e., Clark Ave., Santa Maria Way, Union Valley Parkway) that include landscaping with low maintenance trees, shrubs, and groundcover designed to minimize obstruction of views by motorists, bicyclists, and pedestrians. The developer shall be reimbursed by other benefitted owners in accord with the Infrastructure Fee Study.

DevStd VIS-O-3.7: Development on gateway parcels shall be subject to review by the County Board of Architectural Review and/or the Orcutt BAR.

Policy VIS-O-4: **Public and private stormwater systems (recharge, retention, and retardation basins, culverts, channels, etc.) shall be designed and maintained to be visually attractive.**

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DevStd VIS-O-4.1: Basins shall be engineered so that perimeter fencing is minimized. Where required, perimeter fencing shall be unobtrusive (while minimizing interference with wildlife movement on rural parcels). Perimeter landscaping of basins shall consist of low maintenance trees, shrubs, turf, etc., and on public basins should be designed to accommodate recreational uses where appropriate. Landscaping and fencing within basins should be maintained through a Landscape-Open Space Maintenance District.

Action VIS-O-4.2: To the greatest degree feasible, the County shall strive to clean up and enhance existing basins to make them more visually attractive. Owners of private basins shall be encouraged to enhance their basins as well.

Policy VIS-O-5: **The historic, small town character of Old Town Orcutt should be preserved and enhanced.**

Action VIS-O-5.1: The Old Town Revitalization Program shall address preservation and enhancement of the historic, small town character of Old Town.

Policy VIS-O-6: **Outdoor lighting in Orcutt shall be designed and placed so as to minimize impacts on neighboring properties and the community in general.**

Action VIS-O-6.1: Low pressure sodium (LPS) lighting or other alternative methods used for street lighting, parking lot lighting and security lighting should be investigated by the Public Works Department to reduce off-site impacts from night lighting.

DevStd VIS-O-6.2: Planning and Development shall work with Public Works to address street lighting needs and impacts, especially in the area south of Clark Avenue.

DevStd VIS-O-6.3: Night lighting fixtures adjacent to residential areas shall be of the minimum height and intensity required for security/safety.

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I. Fiscal Analysis

NOTE: The figures presented in this section are subject to revision. A Public Infrastructure Financing Program (PIFP) is underway as this Plan is going to print. The numbers cited here will change with the findings of that study and are only included for illustrative purposes. Please refer to the PIFP for final numbers and detailed information.

1. EXISTING SETTING AND ISSUES

A. Regional Setting: The two major providers of public services within the Santa Maria Valley are the City of Santa Maria and the County of Santa Barbara. The County provides general governmental services (e.g., police and fire protection, parks and road maintenance) in unincorporated areas similar to the City's service provision within its limits. The County is also responsible for a broader range of public services such as court administration and oversight of public assistance programs for both the cities and the unincorporated area. Consistent with other local governments, the County receives the vast majority of its discretionary[13] revenue (General Fund monies) from property and sales taxes. These revenues are primarily used for ongoing operation and maintenance (O&M) of public facilities and are not usually allocated toward capital improvements. Because the cost of general governmental services greatly exceeds revenue provided by property taxes, fees and fines, potential sales tax revenue generated by commercial development has become a key factor in land use planning.

Three issues have forced the County to devise new strategies for financing public services: 1) voter approved Constitutional restrictions on property taxation (Proposition 13); 2) the State's reapportionment of property taxes from counties to the state (as of 1997, the County of Santa Barbara retains only 21% of the general property tax levy for the General Fund); and 3) declining levels of federal assistance. The effect of these revenue changes on the County's budget is illustrated by the approximately $66 million backlog of road maintenance projects ('96-'97 budget year). Of this $66 million, focused projects within the Fourth and Fifth districts (not separated for Orcutt) account for approximately $5.5 million. County service areas have also lost significant revenue to the State. County Service Area 5, which helps to fund the maintenance of Waller Park and open space in Orcutt, has lost approximately $150,000 in property tax revenue because of transfers to the State.

The County is responsible for ensuring that adequate public services are available to serve new development. However, continued reductions in both state and federal funding and recent actions taken by the state to finance schools and balance the state budget, have all contributed to the decrease in revenues available to the County. Due to this continuing shortage of revenues, the

[13] Discretionary income are funds the County Board of Supervisors may spend without restriction. Non-discretionary income includes intergovernmental revenue which is received from the state and federal governments for mandated programs such as health, welfare and the justice system. These funds must be used for the provision of the corresponding programs. Theoretically, revenue should equal cost; however, program deficits are common due to unfunded mandated state and federal programs.

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County is experiencing difficulty in operating and maintaining public facilities and services at existing levels, much less provide new public improvements necessary for new development. As a result, the County has relied more on its legal authority to require developers to pay for new infrastructure through the use of developer fees.

On April 16, 1996, the Board of Supervisors adopted a Strategic Plan for Santa Barbara County which provides broad goals, objectives and actions for the management of County government. As part of this Strategic Plan, the County has identified the need to develop *Infrastructure Financing Programs* for Community Plans to ensure adequate funding for public infrastructure.

B. OPA Setting: The County of Santa Barbara currently provides almost all of the public services to Orcutt's 33,000 residents, either directly through general government or indirectly via special service districts (Table 42). However, many Orcutt area residents take advantage of the higher level of some services provided by the City of Santa Maria for recreation, libraries, etc. In addition, since residential development in Orcutt has far outpaced commercial development, many of the community's retail dollars flow into the adjoining City of Santa Maria, decreasing potential sales tax revenue for the County.

As of 1995, the Orcutt area generated approximately $12.3 million in annual revenues and had an annual County cost of about $15.3 million, resulting in an annual County deficit of approximately $3 million (Davis Co. Study - "Fiscal Implications of the Orcutt Community Plan). *It should be noted that these figures represent order of magnitude estimates and will be subject to refinement in subsequent fiscal studies (e.g., the PIFP).* The PIFP and Volumes I (Fiscal Section) & III (Technical Appendices) of the OCP EIR should be referred to for expanded discussions on the fiscal issue.

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Table 43
Provision of Community Services in Orcutt

Type	Provider	Description	Financing
Traffic law enforcement	CHP	Enforces traffic laws	State
State Highways	Caltrans	Owns and maintains State Highways	State
Local Public Roads	County	Owns and maintains roads and facilities	County Road Fund
Land Use Planning & Zoning	County	Responsible for land use planning and permitting	Developer Fees and County General Fund
Plan check & inspection	County	Responsible for safety of private buildings	Charges for service
Wastewater	County	Responsible for collection and treatment of effluent	Annual service charges and connection fees
Flood Control	County	Provides flood control protection and water conservation	Property taxes and benefit assessments
Water Supply	Cal-Cities	Provides water through groundwater pumping	Service fees
Fire Protection	County	District provides fire protection services	Property tax from Fire Districts; contract revenue from CA Dept. of Forestry; Chevron and Union Oil; fees; reimbursements; CO. General Fund
Police Protection	County	County Sheriff provides police protection	CSA 32/ Prop. 172/ half-cent County-wide sales tax
Library Services	County	City of Santa Maria provides library services	General Fund through contract with City of Santa Maria
Street Lighting	County	Provides street lighting	North County Lighting District through benefit assessments
Parks and Open Space	County	Owns/operates regional & local parks/open space	General Fund and property tax captured within CSA 5
Recreation	none	none	none
Schools	OUSD	Provides K-8 instruction at 6 elem. and 2 Jr. High	Property taxes

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Capital Improvements: Since the passage of Proposition 13, special assessments, exactions in the form of fees, and Mello-Roos special taxes have emerged as the dominant sources of funding for infrastructure construction. These include small-scale projects such as streets, sidewalks and lighting, to medium-scale projects such as schools, police and fire stations, libraries, parks and freeway interchanges. The County of Santa Barbara currently funds many of its capital improvement expenditures through developer fees, special assessments and the General Fund. Table 43 presents the fees currently collected (1997) for residential and non-residential projects in the Orcutt area. The 1997 fee structure does not account for such things as increased water supply, construction of a library, construction of bikepaths or trails, etc. *It is important to note that these developer fees may only be used for capital projects only and do not provide for the long-term operation and maintenance of these facilities.*

Table 44
1996-1997 County Facility Fee Schedule*

	Parks	Roads	Laguna County Sanitation District	Fire	Flood Cont-rol	Schools
Residential Fee/Unit	**Quimby Fees** **$585.00/ Parcel (TM/TPM)** **Park-Dev. Mit. Fees** **$505.00 (Duplexes)** **$415.00 (Apt's.)** **$380.00 (Mobil Homes)** **$215.00/ Bedroom (2nd units)**	**$1025.00 (per peak hour trip)**	**$1,119.00 + appli-cable * (SFD/ duplex)** **$952.00 + applicable * (Apt, condo, trail-er/ mobile home)** *Elkhorn Trunk Fee $1,806.00 Dutard/Solomon Trunk Fee $306.00 Bradley/Solomon Trunk Fee $1,415.76	**$0.20 per ☐** **(on all new residential buildings, including mobilehomes)**	**$490-.00**	**$1.84/ ☐**
Commercial Fee	**N/A**	**$1025 per peak hour trip)**	**$1,119.00 (per $80K building cost)**	**$0.20 per ☐**	**$500-.00 (Per acre**	**$0.30/ ☐**

*** These fees are subject to revision. For current fee schedule refer to OCP PIFP.**

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Operation & Maintenance (O&M): The County of Santa Barbara has traditionally relied upon property and sales tax revenues to fund most of the operation and maintenance activities associated with public facilities. However, due to a shortage of revenues the County must now look to special districts to provide additional revenue for operation and maintenance funding. Table 44 lists the special districts that currently include and serve the Orcutt area.

Table 45
Special Districts that Include and Serve Orcutt

Type	Description
County Service Area 5 (CSA-5)	CSA-5 located south of Santa Maria maintains approx. 17 acres in eight open space areas. Financing is from property taxes and the County General Fund.
County Service Area 32 (CSA-32)	CSA-32 finances unincorporated area sheriff patrols from non-property tax sources such as sales tax, transient occupancy tax, Proposition 172 and other general revenues generated in the county unincorporated areas.
Santa Barbara County Fire Protection District (SBCFPD)	SBCFPD finances a majority of the County Fire Department costs. The County Fire Department provides fire protection for all areas in the county not protected by a city, special district, or state or federal agency. SBCFD receives funding through a portion of the basic county-wide property tax levy.
Orcutt Fire Protection District (OFPD)	The OFPD operates one fire station w/ volunteer fire fighters which primarily serves Old Town Orcutt. OFPD receives funding through a portion of property taxes generated within the district.
Orcutt Flood Zone 3	This district finances flood protection/water conservation activities for residents within this zone. Funding is provided from property taxes and benefit assessments.
North County Lighting District (NCLD)	NCLD provides street lighting to Casmalia, Orcutt and Los Alamos as well as annexed street lighting functions previously budgeted in CSA-4, Vandenberg Village, Mission Hills, Onstott subdivisions and CSA-5. This district maintains 2,298 street lights and is primarily financed through property taxes and benefit assessments.
Laguna County Sanitation District (LCSD)	This district provides collection, treatment and disposal services to Orcutt and is primarily funded through charges for services.

2. PLANNING ISSUES

Development under the Orcutt Community Plan will increase the demand for new roads, water supply, sewer lines and treatment capacity, flood control retention basins, fire stations, police services, parks and library services. In addition, new development will contribute to the need to expand regional public facilities such as disposal sites for solid waste. These projected public improvements (described in detail in the 1997 OCP PIFP) would increase the County's existing

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annual deficit for service to Orcutt, due to increased O&M requirements. Table 45 provides a cost/revenue breakdown of the projected *public facilities*. These deficits are due in part to the limited capacity of existing community facilities such as roads, sewer, fire, police and water, and the need to expand them to meet the existing community's needs. Major new capital expenditures will be required to serve the growth anticipated under the plan. The cost of most facilities would exceed the potential revenues generated by new growth within the community through current revenue sources.

Table 46
Cost/Revenue Comparison[1]

		Potential Source of Funds			
			Other Revenue Sources		
Infrastructure Improvements	**Estimated Facilities Cost**	**Fee Revenues**	**Existing Deficiency[2]**	**Future Development**	**General Fund, Grants, LCSD, Future Development**
Bikeways	$2,718,119	$628,279	$2,089,840	$0	$0
Fire Facilities	$1,857,513	$1,857,513	$0	$0	$0
Landscaped Medians	$1,330,000	$729,113	$0	$600,887	$0
Libraries	$5,914,557	$1,461,999	$4,452,558	$0	$0
Parks	$14,744,780	$7,839,231	$6,905,549	31.7 acres	$0
Public Adminstration Buildings	$1,700,000	$850,000	$0	$0	$850,000
Public Open Space	$129,375	$129,375	$0	807.3 acres	$0
Regional Flood Control	$3,488,460	$3,488,460	$0	$0	$0
Road Facilities	$14,514,580	$14,514,580	$0	$0	$0
Sheriff	$600,633	$600,633	$0	$0	$0
Trails	$1,221,535	$271,909	$949,625	$0	$0
COUNTY TOTAL	**$48,219,552**	**$32,371,092**	**$14,397,573**	**$600,887**	**$850,000**
Schools	$18,998,153	$10,332,960	$0	$8,665,193	$0
Sewers	$1,975,659	NA	$0	$0	$1,975,659
Water Supply	$17,868,000	NA	$0	$17,868,000	$0
TOTAL	**$87,061,364**	**$42,704,052**	**$14,397,573**	**$27,134,080**	**$2,825,659**

[1] Figures current as of 1997.

[2] Identifies an existing deficiency in certain public facilities for existing development within the OPA.

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The OCP contains several features to minimize the negative fiscal effects of new development: 1) promotion of use of existing infrastructure as a means to delay the development of expensive new infrastructure, 2) where expansion of the urban area is necessary, provision of urban densities to minimize per unit costs for new infrastructure, and 3) encouragement of commercial development to increase the level of sales tax revenue retained in Orcutt. Despite efforts to provide fiscal balance through land use designations alone, it is apparent that a substantial negative fiscal imbalance would continue under existing funding mechanisms.

To address this fiscal imbalance, the County will need to re-evaluate existing funding mechanisms and develop new funding mechanisms to support both the capital improvements needed under the OCP, and address the serious longer-term problem of funding the ongoing operational and maintenance costs of these facilities. Revised developer fees (used to fund development of necessary infrastructure) and new assessment districts (used to provide ongoing operations and maintenance) are the two primary methods of addressing the fiscal needs of Orcutt. Finally, because some public facilities such as parks and libraries will benefit existing residents as well as new development, cost sharing (capital and O&M) for these types of public facilities must be addressed.

A public facility fee schedule to be levied on new development in Orcutt, would offset new development's fair share of the capital costs for the Plan's required public improvements is presented in Table 46. These fees are reflected in 1996 dollars and are subject to revision.

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Table 47
Summary Public Facility Fee Schedule

Type of Facility	Single Family Detached Unit	Multi-Family Attached Unit	1,000 Square Feet Retail Commercial Development	1,000 Square Feet of Non-Retail Commercial /Industrial Development
Bikeways	$198.93	$135.47	$136.56	$192.59
Fire Facilities	$588.14	$400.51	$403.74	$569.39
Landscaped Medians	$230.86	$157.21	$158.48	$223.50
Libraries	$462.91	$315.23	$317.77	$448.15
Parks	$2,482.12	$1,690.28	$1,703.91	$2,402.98
Public Adminstration Buildings	$269.13	$183.27	$184.75	$260.55
Public Open Space	$40.96	$27.90	$28.12	$39.66
Regional Flood Control[1]	$1,170.16	$967.93	$1,617.92	$443.04
Road Facilities[2]	$3,277.62	$1,882.89	$14,330.86	$6,230.96
Sheriff	$190.18	$129.51	$130.55	$184.11
Trails	$94.14	$64.11	$0.00	$0.00
TOTAL COUNTY FEES	**$9,005.15**	**$5,954.30**	**$19,012.67**	**$10,994.93**
School Fees[3]	$3,431.60	$3,431.60	$300.00	$300.00
Laguna Santiation District[4]	$2,925.00	$2,758.00	$839.25	$559.50
Cal Cities Water Compnay	$6,000.00	$6,000.00	NA	NA
TOTAL FEES	**$21,361.75**	**$18,143.90**	**$20,151.92**	**$11,854.43**

[1] Weighted average flood control fee is shown in table. Flood Control fee ranges from $1,002 to $8,322 per equivalent dwelling unit and varies depending on location of new development (see OCP PIFP).
[2] Road Fee is currently being updated and is subject to change.
[3] Assumes statutory fees and average unit size of 1,865 sf.
[4] Maximum sewer fee is shown. Actual fee will depend on location of new development.

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Based on the long term fiscal needs of the community and the number and diversity of existing special districts which serve Orcutt, several governmental options are available which could provide adequate financing for the public facilities in the OCP. Table 47 lists various service districts which could provide funding for public improvements.

Table 48
Service Districts

Type	Description
Special District	Special Districts (i.e. County Service Areas) provide a variety of municipal-type services from fire protection to mosquito abatement. Costs are borne by property owners within the district billed though the property tax bill. These districts are dependent which operate under the control of the Board of Supervisors.
Community Services District (CSD)	A CSD has broad powers to either provide services which are not currently being provided or to consolidate delivery of existing services. The primary reason to form a CSD in Orcutt would be to have greater local control. Funding is generated from non-property tax revenues.
Mello-Roos Community Facilities District	Mello-Roos Districts apply per-unit taxes on new development that is paid annually and the funds earmarked specifically for certain expenditures (schools, roads, libraries, etc.). Mello Roos financing has been primarily used to secure bonds to finance public improvements required by new development.
Benefit Assessment District	Special assessments are charges imposed on property to pay for public improvements of direct benefit to that property.

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3. FISCAL POLICIES AND DEVELOPMENT STANDARDS

Policy-FSCL-O-1: **The County shall ensure that adequate funding is available for the construction of public infrastructure and facilities as identified in the Orcutt Community Plan and the Public Infrastructure Financing Program.**

Action-FSCL-O-1.1: Consistent with the Santa Barbara County Strategic Plan, the County Planning and Development Department, the Office of the County Administrator and other departments, shall prepare a public infrastructure financing program, including an AB 1600 study, for the Orcutt Community Plan. The program shall identify mechanisms to fund needed public facilities/infrastructure, including development fees, grants, assessments etc. The County should consult with interested parties such as community groups and developers during the development of this program. The AB1600 Study and Fiscal Impact Report shall be updated periodically, consistent with the County's Five Year Capital Improvement Program. The first update of the AB1600 Fee Study shall be initiated two years from OCP adoption.

Action-FSCL-O-1.2: Based on the results of the public infrastructure financing program, the County shall consider modifying its developer fees such that development pays its fair share of public infrastructure costs.

Devstd-FSCL-O-1.3: Any development approved after community plan adoption and prior to completion of the Public Infrastructure Financing Program and adoption of associated fee revisions shall be required to pay the revised fees, which shall be paid prior to issuance of Building Permits or as determined by the infrastructure financing program.

Action FSCL-O-1.4: The Financing Program shall include a reimbursement mechanism so that developers required to install infrastructure which exceeds the costs attributable to the project, as demonstrated by the fee study, shall receive reimbursement when other developers fees are received.

Action FSCL-O-1.5: County shall actively facilitate the expeditious formation of a Community Facilities District (CFD) and/or Community Services District (CSD). *Added by Res. 01-226, 7/10/2001*

Action FSCL-O-1.6: At the time the County considers Phase II of the OCP (the potential redesignation of Site 22) the County will review and update the fiscal policies and consider any appropriate changes to the fees. *Added by Res. 01-226, 7/10/2001.*

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Action FSCL-O-1.7: If State law is revised in a manner that enables local governments to condition approval of new development upon the payment of operation and maintenance costs, the County shall review these fiscal policies for potential revision. *Added by Res. 01-226, 7/10/2001.*

Policy-FSCL-O-2: **The County shall strive to ensure that funding is available for the operation and maintenance of public facilities in the community of Orcutt.**

Action-FSCL-O-2.1: The Public Infrastructure Financing Program shall analyze the cost of operation and maintenance of existing and proposed public infrastructure. The program shall propose mechanisms to provide adequate levels of funding for such operation and maintenance, including the equitable sharing of costs between new development and existing residents.

Devstd-FSCL-O-2.2: All development should be required to pay its fair share of the cost of operation and maintenance of public facilities.

Devstd-FSCL-O-2.3: Any development approved after community plan adoption and prior to completion of the Public Infrastructure Financing Program shall be required to participate in maintenance funding mechanisms adopted as part of that program, and must agree to pay those on-going fees before issuance of Building Permits.

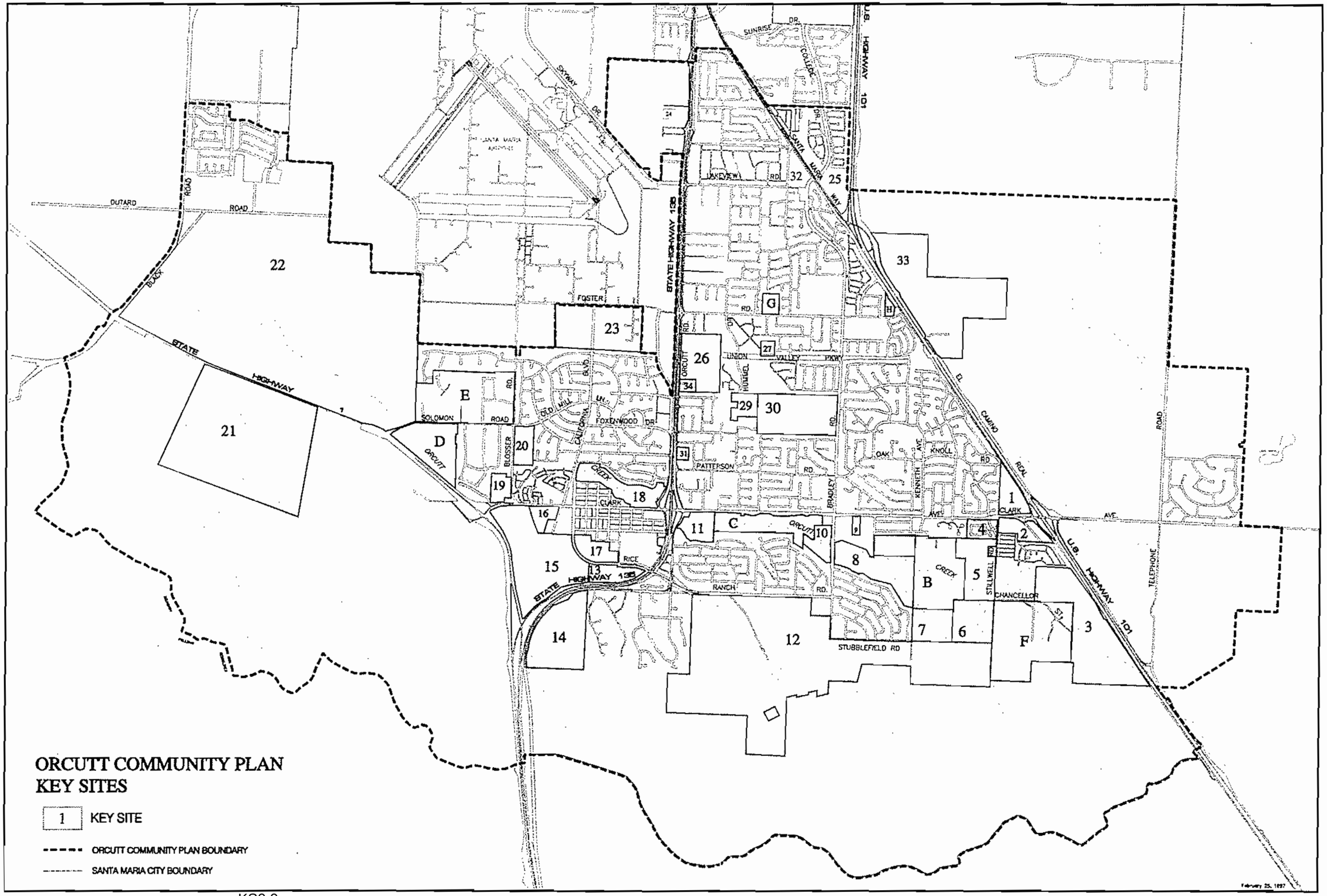
Policy FSCL-O-3: **Where appropriate the County shall consider a reduction in fees based upon land dedication and developer construction of public facilities and improvements.**

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V.

KEY SITES

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KS0.0

Figure KS-1

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Key Sites Introduction

The Orcutt Planning Area contains 43 Key Sites and Mini-EIR sites, principally vacant and under-developed parcels, generally larger than three acres and consisting both of individual lots and groupings of lots (Figure KS-I). The Key Sites have been identified as having the greatest potential for developmentwhich would have a community-wide influence. Consistent with State planning law, the OCP may be used to expedite the permitting of development projects within several Mini-EIR sites. For these sites property owners entered into "public/private" partnerships to provide more detailed environmental review and major regional planning studies such as circulation and flooding. To the extent that future projects are consistent with the project descriptions and include the identified development standards for these sites, only minor additional environmental review may be required.

In using this Key Sites section, it should be noted that a number of policies, development standards, and actions not stated within each Key Site section itself may also be applicable to the site. These standards may be associated with community-wide, county-wide, and focused issue areas, depending on the Key Site's characteristics. The Future Permitting section on page 21 of this Plan should be referenced in determining what policies, development standards, and actions may also apply.

Each Key Site section contains the following general structure:

- An *introduction* with location, parcels and surrounding uses;
- A *general setting* description, including existing uses and development, topography, vegetation, other resources (archaeological sites, visual qualities, etc.), and hazards (oil, flooding, noise, etc.);
- *Project description* with land use and zoning designations, buildout estimates[14], and probably location of development;
- A *contraints*/project considerations section;
- Policies and *development standards* which guide development on each Key Site; and
- A *map* showing contraints (open space, steep slopes, habitats, noise contours), improvements (bikepaths) and buildable areas.

[14] The residential and commercial industrial buildout figures in the Key Site texts reflect staff's estimates of averaged density and use by zone district, and are subject to change.

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KEY SITE 1 (Koenen)

This undeveloped 23.9-acre site (APN 129-120-24), is located on the northwest corner of the Clark Avenue/U.S. Highway 101 interchange in southern Orcutt. Surrounding land uses include Highway 101 to the east and north, Clark Avenue and undeveloped Site 2 (General Commercial/C-2) to the south, and residential (10-R-1) to the west (Figure KS1-1).

Topography of Key Site 1 is generally level with gently rolling hills sloping up to the east along Highway 101. A depression in the center of the site collects runoff for most of the site, which then slowly percolates into the ground or evaporates. A culvert runs under Clark Avenue collecting excess runoff from Site 2. A small trench which flows along the western boundary of Site 1 carries runoff to a storm sewer located at the terminus of Turquoise Court at the site boundary.

Important vegetation consists primarily of mature eucalyptus trees along the eastern and southern borders. The site is highly visible from Clark Avenue and U.S. Highway 101. This visibility combined with the site's rolling undeveloped grasslands and scattered trees contribute to the semi-rural character of the entrance to the Orcutt community. This site has received some informal recreational use. Due to the site's proximity to Highway 101 and Clark Avenue, noise levels are generally high along these roadways.

The land use designation and zoning for this site are General Commercial and C-2, with a potential buildout of an estimated 375,000 square feet of commercial space. A commercial center would likely include a 40,000 to 60,000 square foot grocery store, a 15,000 to 20,000 square foot drug store, and various other uses including sit down and fast food restaurants, retail shops, office space, and possibly a motel. Primary access would be provided from Clark Avenue at the "preferred" location shown on Figure KS1-2. Secondary access may be provided from "right-in/right-out only" driveways on Clark Avenue.

The site's location at Highway 101 and Clark Avenue make it a key "gateway" parcel into the community of Orcutt. This location also makes the site an excellent location for a semi-regional shopping center provided that development maintains the community's semi-rural character and is designed to protect neighborhood character. The site is large, well located, highly visible, has good access, and lacks any important environmental resources.

Due to the site's potential for major commercial development, a "mini-EIR" was conducted for this site. Site concerns include flooding hazards, long-term noise, compatibility between commercial development and the existing adjacent residential area, coordinated access alignment and intersection signalization, and visual treatment of this "gateway" parcel.

Construction of approximately 19 acres of impervious surfaces associated with development would increase runoff and could cause localized flooding around the residences along the western site boundary and Turquoise Court. Noise from long-term operation of the commercial development,

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including trash compactors, air conditioning, delivery trucks, and parking lot cleaning (due to typical early morning or late night hours), will likely affect surrounding residences. Access constraints due to the closeness of the southbound on- and off-ramps from US Hwy 101 to the east of this site and the planned signal light at Stillwell road to the west, as well as commercial development across Clark Avenue on Site 2, dictate that only one left-turn access point be allowed, and that it be located at the "preferred" access point shown on Figure KS1-2. Coordinated signalization of Clark Avenue at the access road, Stillwell Rd., and the US Hwy 101 off- and on-ramps will be required. And finally, landscape screening along roadways and the installation of landscaped medians on Clark Avenue are necessary to preserve the semi-rural gateway features of this site.

KEY SITE 1 DEVELOPMENT STANDARDS

Policy KS1-1: **Key Site 1 (APN 129-120-24) is designated General Commercial and Residential 20.0 and zoned C-2 and MR-O. Any proposed development on Key Site 1 shall comply with the following development standards unless in conflict with the zoned density of this site or State housing element law.**

DevStd KS1-1: If development is phased, all infrastructure, including but not limited to roads, bikepaths, sewer, water and utility lines, retention basins, roadway medians, the traffic signal at Clark/Stillwell, and gateway improvements, shall be installed during Phase I project construction.

DevStd KS1-2: To the maximum extent feasible, stormwater from this site shall be captured onsite in a surface retention basin sized adequately to also serve Site 2. If the County determines that locating a surface retention basin onsite is impractical, other options may be considered, including an offsite basin, underground facilities, or drainage to Orcutt Creek.

DevStd KS1-3: The developer shall dedicate easements to the County and construct a Class I bikepath/public trail through Site 1. The multi-use trail shall be integrated with the internal circulation plan and landscape plan and shall connect with the primary access point at Clark Avenue.

DevStd KS1-4: Primary access to the site from Clark Avenue shall be from one signalized intersection located at the "preferred access point" shown on Figure KS1-1. In addition to this signalized intersection, secondary right-turn in/right-turn out access points may be constructed upon approval by the County Transportation Division and P&D. The developer shall construct a raised center median and planter on Clark Avenue for the entire length of the site boundary to control turning movement on and off the site through left turn access lanes. The County shall establish a reimbursement agreement to

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allow the costs of such improvements to be shared on a pro-rata basis with Sites 2 & 3.

DevStd KS1-5: The applicant shall fund and implement traffic signal improvements required by the Public Works Transportation Division at the Clark Avenue/U.S. 101 interchange. The Public Works determination shall be based upon a detailed traffic warrant analysis, funded by the applicant and managed by the Public Works Transportation Division.

DevStd KS1-6: Delivery trucks shall be prohibited from exiting the site through the residential areas to the north.

DevStd KS1-7: The site shall be designed to promote internal pedestrian circulation among all the buildings on the site.

DevStd KS1-8: The developer and County shall coordinate with SMAT to determine the best way to provide public transit service to the center. The project shall provide frontage and construct a bus pull-out on Clark Avenue and shall also construct a bus stop shelter on Clark Ave if required by the County.

DevStd KS1-9: To reduce the effect of project related traffic in the adjacent residential area, the developer shall fund the construction of off-site traffic calming features, such as speed humps, roundabouts, diagonal diverters, and curb extensions.

DevStd KS1-10: Development of the site shall include installation of the following landscaping features (consisting of drought-tolerant trees, shrubs and vines):

- A minimum 50-foot wide landscaped buffer along Highway 101 with trees which would exceed 50 feet in height at maturity planted in clusters a maximum of every 100 feet (part of this buffer may be developed in an easement secured from Caltrans, with a minimum of 20 feet of this buffer located on the project site);
- An average 35-foot wide landscaped buffer along Clark Avenue with trees which reach a minimum height of 35-50 feet at maturity with a sufficiently large canopy to partially extend over Clark Avenue;
- A minimum 15-foot wide landscape planter strip along the entire western project boundary to soften the views of new buildings and to partially obscure building masses;
- Raised landscape berms and/or decorative masonry walls incorporated into the buffer strips to supplement the screening provided by vegetation;
- Fast growing vines and shrubs planted along all screening walls; and

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- Inviting landscaped pedestrian entries from adjacent roadways with attractive "stamped concrete" or other treated surface walkways linking existing sidewalks/paths with the center's own internal pedestrian circulation.

DevStd KS1-11: In order to mitigate the change in visual character at the "gateway" to the community, the entire length of the center median shall be landscaped with drought tolerant street trees, shrubs, groundcover and decorative flatwork acceptable to County Public Works and P&D, or shall be consistent with the standard established by the landscape/median maintenance district (Figure KS1-2). Trees shall be of sufficient size and spacing to provide a partial canopy over Clark Avenue. The developer shall provide financial security to ensure maintenance of the new landscaping for a period of three years or until such a time as the County determines they are "established" or adopts a landscape maintenance district or other method for median maintenance, whichever occurs first. Through the Infrastructure Financing Program, the County shall establish a reimbursement mechanism to allow median landscaping and maintenance costs to be shared on a pro-rata basis with the developer of Site 2.

DevStd KS1-12: Development on the site shall be consistent with the "gateway policies" in the Visual Resources Section IV.H.

DevStd KS1-13: An on-site manager shall be provided, available by telephone, and the manager's phone number shall be conspicuously posted.

DevStd KS1-14: To the extent feasible, site plans for Sites 1 and 2 shall be coordinated in order to provide the most appealing gateway commercial development. Such coordination shall include design, scale, architectural style, and color of development.

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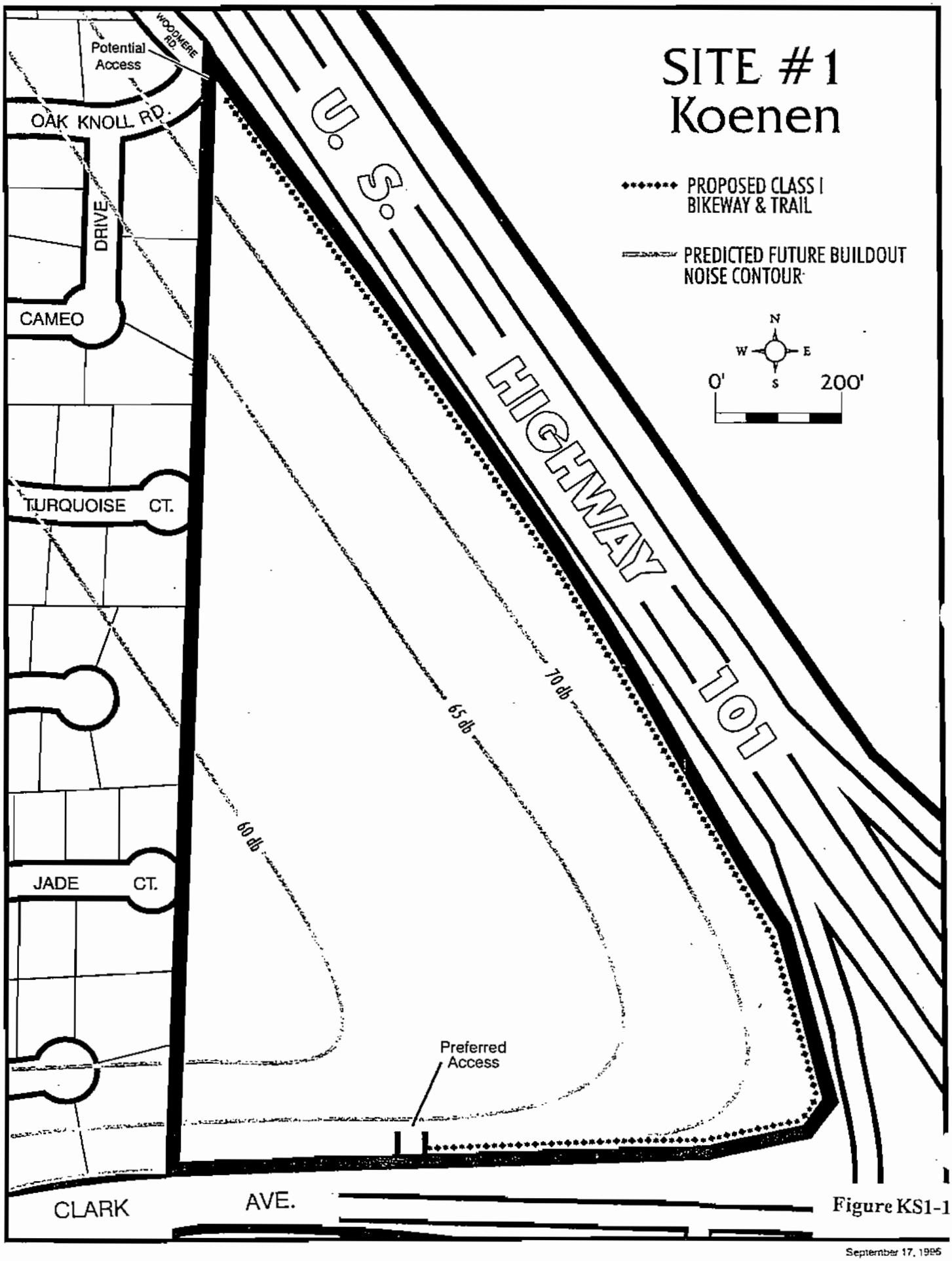
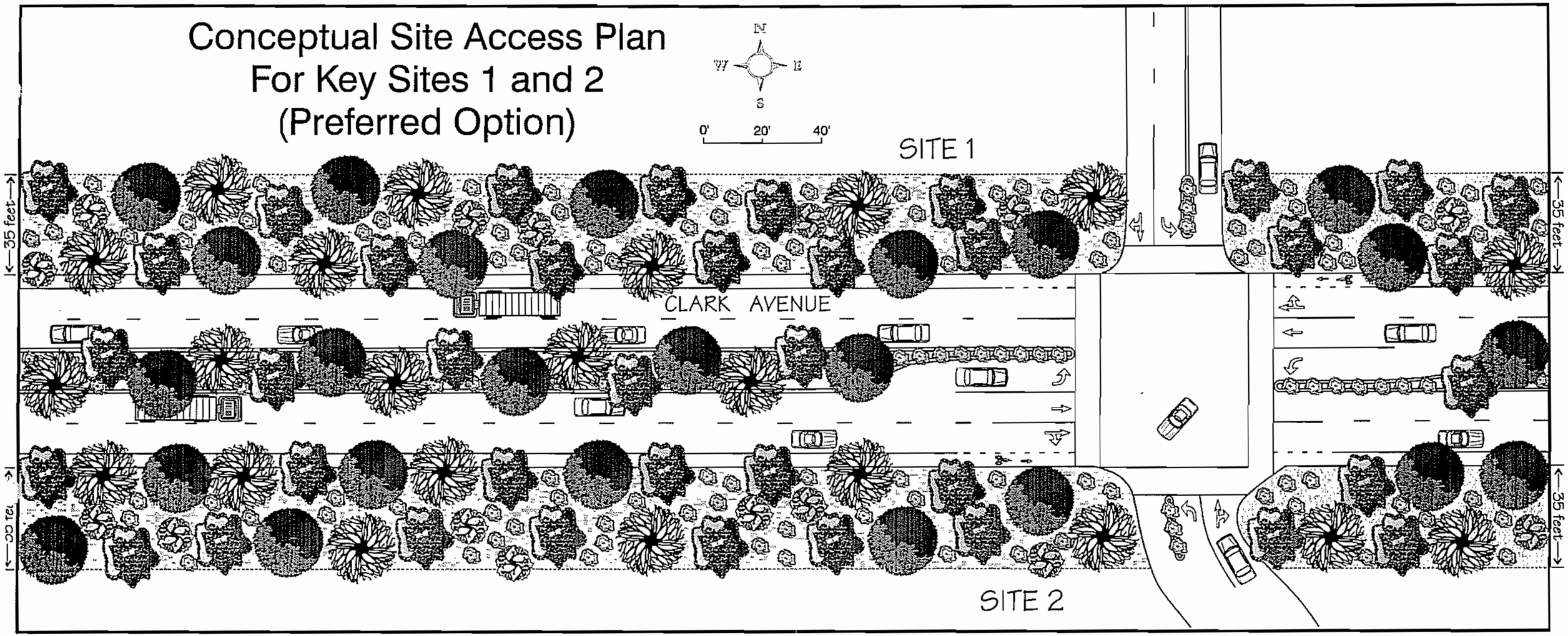


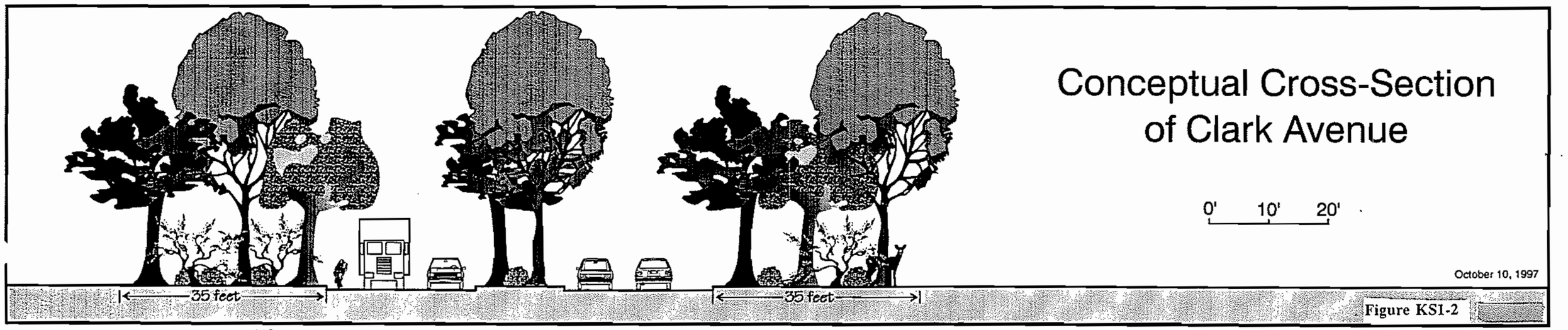
Figure KS1-1

September 17, 1995

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Conceptual Site Access Plan For Key Sites 1 and 2 (Preferred Option)





Conceptual Cross-Section of Clark Avenue

0' 10' 20'

October 10, 1997

Figure KS1-2

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KEY SITE 2 (Highway 101 South)

This 18.2 acre site, APN 129-280-01 (5.83 ac, Minson Co.), -03 and -04 (9.62 ac and 2.75 ac, Simonian), is located at the southwestern corner of the Highway 101 and Clark Avenue interchange in southeast Orcutt (Figure KS2-1). Surrounding land uses include Clark Avenue and Site 1 (Gen. Comm./C-2) to the north; a mobile home park to the south; Cimmeron Estates and Site 4 to the west; and Highway 101 to the east. Topography is generally level in the interior of the site, sloping up slightly to Clark Avenue and Highway 101 in the northeastern corner. Much of the site appears to have been previously graded. Vegetation consists of mostly introduced grasses, scattered sage scrub and scattered trees along Highway 101.

The access road for the mobile home park to the south currently bisects the site from Clark Avenue to the southern border. The road, along with a 15-foot segment along the entire southern boundary, has been granted in easement to the neighboring development by the owners of the site. A Caltrans-constructed road extends across the site creating a large berm that bisects the site from Clark Avenue to the southeastern corner. High level noise corridors from Clark Avenue and Highway 101 extend into the site.

Under the General Commercial designation and C-2 zoning, approximately 280,000 square feet of commercial space could be constructed. Primary access to the site would be from a new access road/Clark Avenue intersection (Figure KS1-2), with secondary access from Stillwell Road extending into the site along the southern boundary or additional locations on Clark Avenue. Future residential development on Site 3 will need to utilize the mobile home park access easement and the new primary access point on Clark Avenue will require the realignment of this access road to the west.

The site is highly visible from Clark Avenue and both directions on Highway 101, and constitutes a "gateway" parcel to Orcutt. Plan policies and development standards require that development on Site 2 preserve the gateway features of the site. Proposed improvements include a bikepath and a multi-use trail along the eastern boundary of the site from Clark Avenue to the southeast corner, planter median(s) along Clark Avenue, and signalization of Clark Avenue and Woodmere Road.

KEY SITE 2 DEVELOPMENT STANDARDS

Policy KS2-1: **Key Site 2 (APN 129-280-01, 03 and 04) is designated General Commercial and zoned C-2. Any proposed development on Key Site 2 shall comply with the following development standards.**

DevStd KS2-1: Parcels within Site 2 should be developed under an integrated development plan, if feasible. Development on all parcels within Site 2 and the undeveloped portion of Site 4 shall incorporate compatible design and

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architecture. Development on Site 2 shall also be reviewed for design compatibility with Site 1.

DevStd KS2-2: If development is phased, all infrastructure, including but not limited to roads, bikepaths, sewer, water, and utility lines, retention basins, roadway median, and gateway improvements, shall be installed during the first phase of project construction.

DevStd KS2-3: If possible, stormwater from this site shall be conveyed to a regional retention/retardation basin located on Site 1, with an appropriate reimbursement agreement between the sites. Other options which may be considered include an onsite basin, underground facilities, or drainage to Orcutt Creek.

DevStd KS2-4: Primary access to the site from Clark Avenue shall be from one signalized intersection located at the "preferred access point" shown on Figure KS2-1. Access to the mobile home park and Site 3 shall be revised to meet this new primary access point. In addition to the signalized intersection, secondary right-turn in/right turn-out access points may be constructed upon approval by the County Transportation Division and P&D. The developer shall construct a raised center median and planter on Clark Avenue extending the entire length of the site. A vegetated setback (minimum 15 ft) between the road and the mobile home park's northern and eastern parcel boundaries and the Site 3 access shall be provided.

DevStd KS2-5: P&D shall work with Public Works and Caltrans to explore the use of excess right-of-way for a "park and ride" lot. If this is infeasible, the excess R.O.W. should be relinquished once Clark Avenue has been widened and reconfigured per Public Works' requirements.

DevStd KS2-6: As a part of any development project, the existing easement for Site 3 and the mobilehome park shall be renegotiated and realigned as shown on Figure KS2-1, or an alternative alignment route acceptable to the County, to connect with the intersection located at the "preferred access point."

DevStd KS2-7: In order to provide access for pedestrians and cyclists to the commercial center, the developer shall dedicate a trail easement to the County and construct a multi-use public trail as shown in Figure KS2-1.

DevStd KS2-8: The developer and County shall coordinate with SMAT to determine the best way to provide public transit service to the center. The project shall provide

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frontage and construct a bus pull-out on Clark Avenue and shall also construct a bus stop shelter on Clark Ave if required by the County.

DevStd KS2-9: Development of the site shall include installation of the following landscaping features (consisting of drought-tolerant trees, shrubs, and vines):

- A minimum 50-foot wide landscaped buffer along Highway 101 with trees which would exceed 50 feet in height at maturity planted in clusters a maximum of every 100 feet (part of this buffer may be developed in an easement secured from Caltrans, with a minimum of 20 feet of this buffer located on the project site);
- An average 35-foot wide landscaped buffer along Clark Avenue with trees which reach a minimum height of 35-50 feet at maturity with a sufficiently large canopy to partially extend over Clark Avenue;
- A minimum 15-foot wide landscape planter strip along the entire southwestern project boundary to soften the views of new buildings and to partially obscure building masses;
- Raised landscaped berms and/or decorative masonry walls incorporated into these buffer strips to supplement the screening provided by vegetation;
- Fast growing vines and shrubs planted along all screening walls;
- Inviting landscaped pedestrian entries from adjacent roadways which include attractive "stamped concrete" or other treated surface walkways linking existing sidewalks/paths with the center's own internal pedestrian circulation; and
- Incorporation of the pedestrian access serving residential areas to the south into the project design.

DevStd KS2-10: In order to mitigate the change in visual character at the "gateway" to the community, the developer shall landscape the entire length of the center median of Clark Ave with drought tolerant street trees, shrubs, groundcover and decorative flatwork acceptable to County Public Works and P&D, or shall be consistent with the standard established by the landscape/median maintenance district (Figure KS2-2). Trees shall be of sufficient size and spacing to provide a partial canopy over Clark Avenue. The developer shall provide a financial security to ensure maintenance of the new landscaping for a period of three years or until such a time as the County determines they are "established" or adopts a landscape maintenance district or other method for median maintenance, whichever occurs first. Through the Infrastructure Financing Program, the County shall establish a reimbursement agreement to allow median landscaping and maintenance costs to be shared on a pro-rata basis with the developers of Sites 1 and 4.

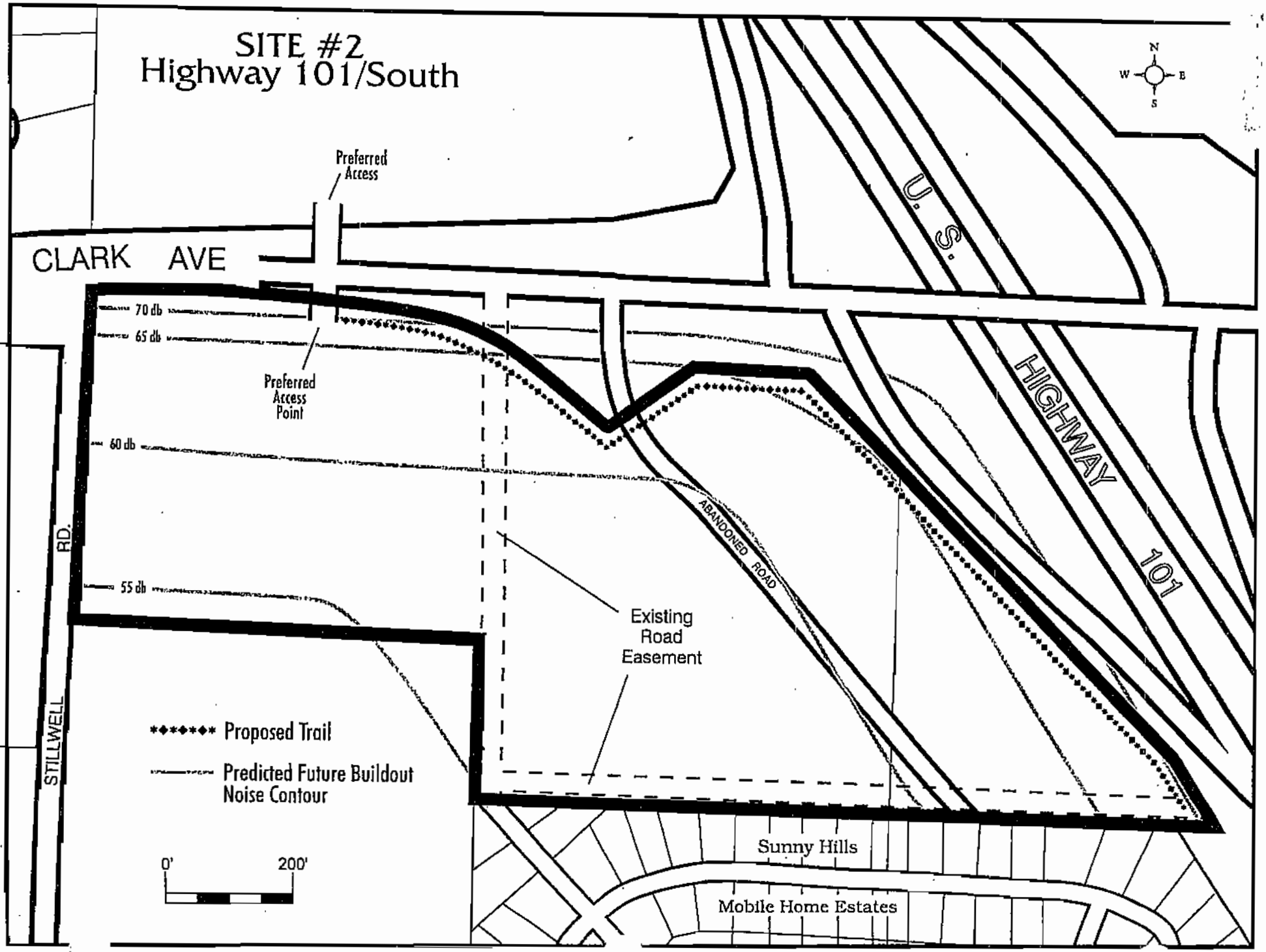
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DevStd KS2-11: An on-site manager shall be provided, available by telephone, and the manager's phone number shall be conspicuously posted.

DevStd KS2-12: To the extent feasible, site plans for Sites 1 and 2 shall be coordinated in order to provide the most appealing gateway commercial development. Such coordination shall include design, scale, architectural style, and color of development.

DevStd KS2-13: Development on this site shall be consistent with the "gateway policies" in the Visual Resources Section IV.H.

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mber 15, 1997

Figure KS2-1

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KEY SITE 3 (Smith)

This 146.49 acre site (APN 129-151-26) is located in the southeastern section of the Orcutt Planning Area. It is bounded by Highway 101 on the northeast, the Sunny Hills mobile home park on the north, 5-20 acre ranchettes to the west, and the undeveloped Solomon Hills to the south (Figure KS3-1). The site is vacant and a portion is currently used for cattle and horse grazing. It contains approximately 43 acres on a level northern mesa and approximately 45 acres in a central low lying area. These areas are separated by a steep bluff which drops 30-50 feet from north to south. Orcutt Creek and its floodplain extend from east to west through the site along the base of the Solomon Hills, with the floodplain extending over approximately 37 acres of the central low lying area. South of the creek, approximately 60 acres of the site rise close to 200 feet to the foothills from the lower mesa. These areas are characterized by steep slopes (many in excess of 30%) and erosional features including deep gullies. A plugged and abandoned dry hole is located in the SW corner of the site.

Vegetation on the site varies greatly. The northern mesa contains non-native grasslands currently used for livestock grazing. The central low lying area has been re-colonized by coyote bush and non-native grasses. Orcutt Creek supports a rich and diverse riparian community dominated by large oak trees. Another small segment of the creek crosses the northern portion of the site. The portions of the site which extend into the foothills south of the creek are densely vegetated with coastal sage scrub, chaparral, oak/sage complexes, oak woodland and other vegetation. Seven large eucalyptus trees are scattered along the site's boundary with Highway 101.

The site serves as a visual "gateway" as it is plainly visible to surrounding developed properties and both north and southbound travelers on Highway 101. The existing views experienced by residents of the adjacent developments include the Solomon Hills to the south and east, and undeveloped open space to the east. Residents of the ranchettes to the southwest enjoy a view of the valley between the bluff and the Solomon Hills as well as the Orcutt Creek riparian corridor. High noise levels from US Highway 101 affect the eastern property boundary. The entire site lies within a County Fire Department designated "High Fire Hazard" area.

Land use and zoning designations for Site 3 are Residential Ranchette/RR-10 and Multi-Family Residential – Orcutt/MR-O with all development limited to the northern mesa; the remainder of the site is to remain in open space. The MR-O zoned portion allows for 20 residential units/acre by right as a result of the General Plan Housing Element Focused Rezone Program. If the owner/developer dedicates the areas identified as "Open Space" on Figure KS3-1 to a public agency and agrees to pay the revised school fee (as outlined in Action SCH-O-1.3), the land use and zoning for the portion of the site zoned RR-10 may be changed to PD/PRD 125 units. Under this alternative scenario potential projects within the developable area could consist of single family dwellings, multiple family dwellings (townhouses, condominiums, etc.), or a combination of these housing types.

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Constraints on this site are related to flood hazards and aesthetic qualities of Orcutt Creek, visual resources, compatibility with adjoining uses, limited access, noise, fire hazards, and archaeological resources. Development standards for Key Site 3 require development to be concentrated on the northern portion of the site due to the presence of Orcutt Creek, the riparian corridor and the flood hazard area (see Figure KS3-1). The northern portion of the site is most suitable for higher density development due to its level terrain and proximity to the high density mobile home park to the north.

Key Site 3 does not have direct access to any existing public roadway. Primary access would be via easement from an existing access road which originates at the northeast corner of the site and continues as a Highway 101 "frontage road" to Clark Avenue. Secondary, emergency-only access could be from Oakbrook Lane to the west.

Site 3 is the eastern terminus for the Orcutt Creek Open Space Corridor, with open space covering the area extending from the "neck" in the parcel to the southern parcel boundary, and a 75-foot strip of land along the eastern boundary with Highway 101. A 2,000 foot segment of Class I bikepath/multi-use public trail would parallel the northern bank of Orcutt Creek across the site. Hiking trails are proposed along the entire length of the site's boundary with Highway 101 and along the western boundary from the southern bank of Orcutt Creek, near the terminus of Chancellor Drive, to the southern site boundary. The latter trail would include a 1/8-acre rest area which overlooks the Santa Maria Valley.

KEY SITE 3 DEVELOPMENT STANDARDS

Policy KS3-1: **Key Site 3 (APN 129-151-26) is designated PD and Residential 1.0 and zoned PRD-119 and DR-1. Any proposed development on Key Site 3 shall comply with the following development standards unless in conflict with the zoned density of this site or State housing element law.**

Policy KS3-2: **The County shall consider redesignating/rezoning portions of Key Site 3 to PD/PRD 125 units only if:**

A. **The areas identified as "Open Space" on Figure KS3-1 have been dedicated to the County or other County-approved group or agency, and**

B. **The property owner has demonstrated compliance with Action SCH-O-1.3.**

Any proposed development on Key Site 3 shall comply with the following development standards.

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DevStd KS3-1: Development of the site shall be limited to the northern mesa as designated on Figure KS3-1 (north of the "neck" created by the NE corner of the lots on Chancellor Street).

DevStd KS3-2: In order to provide compatibility with existing adjacent development, density shall transition from "lower" at the southern and western perimeters of the mesa to "higher" for the internal development. The area extending from the top of the bluff to the southern site boundary, and a 75 foot strip along the entire eastern site boundary shall remain in natural, undeveloped open space. No development except bikepaths, hiking trails, rural landscaping, the proposed rest area and other passive recreational areas (e.g., seating areas) shall be permitted within this area.

DevStd KS3-3: If it is determined that a weir or retention basin is needed onsite to control runoff, such a facility shall be sited within the proposed open space area (shown on Figure KS3-1) in coordination with SBCFCD and P&D, and designed to minimize impacts to riparian and/or oak woodlands. Peak runoff shall be controlled consistent with County Flood Control District and appropriate National Pollutant Discharge Elimination Systems permits.

DevStd KS3-4: Drought tolerant landscape screening such as oaks and other trees and shrubs shall be planted on the southwest facing slope leading down to Chancellor Street and on the southern slope between development and the proposed open space area.

DevStd KS3-5: The bikepath, public multi-use trails, rest area, and secondary access roads shall be located to minimize loss of significant vegetation.

DevStd KS3-6: No development, other than a secondary access road from Oakbrook Lane or Chancellor Street, shall occur within 100 feet of the dripline of the vegetation in the southwest corner of the northern mesa, or within a 25-foot buffer from the top of bluff of the canyon in the northeast corner of the site.

DevStd KS3-7: Primary access to the site shall be from the frontage road along US Hwy 101. The existing easement over Site 2 shall be renegotiated to accommodate development of Site 2 and to align with the "preferred access point" intersection. The developer shall coordinate with P&D, Public Works Transportation Division, and the Fire Department to ensure appropriate secondary access from Oakbrook Lane or Chancellor Street using the developer's existing Chancellor Street easement.

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DevStd KS3-8: The developer shall construct access road improvements along the eastern boundary of Sunny Hills Mobile Home Park in coordination with development on Site 2. Improvements shall include standard County Roadway frontage improvements, landscape screening from US Hwy 101, and a separated, public off-road trail. Through the Infrastructure Financing Program, the County shall establish a reimbursement mechanism to allow road improvement costs to be shared on a pro-rata basis with the developer of Site 2. In addition, once the access road to Site 3 enters the developable area, it should be located away from US Hwy 101.

DevStd KS3-9: Development setbacks shall be applied to identified archeological resources (see EIR, Vol. III). The areas within the identified setbacks shall be incorporated into the project design and designated on construction drawings as "Undevelopable Open Space." These areas shall be seeded with shallow-rooted vegetation.

DevStd KS3-10: The developer shall dedicate an easement for, and construct, a flood control/emergency access route along Orcutt Creek which can also be used as an off road Class I bikepath as well as public multi-use trails through Key Site 3, with appropriate links to new onsite development.

DevStd KS3-11: Homes located on the northern, western and southern mesa boundaries adjacent to existing residential development that are not zoned MR-O shall be limited to one story in height to reduce visual impacts on these existing residences. In addition, on the northern site boundary, the developer shall install a 25-foot wide rural landscape buffer. Taller buildings within the MR-O zone shall be located away from the edge of the zone district to the maximum extent feasible.

DevStd KS3-12: Development on the site shall be consistent with the "gateway policies" in the Visual Resources section (IV.H).

DevStd KS3-13: Development on the portion of the property designated Res. 20.0 and zoned MR-O shall be constructed at a minimum and maximum of 20 dwelling units/acre by right, excluding private and public right-of-way.

DevStd KS3-14: Future residential development shall, at minimum, include the design components listed below:

1. ***Roofing and Feature Color and Material.*** Development shall include darker, earth tone colors on structure roofing and other on-site features to lessen potential visual contrast between the structures

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and the natural visual backdrop of the area, as applicable. Roof materials shall match the prevailing materials used in the surrounding vicinity in order to preserve, to the extent feasible, current visual characteristics. Natural-appearing building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) shall be used on exterior surfaces of all structures, including fences.

2. ***Compatibility with Adjacent Uses.*** The design and character of the project architecture shall be compatible with the existing development adjacent to the site, to the extent feasible.

3. ***Masonry Walls and Sound Walls.*** All masonry walls, including sound walls, shall provide color in tones compatible with surrounding terrain, using textured materials or construction methods that generate a textured effect. Clinging vines and/or native vegetation planting shall be provided directly adjacent to any walls to soften the visual effect. Vegetation that is planted along walls adjoining habitable structures shall be consistent with the requirements of an approved fire/vegetation management plan.

DevStd KS3-15: All front, side and rear elevations for all structures visible from public viewpoints shall incorporate design features that avoid long, unarticulated facades.

DevStd KS3-16: Project entrance monuments that may be provided shall be visually compatible with surrounding development, shall be consistent with the natural character of the area, and shall only be illuminated with hooded and downward-directed lighting of the lowest intensity that provide adequate lighting. Excessive lighting intensity shall not be permitted.

DevStd KS3-17: Signs shall be constructed of high quality materials and are encouraged to have borders, trim, and be recessed into their frames. Lettering style and colors shall be consistent with the rural character of Orcutt.

DevStd KS3-18: Future development proposals for the MR-O portion of the site shall be designed in a manner that avoids potential privacy impacts through the use of one or more of the following measures, as appropriate:

- Use of building setbacks from existing development and/or landscaping to increase privacy and reduce potential nuisance noise impacts;
- Adherence to lower building heights for components of the development

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closest to existing neighborhoods;
- Ensuring that any proposed balconies and proposed third story windows do not present privacy issues such as having line of sight views into rear yards and other private areas of adjacent existing development.

DevStd KS3-19: New lighting shall be oriented away from sensitive uses, and shall be hooded, shielded, and located to direct light pools downward and prevent glare. The following standards shall also be implemented:

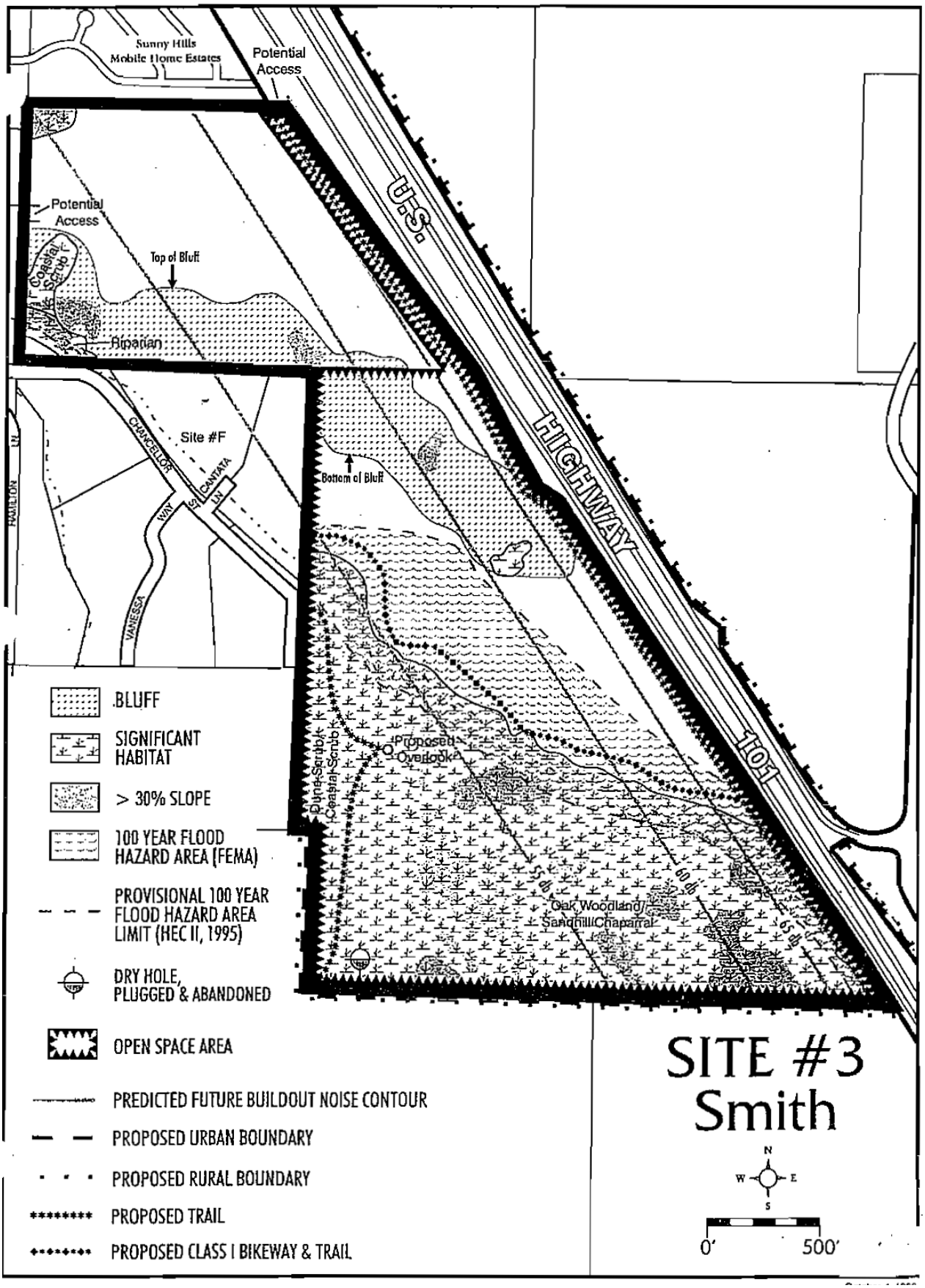
- All exterior lighting shall be designed as part of the overall architectural concept.
- Fixtures, standards and all exposed accessories shall be harmonious with the building design, the lighting design and hardware of the public spaces, and the overall visual environment of the County.
- Lighting shall be used for safety and security to illuminate building entrances, parking and loading areas, and pedestrian walkways.
- Light fixtures with exposed light bulbs shall generally be avoided.
- All light fixtures shall be shielded or of a type fitted with lenses to confine the cone of light to the extent feasible.
- Lighting sources shall not cast stray light beyond the property line on which they are installed.

DevStd KS3-20: Finish materials, including glazing, shall be of a low reflectivity to minimize glare. Development shall include low reflectivity glass, subdued colors for building materials in high visibility areas, and the use of plant material along the perimeter of the structures to soften views.

DevStd KS3-21: Streetlights located within the development shall be pedestrian in scale, and range in height from 12 feet to 25 feet, and shall be architecturally compatible with surrounding development. Streetlights, where they are included, shall be primarily for pedestrian safety (at roadway intersections only), and shall not provide widespread illumination. High mast street lighting shall be shielded and decorative to be compatible with the rural character of Orcutt.

Mitigation Program: Development of Key Site 3 shall also be subject to additional mitigation measures prior to final zoning clearance. Refer to the Mitigation Monitoring and Reporting Program (MMRP) in Appendix F for additional requirements related to development of the site.

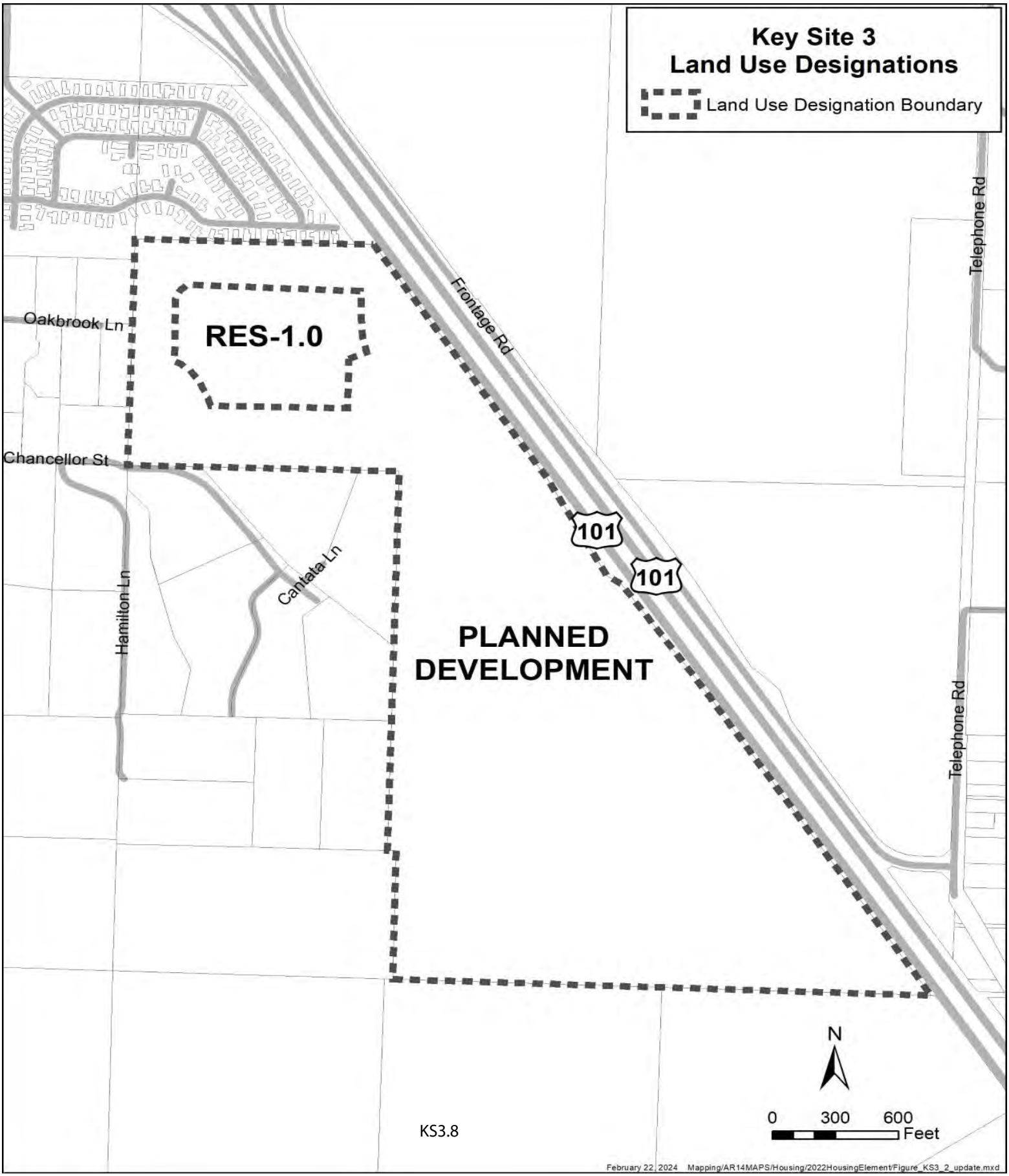
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Figure KS3-2

Residential 1.0 Land Use on Key Site 3



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KEY SITE 4

In the Initiation stage of the OCP, Key Site 4 was a 15.94 acre undeveloped parcel. Since then, a residential development (Cimmeron Estates) has been constructed on most of the site. The developed project includes 35 units, two retardation basin lots, and realignment of Stillwell Road through the eastern portion of the property. The Stillwell Road realignment has created a remnant parcel (part of 103-750-38). This remnant parcel now constitutes all of Key Site 4.

The 1.1-acre remnant parcel is located west of US Highway 101, at the southeast corner of Clark Avenue and Stillwell Road (Figure KS4-1). It is bounded by single family residential developments (Res. 3.3/10-R-1) to the north across Clark Avenue, by Cimmeron Estates to the west, undeveloped land (Site 5; PD 1.8/PRD 1.8) to the south, and undeveloped land (Site 2; Gen Comm/C-2) and Town & Country Mobile Home Park to the east.

Land Use and zoning for Site 4 are General Commercial/C-2 so as to match the commercial designations on Site 2 immediately to the east. Key Sites 4, 2 and 1 all create a general commercial entryway on both sides of Clark Avenue at US Hwy 101 to serve the surrounding residential development as well as passersby on the highway. Commercial development on this site will either be incorporated/integrated with commercial development on Site 2 or it will develop as a small neighborhood-type center.

Due to the narrow frontage of this site with Clark Avenue, and its close proximity with the Stillwell/Clark intersection, left-turn access from Clark Avenue is not deemed feasible. Access to this site may either be from Stillwell Road or from right-in, right-out only access from Clark Avenue.

KEY SITE 4 DEVELOPMENT STANDARDS

Policy KS4-1: **Key Site 4 shall be designated General Commercial and zoned C-2 on the portion east of Stillwell Road.**

DevStd KS4-1: The development on Site 4 east of Stillwell Road shall incorporate design and architecture compatible with the development on Site 2.

DevStd KS4-2: Full access shall not be permitted from Clark Avenue. Full access to the site should be coordinated with the primary access for Sites 1 and 2 and from Stillwell Avenue. Secondary right-turn in/right turn-out access point(s) on Clark Avenue may be permitted upon approval by the County Transportation Division and P&D. If such "right turn only" access from Clark Avenue is developed, the developer shall construct a raised center median and planter on Clark Avenue extending the entire length of the site.

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DevStd KS4-3: In order to mitigate the change in visual character at the "gateway" to the community, the developer shall fund landscaping of the entire length of the center median of Clark Avenue fronting the site with drought tolerant street trees, shrubs, groundcover and decorative flatwork acceptable to County Public Works and P&D, or shall be consistent with the standard established by the landscape/median maintenance district (see Figure KS1-2). Trees shall be of sufficient size and spacing to provide a partial canopy over Clark Avenue. The developer shall provide financial security to ensure maintenance of the new landscaping for a period of three years or until such a time as the County determines they are "established" or adopts a landscape maintenance district or other method for median maintenance, whichever occurs first. Through the Infrastructure Financing Program, the County shall establish a reimbursement mechanism to allow median landscaping and maintenance costs to be shared on a pro-rata basis with the developers of Sites 1 and 2.

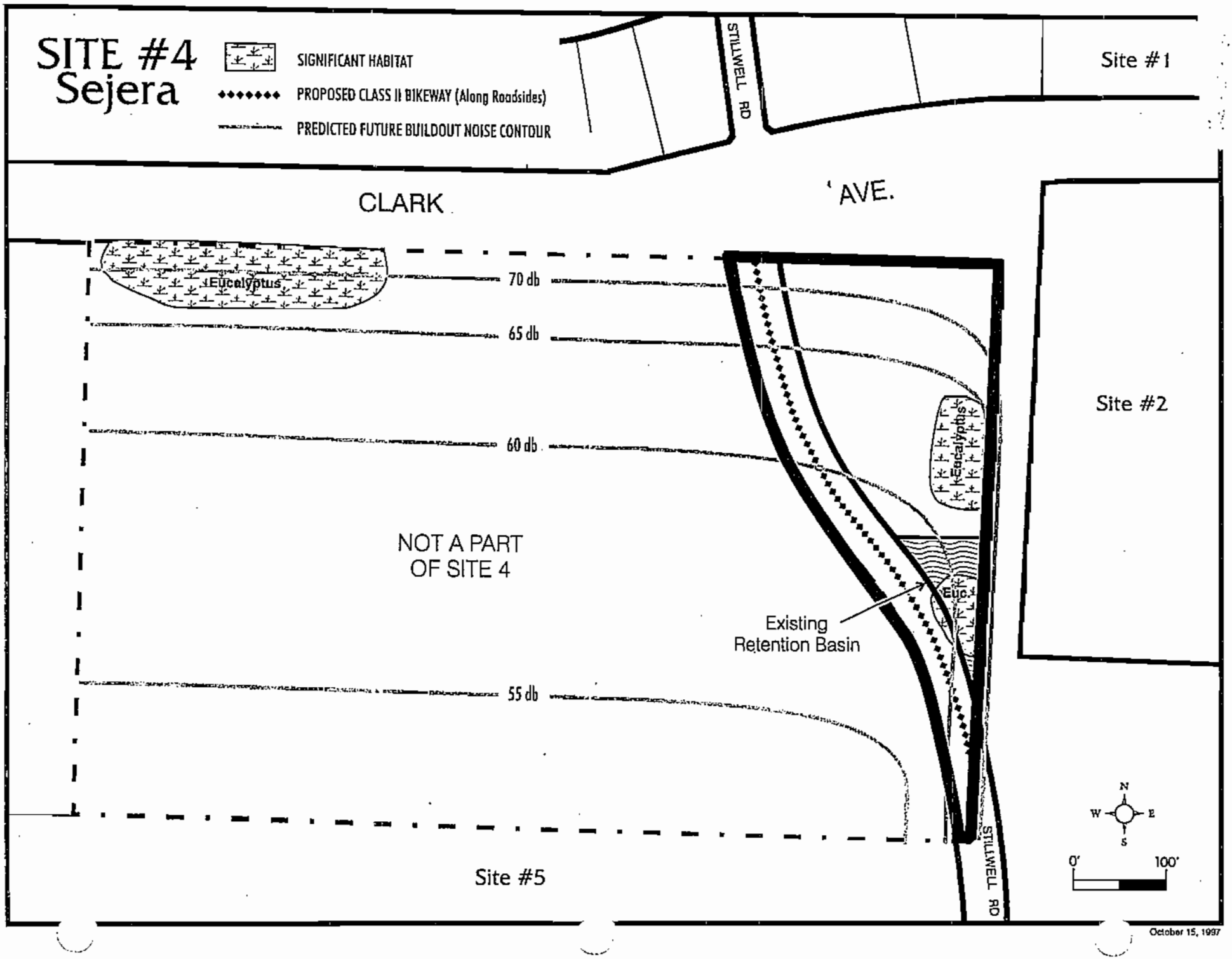
DevStd KS4-4: P&D shall work with Public Works to explore the relinquishment of any excess Clark Avenue right-of-way once Clark Avenue has been widened and reconfigured per Public Works' requirements.

DevStd KS4-5: Stormwater from this site should be conveyed to an adequate regional retention/retardation basin, with an appropriate reimbursement agreement between the sites. Other options which may be considered include an onsite basin, underground facilities or drainage to Orcutt Creek.

DevStd KS4-6: Development of the site shall include installation of the following landscaping features (consisting of drought-tolerant trees, shrubs, and vines):

· A minimum 35-foot wide landscaped buffer along Clark Avenue with trees which would exceed 35-50 feet in height at maturity with a sufficiently large canopy to partially extend over Clark Avenue;
· Fast growing vines and shrubs planted along all screening walls; and
· Incorporation of pedestrian access features serving nearby residential areas in project design.

DevStd KS4-7: Existing eucalyptus trees should be incorporated in the project design. Where removal is necessary, drought tolerant replacement trees shall be incorporated in project landscaping.



KS4.3

Figure KS4-1

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KEY SITE 5 (Jensen)

This site, APN 103-200-68 and -69 (total 46.83 acres), is located approximately ½ mile west of US Highway 101 and ¼ mile south of Clark Avenue within a semi-rural area in southeast Orcutt. It is bounded by Site 4 (Cimmeron Estates and C-2) to the north, Site 6 (Mesa Verde; PD/PRD 1.8) to the south, and residential development to the east and west (Site B; 1-E-1/2-E-1/3-E-1). The site is currently undeveloped with the exception of a single family residence on Stillwell Road in the northeastern corner of the property. Stillwell Road provides the only existing access to the site (Figure KS5-1).

Key Site 5 is characterized by semi-rural open space set against the backdrop of the foothills of the Solomon Hills. It is visible from Stillwell Road, Clark Avenue, and adjacent residences. Onsite topography consists of an elevated terrace in the northern portion which slopes toward Orcutt Creek in the southern portion of the site. The central low lying area is bisected in an east-west direction by Orcutt Creek and other minor drainages, with the floodplain covering approximately 15 acres (32%) of the site. South of the creek, the north-facing slope rises steeply to a broad terrace on Site 6. The site is located within a County designated "High Fire Hazard" area.

Much of the site is disturbed. A dirt road off Stillwell enters the site south of Orcutt Creek and extends into Site 6 to the south. The site is crossed in several places by jeep trails, including a trail across the creek near the western boundary. The northern area has been plowed and consists of overturned grassland and scrub with two eucalyptus/oak groves near the northwestern edge. A deep gully runs along the eastern boundary of the eucalyptus woodland commencing at the top of the terrace slope.

This stretch of the Orcutt Creek corridor has experienced a higher level of disturbance than many other areas of Orcutt Creek, however it still functions as an important wildlife corridor as evidenced by deer tracks in the creek bed. Riparian vegetation includes a mix of willow riparian, coastal sage scrub and oak woodland near the western site boundary, although no substantial areas of oak woodland or grasslands, commonly found along other stretches of Orcutt Creek, exist here. Heavy sedimentation of this stretch of the corridor has reduced the capacity of Orcutt Creek across this site. There is a 15' wide clearing across the north-south tributary just south of Orcutt Creek. South of the creek, the vegetation increases in density, with coastal sage scrub, oak woodlands, and introduced grassland areas on the southern slope.

Site 5 is designated PD 2.7 and zoned PRD. This designation includes the base of PD 1.8 plus TDC units from part of Key Site 8. The units would be located on 26 acres north of the floodplain on the northern terrace and south-facing slope with some potential for limited residential in the northern section of the floodplain. Any development in the floodplain would have to be elevated above the flood level. Development would likely consist of 10,000 to 14,000 square foot single family lots and would be accessed from Stillwell Road. An extension of Stillwell Road to Bradley Road, which would pass through Sites 5, 6, 7, & 12, is proposed as part of this Plan.

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Concerns on this site include the provision of adequate access, preservation of visual resources such as oaks and eucalyptus trees, and flooding and biological constraints related to Orcutt Creek. The area approximately 200 feet north of the northern bank of Orcutt Creek to the southern boundary of the site (13 acres) would remain in natural, undeveloped open space (except for 1 acre set aside for 2 units). Open space on this site is an integral part of the overall Open Space Corridor recommended for Orcutt Creek. A Class I bikeway and multi-use public trail would parallel the creek corridor on the northern side within the open space and a 1 to 2-acre public park is proposed for the open space area adjacent to Stillwell Road. A Class II bikeway is also proposed along Stillwell Road.

KEY SITE 5 DEVELOPMENT STANDARDS

Policy KS5-1: **Key Site 5 (APN 103-200-68 and -69) is designated PD 2.7 and zoned PRD. Any proposed development on Key Site 5 shall comply with the following development standards.**

DevStd KS5-1: The southern area shown on Figure KS5-1 shall remain in natural, undeveloped open space, with the northern boundary delineated by the planting of native trees (e.g., oaks and cottonwood) and other appropriate screening. Development within this area is limited to the bikepath/hiking trail, a 1-2 acre park, a footbridge and the extension of Stillwell Road, with no development within 50 feet of the top of the creek bank. This 50 foot setback shall include plantings of native trees and shrubs, and if deemed appropriate, delineation by decorative fencing (eg: split rail). Up to two residential units may be constructed in the southeastern one acre, and no development shall encroach within 50 feet of the top of the creek bank.

DevStd KS5-2: The developer shall dedicate and construct a 1-2 acre public park within the open space area north of Orcutt Creek as shown in Figure KS5-1.

DevStd KS5-3: A creek restoration program using only appropriate native trees, shrubs and understory species, shall be required along the length of the Orcutt Creek corridor banks and top of banks, with this vegetation maintained by the developer for a period of 3 years until established. This program should include tree planting north of the multi-use trail and screening on the eastern boundary of the creek area.

DevStd KS5-4: The developer shall pay a proportionate share of the improvement of the Clark/Stillwell intersection, including traffic signals and realignment and/or widening of Stillwell Rd., to mitigate the increased vehicle trips along the proposed Stillwell Road extension. Improvements shall include visual

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landscaped screening to the south and east to provide screening of the new higher density development and the road from the surrounding open space and lower density residential areas. This landscaping shall include a buffer, which includes oak trees, on the west side of Stillwell Road along the developed portion of the site.

DevStd KS5-5: The developer shall dedicate an easement for, and construct, a flood control/emergency access route along Orcutt Creek which can also be used as a Class I bikepath.

DevStd KS5-6: The final Development Plan shall depict a minimum setback of 25 feet between trunks of remaining eucalyptus trees and oak trees and any inhabitable structures.

DevStd KS5-7: If Stillwell is extended as part of this project, native oaks and other native vegetation shall be planted along the roadway on the north-facing slope for erosion control and to screen the road from the view of residents and roadways to the north.

DevStd KS5-8: Any development on the south-facing slope shall include a 25-foot building height limitation from existing grade. All structures, fences, walls, and roofs shall be constructed using earth tone colors and construction materials that are compatible with the natural surroundings.

DevStd KS5-9: The developer shall dedicate an easement to the County for, and construct, a public hiking trail along the north-facing slope concurrent with the road (Figure KS5-1). The developer shall also construct a footbridge over Orcutt Creek and connect this southern trail with the proposed trail network for southeast Orcutt, the park at Stillwell Road, and the proposed multi-use trail.

DevStd KS5-10: All development on the northern perimeter of this site shall include a 16-foot building height limit from the existing grade. In addition, all northern perimeter lots shall incorporate a landscape buffer within the lots along the northern boundary. This landscape screen shall be installed by the developer and shall be of predominately native, drought-tolerant species.

DevStd KS5-11: Any development in the southeast one acre shall be fully screened from the extension of Stillwell Road which surrounds the area on three sides. Trees which reach at least 35-feet at maturity shall be planted between the residential units and the road on the south side, with a mix of lower growing shrubs filling in the gaps. On the north and west sides of the units, a mix of trees and shrubs shall be planted to effectively block views of the units from the road.

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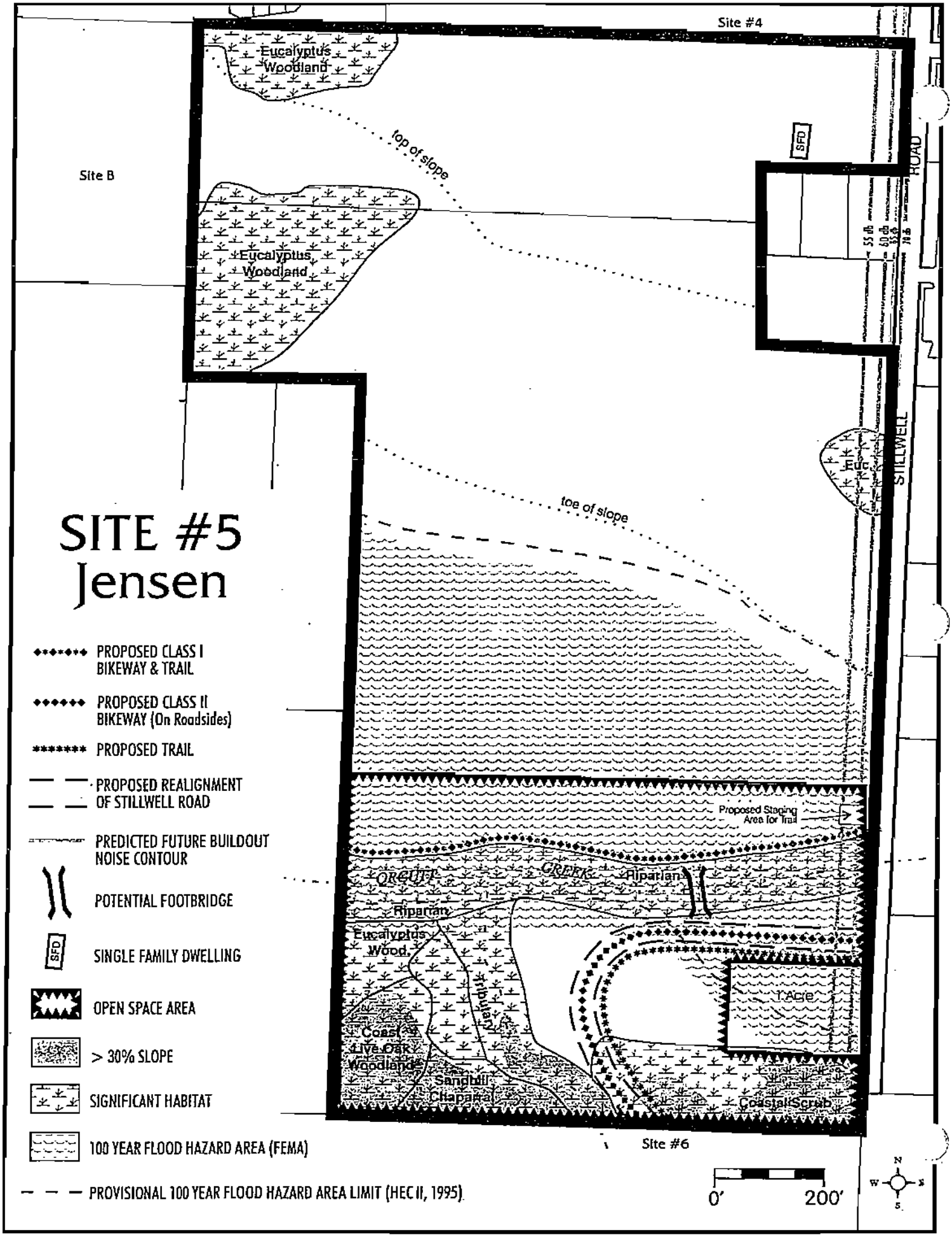


Figure KS5-1

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KEY SITE 6 (Mesa Verde)

This site, APN 101-010-03 (41.38 acres), is located approximately ½ mile east of Highway 101 and ½ mile south of Clark Avenue in southeast Orcutt. It is bounded by Site 5 (PD/PRD 2.7) to the north, Site 7 (PD/PRD 52 units) to the west, Site 12 (PD/PRD 725 units) to the south, and Site F (Res. Ranchette/RR-5) to the east. Site 6 is located on an upland mesa south of Orcutt Creek in the lightly developed foothills of southeast Orcutt (Figure KS6-1). There is currently no access to the site other than a dirt road originating at Stillwell Road on Site 5, approximately 300 feet to the north. The site has historically received light to moderate public use for recreation. At the time of Plan adoption, a "Complete" permit application for a tentative tract map was on file with Santa Barbara County.

Key Site 6 is characterized by semi-rural open space set against the backdrop of the Solomon Hills. The site consists primarily of a central, highly visible scenic bluff, and views of the site are provided from Stillwell Road, Clark Avenue, and adjacent residences.

Topography consists of an upland mesa in the center bounded by slopes of 20-30% to the north and 15-20% to the south. A shallow central drainage channel bisects the mesa from southeast to northwest. The northeastern portion of the site contains a deep, densely vegetated canyon which drains into Orcutt Creek on Site 5. The eastern edge of the site contains sandhill chaparral and mature trees. The southern portion of the site slopes toward a canyon on Site 12 which is vegetated with oak woodland. The canyon functions as an important wildlife corridor between Orcutt Creek and the Solomon Hills, and along with the vegetation provides a buffer between residential ranchettes to the east and medium density residential farther to the west. The mesa top is vegetated mostly by introduced grasses and scattered coastal sage scrub. Dense scrub vegetation occurs in the northwestern portion of the site near the small drainage and the site supports two California Species of Special Concern. Site 6 is also located within a County designated "High Fire Hazard" area.

Land use and zoning for the site are PD 1.8/PRD, with a potential buildout of 74 units. Future development on the site would be located on the upland mesa in a developable area of approximately 25 acres. The units would likely consist of 10,000 to 14,000 s.f. single family lots. Roadway access to the site will be from an extension between Stillwell Road to the northeast and Bradley Road to the west, crossing through Sites 5, 7 & 12 which adjoin the site to the north, west and south (Figure KS6-2).

Approximately 16 acres of this site would be retained in open space, encompassing steep slopes on the north, chaparral/pine and coastal scrub habitat on the east, and the two oak woodlands in the south (Figure KS6-1). A north/south multi-use trail is proposed through the eastern open space.

Site development concerns include provision of adequate roadway access, preservation of the semi-rural character of the area and scenic resources onsite, flood and fire hazards, maintaining flora and fauna connections between the Solomon Hills and Orcutt Creek, and siltation of the creek.

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Construction on the mesa could increase siltation in the creek due to erosion down the slope during construction and in the long term due to increased volumes of water through storm drains. Impervious surfaces associated with development would increase storm water runoff and flooding in areas located downstream from the site. Development within or adjacent to the fire hazard area along the north, south and east perimeter of the site could expose residents to wildfire hazards. Development intruding too far to the east could squeeze shut an existing wildlife corridor down to Orcutt Creek.

KEY SITE 6 DEVELOPMENT STANDARDS

Policy KS6-1: **Key Site 6 (APN 101-010-03) is designated PD 1.8 and zoned PRD 1.8. Any proposed development on Key Site 6 shall comply with the following development standards.**

DevStd KS6-1: The area around the north, south, and east site perimeter which includes the chaparral and coastal scrub habitats, and the steep slopes along the northern portion of the site shall remain in natural, undeveloped open space (Figure KS6-1). No development except hiking trails and the Stillwell extension shall be permitted within this area. The minimum width of the eastern open space corridor shall be 120 feet between the eastern site boundary and the rear lot/fence line of the closest lot.

DevStd KS6-2: Key Site 6 shall be designed in a manner which includes the extension of Stillwell Road to Bradley Road as a public road as generally shown on Figure KS6-1.

DevStd KS6-3: The Stillwell Road extension through the site should be of rural design and as narrow as possible while still allowing a Class II bikepath. Revegetation of areas disturbed during road construction shall include oak trees and appropriate native vegetation to maintain the scenic and natural resource qualities of the bluffs. On the north facing slope, to the maximum extent feasible the roadway shall be aligned to cross the slope to minimize grading, vegetation removal and visual impacts to views from roads and residences to the north. A slope stabilization plan which includes effective planting with native, drought-tolerant species shall be prepared by the developer subject to approval by P&D.

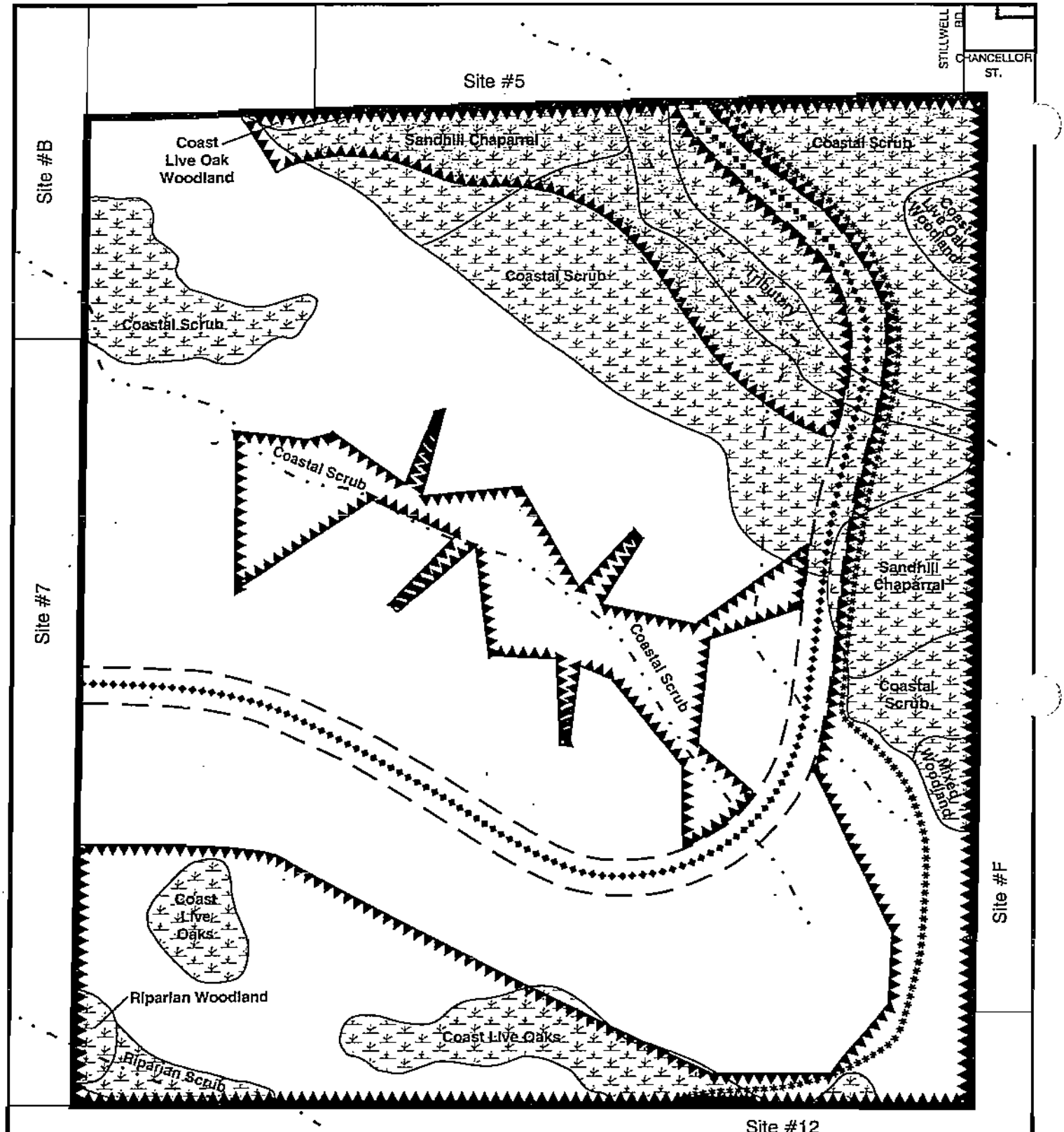
DevStd KS6-4: Any development on the north and west sides of the terrace shall include a 25-foot building height limitation from existing grade, and shall be reviewed by BAR for visual impacts. All structures, fences, walls, and roofs shall be constructed using earthtone colors and construction materials that are compatible with the natural surroundings.

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DevStd KS6-5: Any Development Plan application shall include dedication of an easement and construction of a public hiking trail that extends through the site along the site's eastern boundary (Figure KS6-1) to connect with the proposed trail network for southeast Orcutt, as part of the first phase of any development.

DevStd KS6-6: To the extent feasible, locations for all utilities required to service the site, including sewer lines, shall be within road right-of-ways.

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SITE #6 Mesa Verde

- > 30% SLOPE
- SIGNIFICANT HABITAT
- OPEN SPACE AREA
- POSSIBLE STILLWELL ROAD CORRIDOR
- PROPOSED CLASS II BIKEWAY (Along Roadsides)
- PROPOSED TRAIL

N W E S

0' 200'

September 4, 1997

Figure KS6-1

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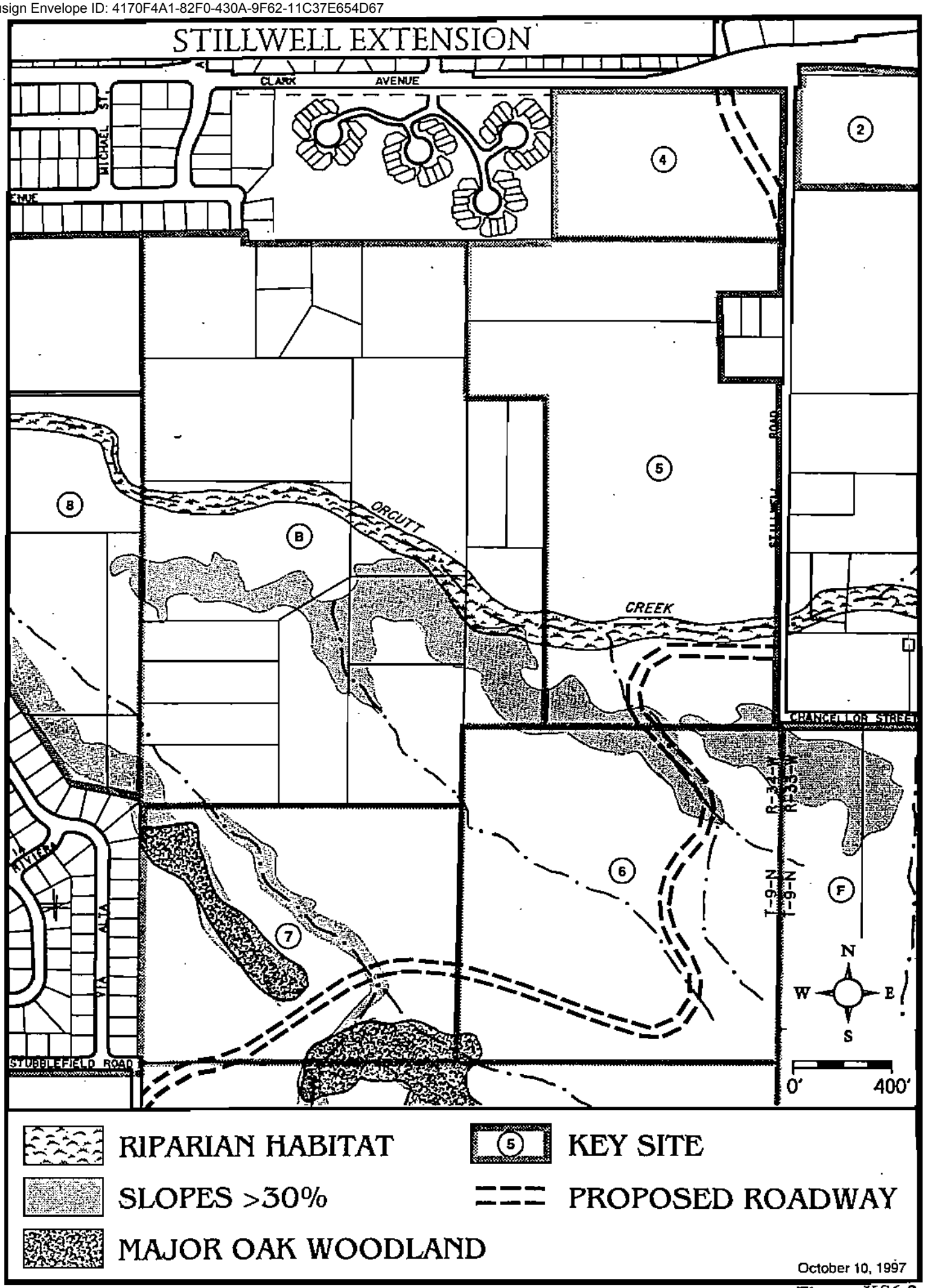


Figure KS6-2

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KEY SITE 7 (Kelly)

This 31.52-acre site, APN 101-010-02, is located in semi-rural southeast Orcutt, northeast of the current Stubblefield Road eastern terminus. The site is surrounded by undeveloped land to the east (Site 6; PD 1.8/PRD) and south (Site 12; PD/PRD 725 units), low-density residential to the north (Site B; 1-E-1/2-E-1/3-E-1) and the medium density Miraflores residential neighborhood to the west (Figure KS7-1).

Site 7 is part of a broad area of open space in southeast Orcutt and is visible from Stubblefield Road, Hwy 101, and adjacent neighborhoods. Site topography consists of two relatively level mesas bisected from southeast to northwest by a tributary to Orcutt Creek in a canyon up to 20 feet deep with some slopes exceeding 30 percent. The creek is the major wildlife corridor between central Orcutt and the Solomon Hills. West of the creek, a narrow flat area rises into a steep, densely vegetated slope leading to an elevated terrace. Near the south central border a steep canyon leads into the main drainage. Approximately 75 young oaks are located within the coastal sage scrub on both terraces. The site's biological value is high, with varied habitats including multi-trunked live oak woodland, grasslands and sandhill chaparral supporting several sensitive plant and wildlife species. The site is within a designated "High Fire Hazard" area with vegetation re-growing from a 1985 fire.

The largely undisturbed site contains an abandoned oil well (dry hole) in the south central section and a historic archaeological site. An informal trail system also exists, crossing the creek near the confluence of the main drainage and the tributary canyon.

The site is designated PD/PRD 52 units. Development is restricted from the area surrounding the historic oil well near the south central boundary and from the open space corridor in the middle of the site. Access will be from the extension of Stillwell Road to Bradley Road which crosses Sites 5, 6, 7 & 12. A bridge spanning the creek will be required on this site.

The central 17.42 acres which includes the drainage and surrounding slopes would be retained as natural, undeveloped open space, preserving both some habitat and the wildlife corridor (Figure KS7-1). A hiking trail will cross the site along the western side of the creek. All habitable structures will be set back 100 feet from the edge of vegetation to minimize fire hazards (Figure KS7-2).

Site development concerns include avoidance of hazardous and sensitive resources (e.g., an oil well, steep slopes, an archaeological site, biological resources, and a creek), provision of adequate roadway access, and preservation of the visual qualities of the site. In addition, the use of the creek across this property as both a wildlife corridor and an important trail link to the foothill area requires that the roadway bridge that spans the creek be built to a higher level to accommodate the use of the corridor.

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KEY SITE 7 DEVELOPMENT STANDARDS

Policy KS7-1: **Key Site 7 (APN 101-010-02) is designated PD and zoned PRD (52 units maximum. Any proposed development on Key Site 7 shall comply with the following development standards.**

DevStd KS7-1: All development shall be limited to the 6.9-acre mesa on the southwest corner (31 units maximum potential buildout) and the 7.2-acre mesa on the northeast corner (21 units maximum potential buildout). No development shall be permitted within the open space areas shown on Figure KS7-1 except the road crossing, the proposed hiking trail, and limited drainage improvements.

DevStd KS7-2: Development of the site shall include the implementation of a County approved habitat restoration plan within the open space areas of sandhill chaparral with a focus on oak replacement and rare plant regeneration.

DevStd KS7-3: The developer shall construct the extension of Stillwell Road across this site including a Class II bikeway and a bridge across the tributary of Orcutt Creek as shown on Figure KS7-1. That portion of these improvements which are regional in nature and beyond that required to serve development immediately on the site (e.g. the bridge) shall be funded through the OTIP consistent with Policy CIRC-O-1.

DevStd KS7-4: The segment of the road crossing the creek shall be designed to avoid or minimize removal of oak woodland. The creek shall be spanned by a bridge with sufficient minimum clearance to permit free movement of large mammals and trail users. These facilities shall be designed to maintain the area's rural character through use of stone, rough hewn timbers, or other materials, the planting of oaks, and other appropriate measures.

DevStd KS7-5: In order to reduce potential fire danger and protect the oak woodlands and other valuable resources on this site, development on the western mesa shall transition from "higher" density adjacent to the Oak Knolls subdivision (with lot sizes compatible to the existing lots) to "lower" adjacent to the open space in the center of the site. Lots adjacent to the border of the open space area shall be a minimum of 12,000 square feet. On the eastern mesa, lot sizes shall be compatible with those on Site 6 to the east; lots adjacent to the open space area shall be a minimum of 12,000 sf.

DevStd KS7-6: All development, including the road extension, shall be aligned to avoid the archaeological site identified in the EIR. If avoidance is infeasible, the

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developer shall employ other measures discussed in the EIR (Section 5.7, EIR Volume I).

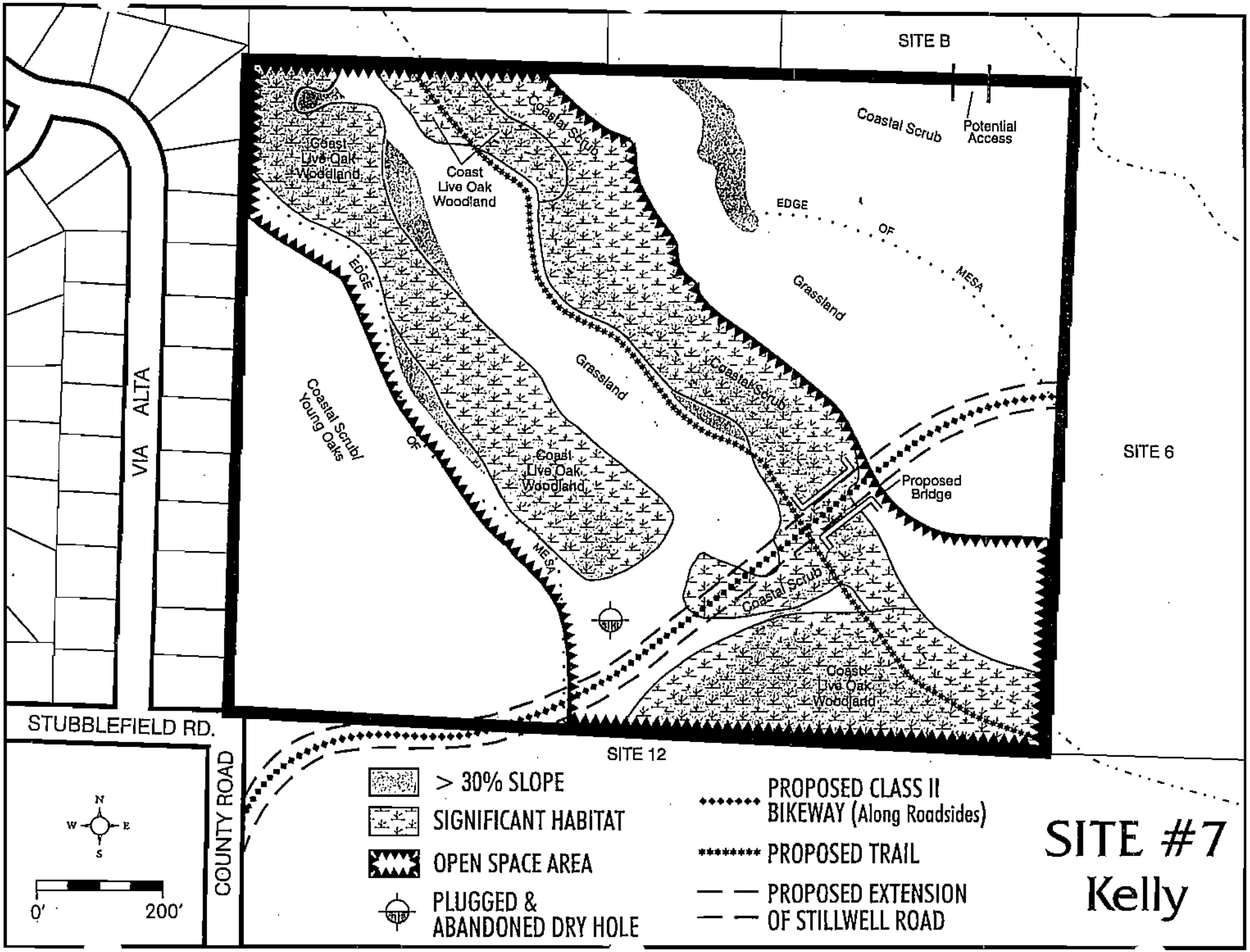
DevStd KS7-7: Trees shall be planted along the Stillwell Road extension in order to minimize the visual impacts to the surrounding community. Native, drought-tolerant vegetation, including oak trees, shall be replanted in open space areas to stabilize graded slopes and screen the road from the trail. The perimeter of residential development shall be landscaped with native, drought-tolerant vegetation to screen it from the open space area.

DevStd KS7-8: The developer shall construct a public hiking trail adjacent to the tributary of Orcutt Creek, as shown in Figure KS7-1, that will connect with the proposed trail network for southeast Orcutt.

DevStd KS7-9: Any development on the north, west and east sides of the site shall include a 25-foot building height limitation from existing grade and shall be reviewed by BAR for visual impacts. All structures, fences, walls, and roofs shall be constructed using earthtone colors and construction materials that are compatible with the natural surroundings.

DevStd KS7-10: If feasible, access to the southern portion of Key Site B shall be coordinated with/provided through this site.

DevStd KS7-11: While this site may develop up to the maximum density established by the OCP and zoning, if the owner wishes to transfer some units off this site to Site 12, the County prefers that units first be transferred off of the eastern mesa to reduce visual impacts and impacts to the grassland.



KS7.4

Figure KS7-1

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Site 7 - Kelly/Oak Glen
Development Schematic using Recommended 100' Fire Setback

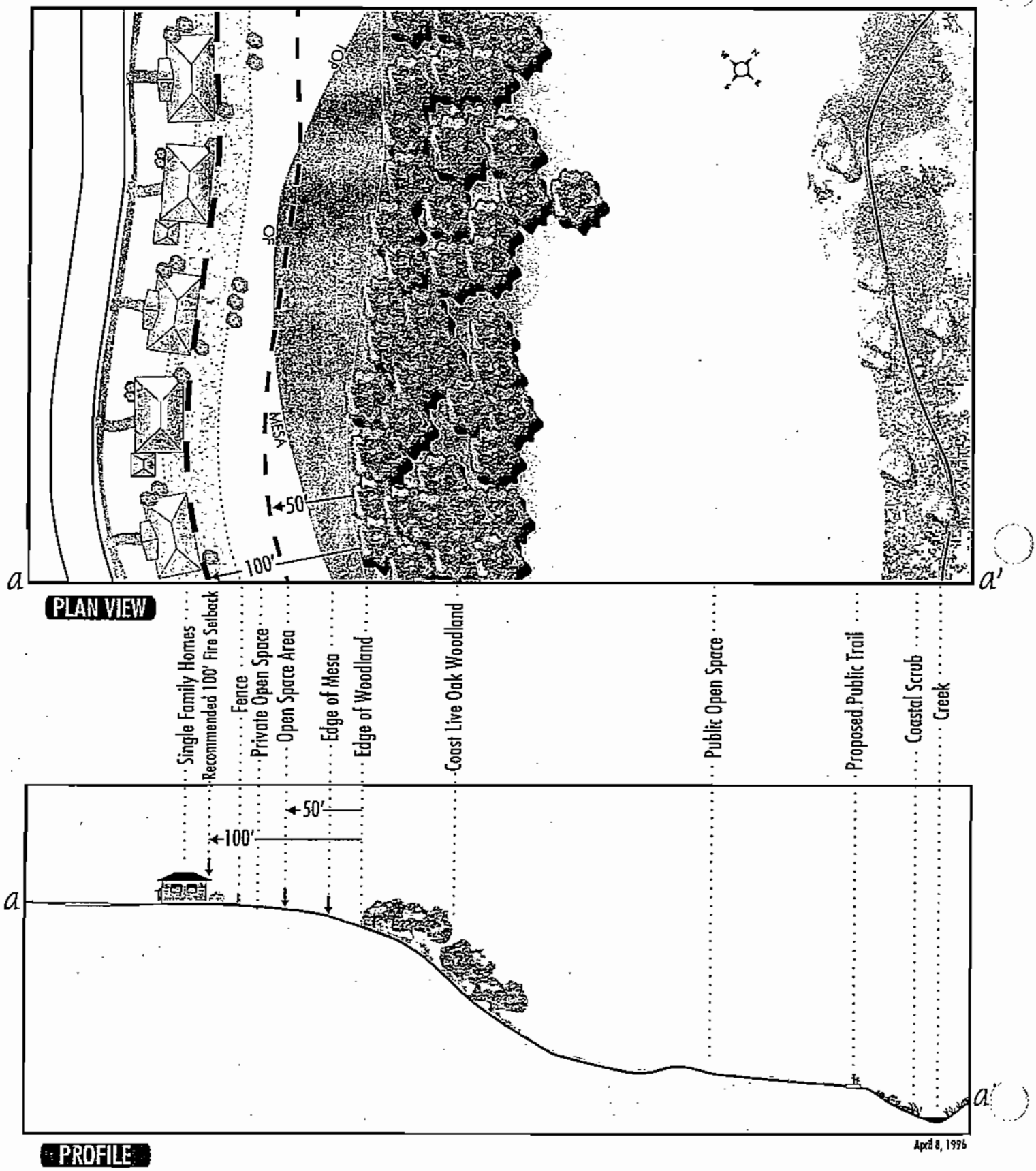


Figure KS7-2

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KEY SITE 8 (Solomon Creek)

This 78.24-acre site consists of the following 6 parcels: 103-200-11 (18.32 ac/Jones); 103-200-26 (19.93 ac/Taft); 103-200-45 (2.21 ac), 103-200-67 (35.48 ac), 103-361-12 (.9 ac), and 103-361-13 (1.4 ac) (Worsley -- 39.99 ac. total). The site is located approximately 1,000 feet southeast of the Clark Avenue/Bradley Road intersection in southeast Orcutt. It is bounded by Bradley Road to the west, the Miraflores residential development (Res 3.3) to the south, Key Site B (underdeveloped; 1-E-1/2-E-1/3-E-1) to the east, and single family and condominium residential development (Res 3.3) to the north (Figure KS8-1).

The site is located in the lightly developed valley of Orcutt Creek, with the creek traversing the site from east to west. The valley is broad, generally level and is bounded by relatively steep slopes of 15-40% on the northern and southern walls of the valley. A tributary of Orcutt Creek which drains portions of Sites 6, 7 and 12 crosses the southeast part of the site. Vegetation consists of broad expanses of open grassland along much of the valley bottom, with occasional stands of oaks, eucalyptus and patches of brush. The creek is lined with a mixture of native riparian vegetation and large stands of eucalyptus. A major oak forest is located on the steep north-facing slopes for the entire length of the site's southern boundary.

The site is currently undeveloped with the exception of two water pumping stations operated by California Cities Water Company located along the eastern project boundary. An extensive trail network exists onsite with evidence of hiker, bicycle, motorcycle, and 4-wheel drive vehicle use. The site acts as a *de facto* retention basin during floods, reducing peak storm flows downstream. A Phase I Archaeological Survey conducted on the site identified one archaeological site (ISERA Group 3/95). The entire site lies within a County-designated "High Fire Hazard" area.

The Taft parcel is designated and zoned PD/PRD (48 units). The Jones parcel has been designated Open Space/REC and identified as non-developable open space, as the development credits have been transferred off-site (to Site 5). The Worsley parcels are designated for Open Space as they were the remnant open space parcels for the Miraflores development directly to the south. Due to the scenic qualities, environmentally sensitive oak woodland and the wildlife corridor of Orcutt Creek on the Worsley parcels, this portion has been identified as a TDC sender site. Under TDC, the parcels would be purchased and dedicated to the County in exchange for an increase in development on the "receiver" site (likely Site 12). A 15.5-acre regional retention basin and an upstream desilting basin are proposed for the western section of the site on the level grassland portion of the Worsley parcel. The retention basin could accommodate up to 31 acre-feet of water and would serve development in southeast Orcutt, including Sites 3, 5, 6, 7, 8, 9, B, and F. In addition to the basins, only passive recreational activities, such as bikepaths and trails, will be allowed south of Orcutt Creek. Primary roadway access would come from Harp Road to the north; secondary access could come from Olive Hill Road to the east if an easement is granted.
With the exception of approximately 12 acres on the Taft parcel, the entire site would be retained as natural, undeveloped open space. An emergency access/Class I bikepath/multi-use, public trail is

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proposed across the site in an east/west direction along the south side of Orcutt Creek, crossing to the north side near the northeast corner of parcel -11. Additionally, a recreational trail would be located along the south side of the central drainage leading up into the foothills.

Site development concerns include the provision of adequate roadway access, flooding and riparian vegetation associated with Orcutt Creek, fire hazards, change in visual character of the site, and recreational use of the site.

KEY SITE 8 DEVELOPMENT STANDARDS

Policy KS8-1: **Key Site 8 is designated PD and zoned PRD (48 units maximum) on parcel 103-200-026 (Taft) and designated REC-OS and zoned REC on the remaining parcels (103-200-011, -45 & -67, and 103-361-12 & -13). The Jones parcel (APN 103-200-11) shall be a TDC sender site. Any proposed development on Key Site 8 shall comply with the following development standards.**

General

DevStd KS8-1: Except as noted in DevStds KS8-3 and KS8-13, the entire site shall remain in natural, undeveloped open space, except for the developable area on the Taft parcel (APN 103-200-26) (Figure KS8-1). No development except passive recreation such as the Class I bikepath/multi-use trail and those uses identified in DevStds KS8-6, -7 and -8 below, sewer/utility lines, and a regional retention basin shall be permitted within the open space area. Riparian and other significant native vegetation within the open space area shall be enhanced and protected. All development adjacent to the open space area shall be required to install and maintain a landscape screen of native trees and shrubs.

Jones (APN 103-200-11)

DevStd KS8-2: If a Transfer of Development Credits (TDC) occurs from the Jones parcel, the Jones parcel shall be dedicated to the County.

DevStd KS8-3: If TDC does not occur on the Jones Parcel, the County shall consider redesignating and rezoning that parcel to PD/PRD one unit.

Taft (APN 103-200-026)

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DevStd KS8-4: Development on the eastern portion of the Taft parcel shall not be allowed within of the 100-year flood hazard line as determined by the 1995 HEC II study and shown on Figure KS8-1.

DevStd KS8-5: A creek restoration program, using only appropriate native trees, shrubs and understory species, shall be required along the length of the Orcutt Creek corridor north bank and top of bank (between Harp Road and Olive Hill Road), with this vegetation maintained for a period of 3 years. This program should also include tree planting north of the multi-use trail.

DevStd KS8-6: A landscape plan shall include landscape buffers along the southern and eastern perimeters of the development area. To the extent feasible solid fencing shall be avoided, and where it is installed it shall be screened with native drought-tolerant plants. Where appropriate, this buffer should be integrated with the creek restoration program above.

DevStd KS8-7: As part of development on the Taft parcel, the developer shall dedicate an easement for and construct a flood control/emergency access route which can be used as a Class I bikepath/multi-use trail between Harp Road and Olive Hill Road, as shown on Figure KS8-1. If the Worsley parcel is dedicated to the County or held in an open space easement, the developer of the Taft site shall construct the multi-use trail segment across the entire width of Site 8.

DevStd KS8-8: The developer shall construct a footbridge across Orcutt Creek from the terminus of Harp Road to connect with the multi-use trail.

DevStd KS8-9: Primary access shall be from Harp Road with possible secondary access from Olive Hill Road. The segment of Harp Road south of the entrance to Site 8 should be developed at rural road standard widths if such a narrowing of the road is necessary to allow the stand of eucalyptus trees along this road to be preserved. Harp Road sidewalks installed as part of development of this site shall match the existing sidewalk northward on Harp Road.

DevStd KS8-10: The applicant shall work with the County and the private school facility located on Harp Road to analyze traffic flows on Harp Road and develop an appropriate traffic plan for the area.

DevStd KS8-11: Harp Road south of the entrance road to development on the Taft parcel should be considered for abandonment. Abandonment may only occur if continued access to Orcutt Creek is provided for flood control purposes, public parking is provided for access to the trail and sufficient room is provided for cars to turn around.

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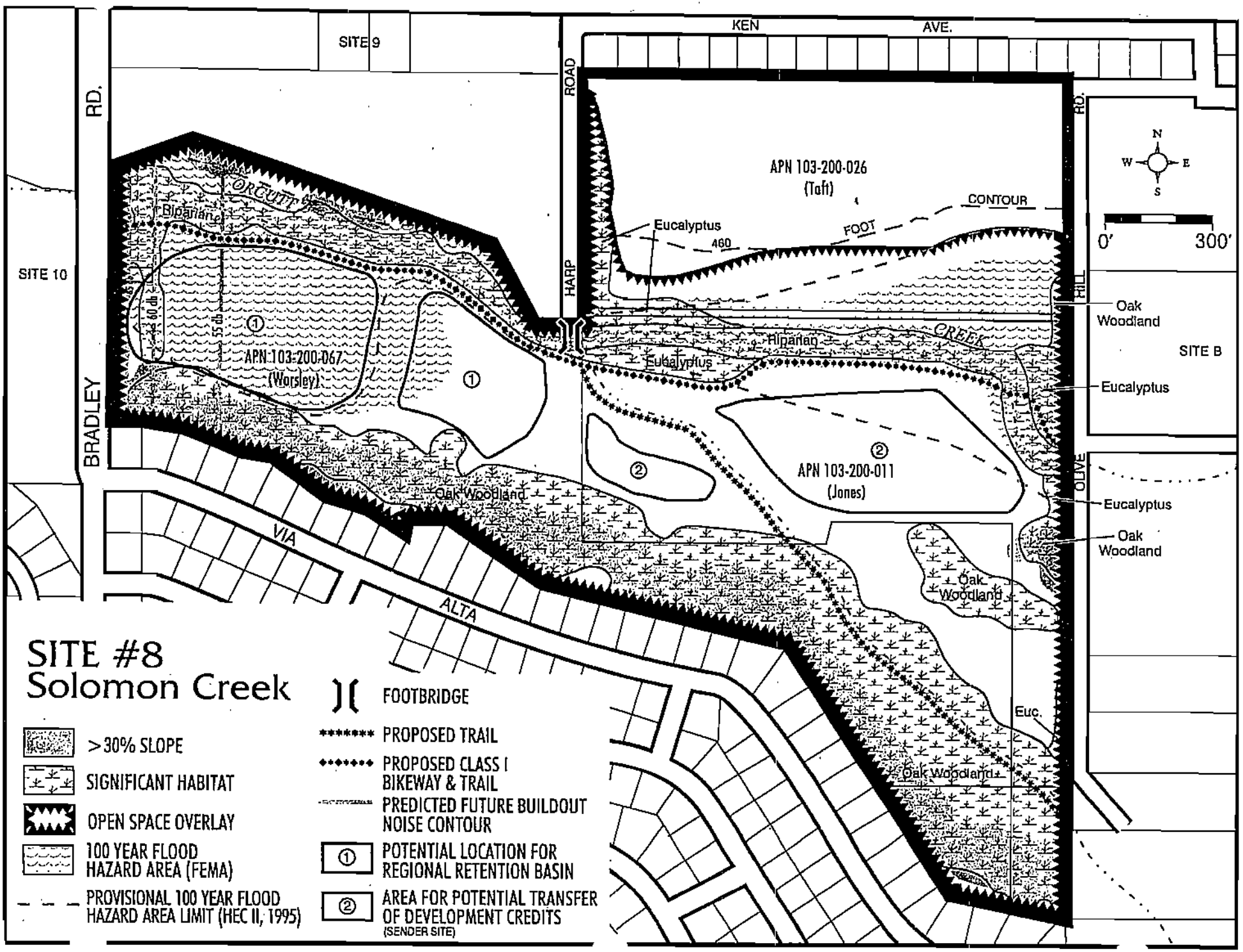
DevStd KS8-12: The eucalyptus trees located along the northern property line shall be preserved and protected as a buffer between new and existing development. These trees shall be trimmed by a County-approved arborist during development of the site. When the final map is recorded, a deed restriction shall be placed on the property and a separate buyer notification sheet also provided, prohibiting tree removal unless determined to be an imminent safety hazard by the Building and Safety Division.

Worsley (APNs 103-200-067, 103-361-13)

DevStd KS8-13: This property has been zoned recreation since 1963 with the intent that it be used on an ongoing basis as compensatory open space with potential recreational uses for the benefit of the residential development project immediately to the south which was rezoned at the same time and was part of the same development plan. Due to the constrained access to the site, intensive traffic generating uses shall not be permitted. Recreational uses shall be confined to the meadow area and setback a minimum of 50 feet from the top of the creek bank/edge of riparian vegetation, whichever is further, and 50 feet from the canopy of the oak forest. In order to screen adjacent habitats from active use areas, landscaping of these 50 foot wide buffer strips with native trees and shrubs shall be required.

DevStd KS8-14: The regional retention basin(s) shall be sited and designed to minimize both construction related impacts to riparian and oak woodlands and operational impacts to reestablished grassland and adjacent habitats. The northern and southern edge of the potential retention basin on the Worsley parcel shall be setback a minimum of 50 feet from the top of the creek bank/edge of riparian vegetation, whichever is further, and 50 feet from the canopy of the oak forest. The perimeter of the basins shall be revegetated with native oak woodland and riparian trees, shrubs, and understory. The basin bottom shall be revegetated with appropriate native and annual grassland and/or wetland species. If necessary, sufficient top soil shall be stockpiled to allow proper revegetation of the basin bottom to occur. Retention basin design and construction shall be subject to review and approval by SBCFCD and P&D.

Action KS8-15: In order to minimize traffic impacts and protect the valuable resources onsite, the County should consider a residential project of up to three units. The site is also identified as a TDC sender site to KS12. If TDC occurs, an open space easement shall be placed on the parcel. If the property owner has agreed to dedicate the property to the County, the County should consider granting the property owner additional TDC.



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KEY SITE 9 (Pine Abbey)

This 3.45-acre site (APNs 103-200-75, -76, and -77) is located on the south side of Clark Avenue and east of the commercial center located at the SE intersection of Clark Avenue and Bradley Road in central Orcutt. It is bounded by the Oak Knolls shopping center to the west, St. Louis de Montfort Catholic Church and School to the east, residential development to the south, and Clark Avenue to the north.

Topographically, the site is mostly flat with a slight slope towards the west. Vegetation consists mainly of non-native grassland with a row of large pine trees along the western and southern boundaries (Figure KS9-1). High noise levels from Clark Avenue extend into northern portion of the site.

This site is designated General Commercial and zoned C-2. Development on this site will likely contain an extension of the Oak Knolls shopping center to the west. Approximately 30-40,000 square feet of retail uses are anticipated and access between the shopping center and development on this site must be coordinated so as to minimize impacts on Clark Avenue. In addition, as this will contain commercial uses on a major road, a landscaped median is required the entire length of the site. Left-turn movements to and from this site may need to be restricted; however, a site-specific traffic study will determine the best circulation plan for the area.

KEY SITE 9 DEVELOPMENT STANDARDS

Policy KS9-1: **Key Site 9 (APNs 103-200-75, -76, and -77) is designated General Commercial and zoned C-2. Any proposed development on Key Site 9 shall comply with the following development standards.**

DevStd KS9-1: The row of pine trees along the western and southern boundaries shall be retained as visual buffers unless P&D determines that new plant material would provide better screening.

DevStd KS9-2: The developer shall fund and install a landscaped center median on Clark Avenue along the entire frontage of this site. The entire length of the center median shall be landscaped with drought tolerant street trees, shrubs, groundcover and decorative flatwork acceptable to County Public Works and P&D, or shall be consistent with the standard established by the landscape/median maintenance district. Trees shall be of sufficient height at maturity and spacing to provide a partial canopy over Clark Avenue. The developer shall be responsible through a bond for maintaining the new landscaping for a period of 3 years or until such time as the County determines it is "established" or adopts a landscape maintenance district, whichever occurs first.

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DevStd KS9-3: A future traffic study (performed at the time of application for commercial development) shall determine if left turns into and out of this site are feasible. If they are determined feasible, the median shall include turning pockets; if not, the entire median shall be landscaped.

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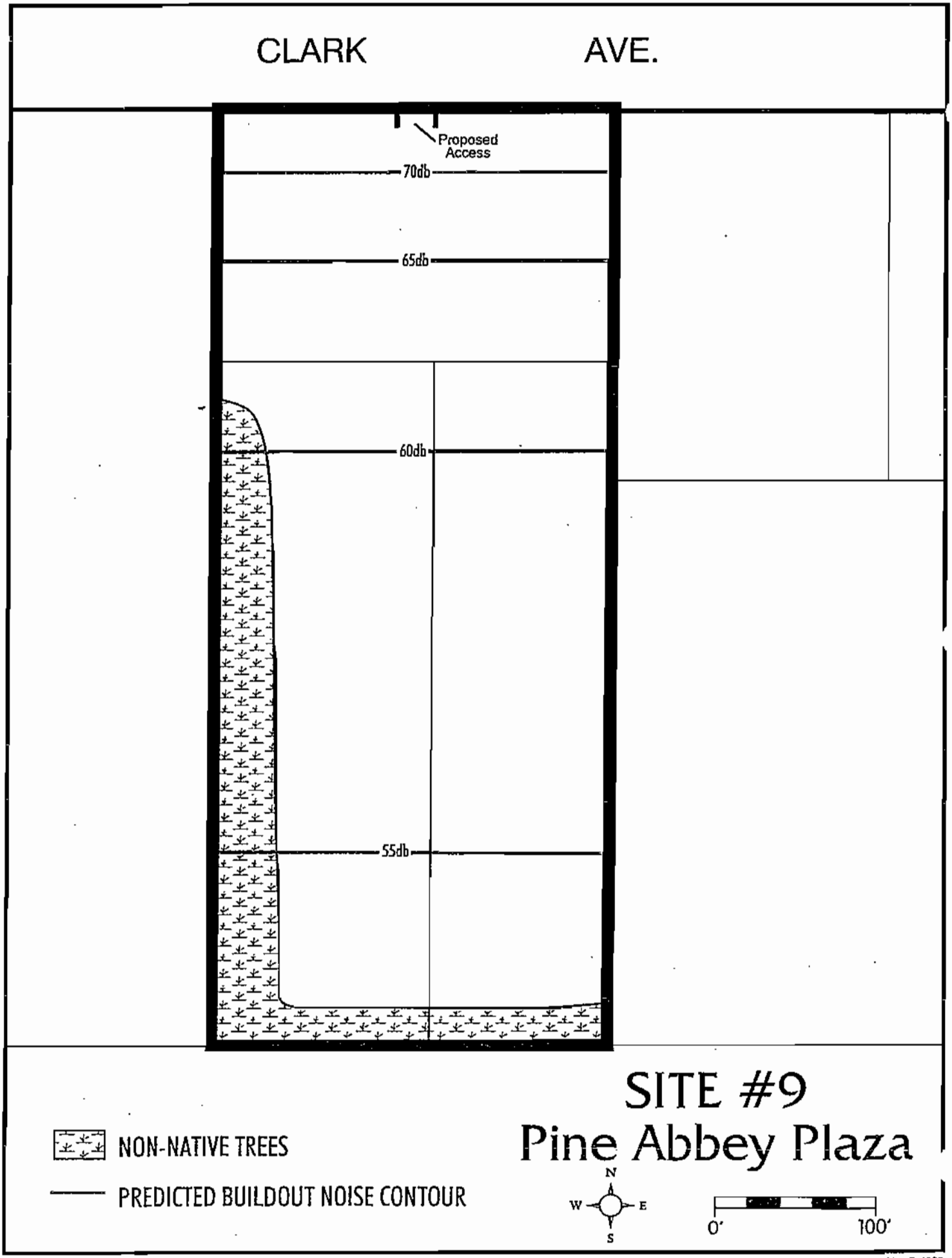


Figure KS9-1

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KEY SITE 10 (Bowers/Rees)

This site, APN 103-181-24 (7.8 acres-Bowers) and -29 (9.3 acres-Rees), is located on the west side of Bradley Road, approximately 300 feet south of Clark Avenue. It is bounded by commercial and office/professional uses to the north, a shopping center to the northeast, Creekridge Villas condominiums and undeveloped land (Key Site 8; PRD/REC) to the east across Bradley Road, residential development (10-R-1) and open space to the south, and residences (Site C; 1-E-1) to the west.

The 17.1 acre site consists of two parcels which are divided by Orcutt Creek (Figure KS10-1). The northern property is currently undeveloped. The southern parcel contains one single family residence, two barns, and three small horse corrals with the remainder of the parcel used for grazing and cultivated agriculture. Access to both parcels is from Bradley Road.

Topographically, the northern portion of the site is comprised of moderately steep slopes (20-30%), eventually leveling out for approximately 300 feet near Orcutt Creek. The majority of the southern portion is located in the level valley of Orcutt Creek, ascending up the relatively steep canyon slope (10-15%) at the southern end of the site. The northern area is vegetated primarily with annual grasses and exhibits signs of past off-road vehicle use. The southern portion is almost entirely in cultivated agriculture, with the exception of the southeast corner. Existing vegetation consists primarily of introduced grasses. A dense stretch of riparian vegetation, including numerous willow trees, mule fat, coyote bush, and occasional small coast live oaks occurs along Orcutt Creek, which extends from east to west across the site. A number of specimen coast live oak trees exist along the slopes to the south of the site.

The 100-year floodplain extends across the central portion of the site covering approximately 3.1 acres. The eastern portion of the site is exposed to high noise levels from traffic along Bradley Road.

The site is designated PD 1.8 and zoned PRD 1.8 with a potential buildout of 14 units on the northern parcel and 16 units on the southern parcel. Due to the steep slopes and access difficulties on the northern parcel, development on this parcel would be clustered within a 3.0 acre developable area at the top of the slope as close as possible to Bradley Road. Units on the southern parcel would most likely be clustered within 5.6 acres located outside of the floodplain and steep slopes. Potential projects within the developable areas on the northern parcel could consist of single family dwellings on lots of 9,000 to 10,000 square feet, with 13,000 to 15,000 square foot lots on the southern parcel.

Site concerns include avoidance of the floodplain and riparian vegetation associated with Orcutt Creek, noise impacts from Bradley Road, provision of adequate access, protection of existing oak trees, and the visual quality of the site. The Orcutt Creek corridor and associated 100-year

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floodplain are identified as open space, which extends approximately 150 feet north and south of creek centerline across the site (Figure KS10-1). The open space areas on Site 10 total approximately 4.8 acres (northern-1.7 acres; southern-3.1 acres). An emergency access/Class I bikepath/multi-use, public trail is proposed to cross the site in an east/west direction along the south side of Orcutt creek within the open space areas.

KEY SITE 10 DEVELOPMENT STANDARDS

Policy KS10-1: **Key Site 10 is designated PD 1.8 and zoned PRD 1.8 on the northern 6.9-acre parcel (APN 103-740-017), and designated RES-20/25 and zoned DR-20/25 on 4.5 acres on the southern parcel (APN 103-740-016), and designated Recreation/Open Space and zoned REC on the remaining 5.3 acres of the southern parcel (APN 103-740-016). Any proposed development on Key Site 10 shall comply with the following development standards unless in conflict with the zoned density of this site or State housing element law.**

DevStd KS10-1: The area 150 feet north and south from the creek centerline shall be designated open space, as shown on Figure KS10-1. No development shall be permitted in the open space area except the proposed flood control/emergency access/Class I bikepath/multi-use trail and development of public or private recreation areas. The emergency access/Class I bikeway/multi-use trail and all recreation areas shall be located a minimum of 50 feet from the top of bank of Orcutt Creek. Riparian and other significant native vegetation within this open space shall be protected and enhanced.

DevStd KS10-2: Development on the Bowers parcel (APN 103-181-024) shall be limited to the northeastern 3 acres and access to this development shall be located as far north as possible off Bradley Road.

DevStd KS10-3: A landscape and screening plan shall be submitted for each parcel. This plan shall include project screening from both Bradley Road and the open space and trail areas. This landscape screen shall be incorporated within the development so as to avoid a landscape wall down Bradley Road. To the greatest degree feasible, this plan shall be coordinated between the two parcels so as to provide unified landscape and screening across the whole site.

DevStd KS10-4: Development onsite shall include installation of landscaped buffer strips of native trees and shrubs between the bike path and other active use areas and the existing edge of riparian vegetation. A landscape buffer of native, drought-tolerant trees and shrubs (e.g., oaks, sycamores, and lemonadeberry)

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shall be installed between developable areas and the open space areas and shall be maintained for a period of 3 years until established.

DevStd KS10-5: All oak trees onsite shall be protected to the maximum extent feasible. Where removal is necessary, revegetation and restoration of disturbed areas shall be required with native trees and vegetation.

DevStd KS10-6: The developer shall dedicate an easement for and construct a flood control/emergency access route which can also be used as Class I bikepath/multi-use trail, as shown on Figure KS10-1.

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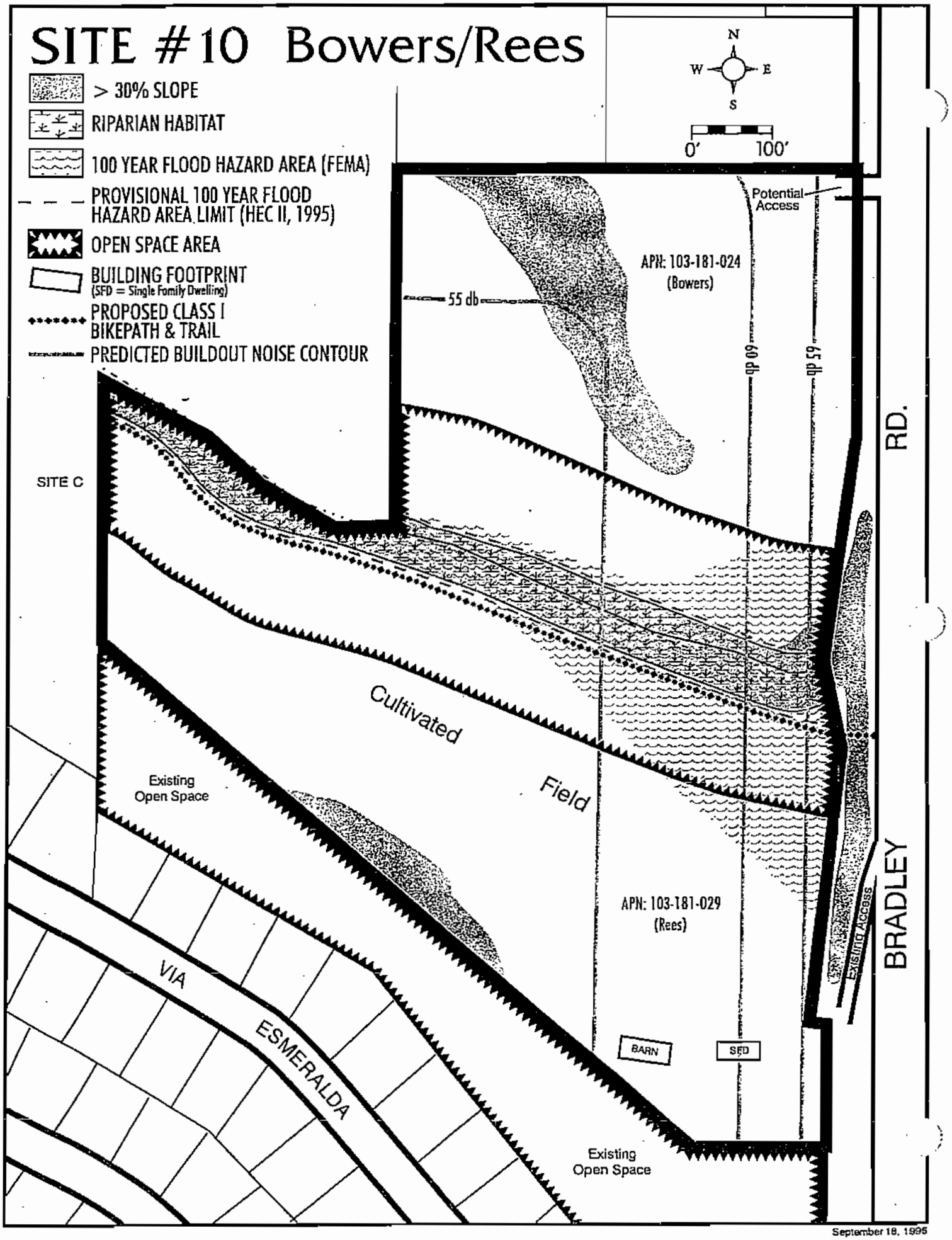


Figure KS10-1

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KEY SITE 11 (George)

This 21.43-acre undeveloped site is located in the central urban core of Orcutt, southeast of the intersection of Highway 135 and Clark Avenue (Figure KS11-1). It is bounded by service commercial to the northwest (Chevron Service Station and Jack in the Box), Clark Avenue and residential to the north (Res. 3.3), Site C to the east (Res 1.0/1-E-1), and residential to the south (Res 3.3). The site is currently used for seasonal grazing and no structures exist on the property.

Topography is a rectangular depression, with steep sides (10-30% slopes) and a flat bottom (0-2% slopes). Elevations vary from 346 feet at the center of the western boundary to 390 feet on the northern and southern boundaries. Orcutt Creek crosses the center of the site from east to west. The banks of the creek have been lined with soil and scattered broken concrete in an attempt to deepen the channel and reduce erosion. Although much of creek corridor is disturbed, large groves of arroyo willows occur at either end of this segment of the creek, and are scattered along the banks along with occurrences of coastal sage scrub. A perennial pond in the southwest corner of the site contains wetland vegetation and supports waterfowl, amphibians, and other reptiles. The north-facing slope along the south side of the site supports coastal sage scrub and scattered oaks.

Approximately 85% of the site is located within the 100 year floodplain and floodway of Orcutt Creek, which encompasses all of the level valley bottom. The culvert located at the west end of the site passes under Orcutt Road, Highway 135, and Clark Avenue before emerging on Site 18 to the northwest. The site acts as a retention basin during floods, reducing peak storm flows downstream. The site is exposed to high noise levels from traffic on Clark Avenue and Orcutt Road. Much of the developable portions of the site along Clark Avenue fall within the 65 dB noise contour.

Due to its low-lying elevation and large size, the site is highly visible from Clark Avenue, Orcutt Road, and surrounding residences. This expansive open space provides a visual relief from Orcutt's developed central urban core.

Land use and zoning designations for the site are PD 0.3 and PRD 0.3. Up to 6 residential units could be constructed onsite within a 3.2-acre area north of the creek, outside the floodway. The lots would likely be about 15,000-20,000 s.f. in area. This site is identified as a potential sending site for a Transfer of Development Credits program to allow development to be transferred offsite to avoid constraints. The site's central location and relatively flat topography would make it ideal for a community park and/or ballfields. Access would be provided from the north by Clark Ave. and secondary access would come from Orcutt Road to the west.

The floodplain and floodway areas and the southern slope would remain in natural, undeveloped Open Space. A multi-use trail and a Class I bikeway are proposed along an existing terrace on the southern perimeter of the site within the Open Space. These paths would be part of a regional trails

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and bikeways system, connecting to paths to the east south of Site C. Site 11 has also been proposed as a location for a regional retention basin.

If the owner of the site dedicates an Open Space Easement over the majority of the site, the northern 4 acres may be rezoned to C-2 and the remainder of the site zoned REC. This would allow for a variety of commercial uses fronting Clark Avenue and public recreation uses in the level central area of the site. A Specific Plan will be required for any commercial development and must include provisions for recreational uses. The trail and bikeway will still be required if the property is rezoned C-2/REC.

Site development concerns include Orcutt Creek and its associated floodplain, the site's visibility from adjacent roads and residences, noise from adjacent roadways, and provision of safe access. Given the high speeds along Clark Avenue and proximity of other intersections/driveways, development could increase traffic turning onto and off of Clark Avenue from residential or commercial driveways. A landscaped center median will be required along the entire site on Clark Avenue if commercial uses are developed. Although development of this parcel would likely be confined to non-floodway areas along Clark Avenue, the potential exists for some development and fill to be located in the floodway/floodway areas which could affect the wildlife habitat of Orcutt Creek and the adjacent pond. Residents and property could be exposed to flooding within the floodway/floodplain.

KEY SITE 11 DEVELOPMENT STANDARDS

Policy KS11-1: **Key Site 11 (APN 103-181-06) is designated General Commercial and zoned C-2 on the northwestern 3.8 acres along Clark Avenue, designated Residential 20/30 and zoned DR-20/30 on the northeastern 5.1 acres along Clark Avenue, and designated Recreation/Open Space and zoned REC on the remaining 12.6 acres on the southern portion of the parcel. Any proposed development on Key Site 11 shall comply with the following development standards unless in conflict with the zoned density of this site or State housing element law.**

DevStd KS11-1: Open Space areas shall be designated as shown on Figure KS11-1. The row of eucalyptus trees depicted on Figure KS11-1 shall be protected if feasible. If infeasible, native drought-tolerant trees shall be planted within the open space area. Any development in the open space area (e.g., the retention basin) shall not disturb the pond in the southwest corner.

DevStd KS11-2: This site shall be considered as a sending site for a Transfer of Development Credits Program. If all development credits are purchased and transferred offsite, the owner should dedicate an Open Space easement to the County or

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private non-profit agency, the County shall consider designating the site Open Space and zoning it REC, and the site shall be developed as a public park, if feasible. Alternatively, if units are developed onsite, the County shall consider purchasing the open space area, rezoning it, and developing it as a park, if feasible.

DevStd KS11-3: Development of residences onsite shall be confined to the north side of Orcutt Creek, above the 100-year floodplain. If portions of the floodplain are filled to raise development, all associated embankments shall be revegetated with native, drought-tolerant trees and shrubs.

DevStd KS11-4: Ingress and egress to the site shall be limited to one access point from Clark Avenue to be shared by all residences.

DevStd KS11-5: A landscape screening plan shall be submitted which details the screening of the development from both Clark Avenue and Orcutt Road. To the greatest degree feasible, this plan shall include native, drought-tolerant species.

DevStd KS11-6: If the site is developed as a park, the County should consider including trail linkage from the identified trail on Fig. KS11-1 to a trail along the creek.

Policy KS11-2: **Any proposed development on Key Site 11 shall comply with the following development standards unless in conflict with the zoned density of this site or State housing element law.**

DevStd KS11-7: Due to the topography, size, location, and resource and access constraints associated with this site, Key Site 11 shall be developed as a whole subject to a Specific Plan (Government Code §65450) which shall include the following requirements:

A. The Specific Plan and any sub-division maps must be conditioned to ensure that the recreational area has adequate parking on the level area adjacent to Clark Avenue as well as adequate access; and

B. Due to the close proximity of this site to Delta High School, liquor stores and/or bars (except those within a restaurant where the bar constitutes one fourth or less of the seating area) shall not be allowed.

DevStd KS11-8: *Deleted by Resolution 24-92 May 3, 2024.*

DevStd KS11-9: Full access to the site shall be limited to one intersection located directly across from Bethany Lane and one access point from Orcutt Road (noted as "potential access" points on Figure KS11-1). The intersection shall be

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signalized if determined necessary by Public Works. In addition to the intersection, additional right-in/right-out only access points on Clark Avenue may be considered for approval by Public Works and P&D. The developer shall construct a raised center median and planter on Clark Avenue for the entire length of the site boundary to control turning movements on and off the site through left turn access lanes.

DevStd KS11-10: All drainage systems for site development shall be designed to avoid introduction of contaminants from urban runoff into the creek through the inclusion of silt and grease traps on all drains.

DevStd KS11-11: The developer and the County shall coordinate with SMAT to determine the best way to provide public transit service to the site.

DevStd KS11-12: Site design shall include pedestrian access between the commercial and recreational uses on the site.

DevStd KS11-13: An on-site manager(s) for both commercial and recreational uses shall be provided, available by telephone, and the manager's phone number(s) shall be conspicuously posted.

Commercial Development Standards

DevStd KS11-14: In order to mitigate the change in visual character associated with structural development at the "gateway" to Old Town, the entire length of the center median shall be landscaped with drought tolerant street trees, shrubs, groundcover and decorative flatwork acceptable to County Public Works and P&D, or shall be consistent with the standard established by the landscape/median maintenance district. Trees shall be of sufficient size and spacing to provide a partial canopy over Clark Avenue. The developer shall provide financial security to ensure maintenance of the new landscaping for a period of three years or until such a time as the County determines that they are "established" or adopts a landscape maintenance district or other method for median maintenance, whichever occurs first.

DevStd KS11-15: Installation of the Class I bikeway and trail, as shown on Figure KS11-1, shall be required as part of any commercial development of the property. Development of recreational uses on the property should include consideration of a trail linkage along the creek.

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DevStd KS11-16: Development of the commercial portion of the site shall include installation of the following landscape features (consisting of drought-tolerant trees, shrubs and vines):

- An average 15-foot wide landscaped buffer along Clark Avenue with trees which reach a minimum height of 35-50 feet at maturity with a sufficiently large canopy to partially extend over Clark Avenue;
- A minimum 10-foot wide landscape planter strip along the entire southern boundary of the commercial area to soften the views of new buildings and to partially obscure building masses (openings shall be allowed for pedestrian and vehicle access to the recreational area below);
- Revegetation with native species of all fill slopes resulting from creation of commercial building sites;
- A minimum 75-foot wide landscape buffer along the eastern boundary with a double row of non-deciduous trees which reach a minimum height of 35-50 feet at maturity. Additional plantings shall consist of shrubbery which completes the vegetative buffering of the adjoining property to the east;
- A solid masonry wall on the eastern edge of the commercial zone for the entire width of the commercial development. Additional raised landscape berms and/or decorative masonry walls incorporated into the buffer strips to supplement the screening provided by vegetation;
- Fast growing vines and shrubs planted along all screening walls;
- Inviting landscaped pedestrian access point(s) from Clark Avenue with attractive "stamped concrete" or other treated surface walkways linking existing sidewalks/paths with the center's own internal pedestrian circulation; and
- Additional plantings of oak trees on the north-facing slope located at the southern edge of the site.

DevStd KS11-17: Development on the site shall be consistent with the "Commercial Policies" in Land Use--Commercial and Industrial Section II.C.

DevStd KS11-18: Development on the site shall be consistent with the "Gateway Policies" in Visual Resources Section IV.H, shall adhere to all applicable "Old Town" development standards, and shall be subject to review by the Old Town Board of Architectural Review.

<u>Recreational Development Standards:</u>

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DevStd KS11-19: Development of the recreational portion of the site shall include installation of the following landscaping features (consisting of drought-tolerant trees, shrubs and vines):

- An average 25-foot wide landscaped buffer along the eastern property line for the width of the recreational development, with native trees which reach a minimum height of 50 feet at maturity;
- A minimum 10-foot wide landscaped buffer along the northern, southern, and western perimeter of recreational development to soften the views of structural development within the Creek corridor;
- Fast growing vines and shrubs planted on all chain link fences, if feasible; and
- Inviting landscaped pedestrian access point(s) from adjacent roadways with attractive "stamped concrete" or other treated surface walkways linking existing sidewalks/paths with internal pedestrian circulation.

DevStd KS11-20: All recreational uses shall be consistent with the requirements of the proposed regional retention basin, and constructed in accordance with the County's Floodplain Management Ordinance.

DevStd KS11-21: All recreational uses shall maintain an average 75' setback from the top of bank of Orcutt Creek. The 75' setback shall include plantings of native trees and shrubs, and if deemed appropriate, delineation by decorative fencing (e.g., split rail). Allowable development within the setback consists of: 1) a pedestrian bridge over the creek; 2) vehicle access across the creek (e.g., Arizona crossing), and 3) a walking path along the creek. All development is subject to review and approval by County Flood Control and P&D. The bridge should provide a minimum 6' vertical clearance above the channel, unless flood flows or topography dictate a different height.

DevStd KS11-22: To the maximum extent feasible, recreational development on the site shall be designed to utilize the access and parking provided for commercial development.

DevStd KS11-23: Night-lighting of play fields and parking lots shall be prohibited. Lighting shall be limited to security lighting of storage structures and/or other accessory structures.

DevStd KS11-24: No amplified Public Address, music systems or live music shall be allowed.

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DevStd KS11-25: The row of eucalyptus trees depicted on Figure KS11-1 shall be protected if feasible. If deemed infeasible, native drought-tolerant trees shall be planted within the open space area.

DevStd KS11-26: Recreational development of the site shall include a plan for revegetation of Orcutt Creek with appropriate native species, approved by Flood Control and P&D.

DevStd KS11-27: *Deleted by Resolution 24-92 May 3, 2024.*

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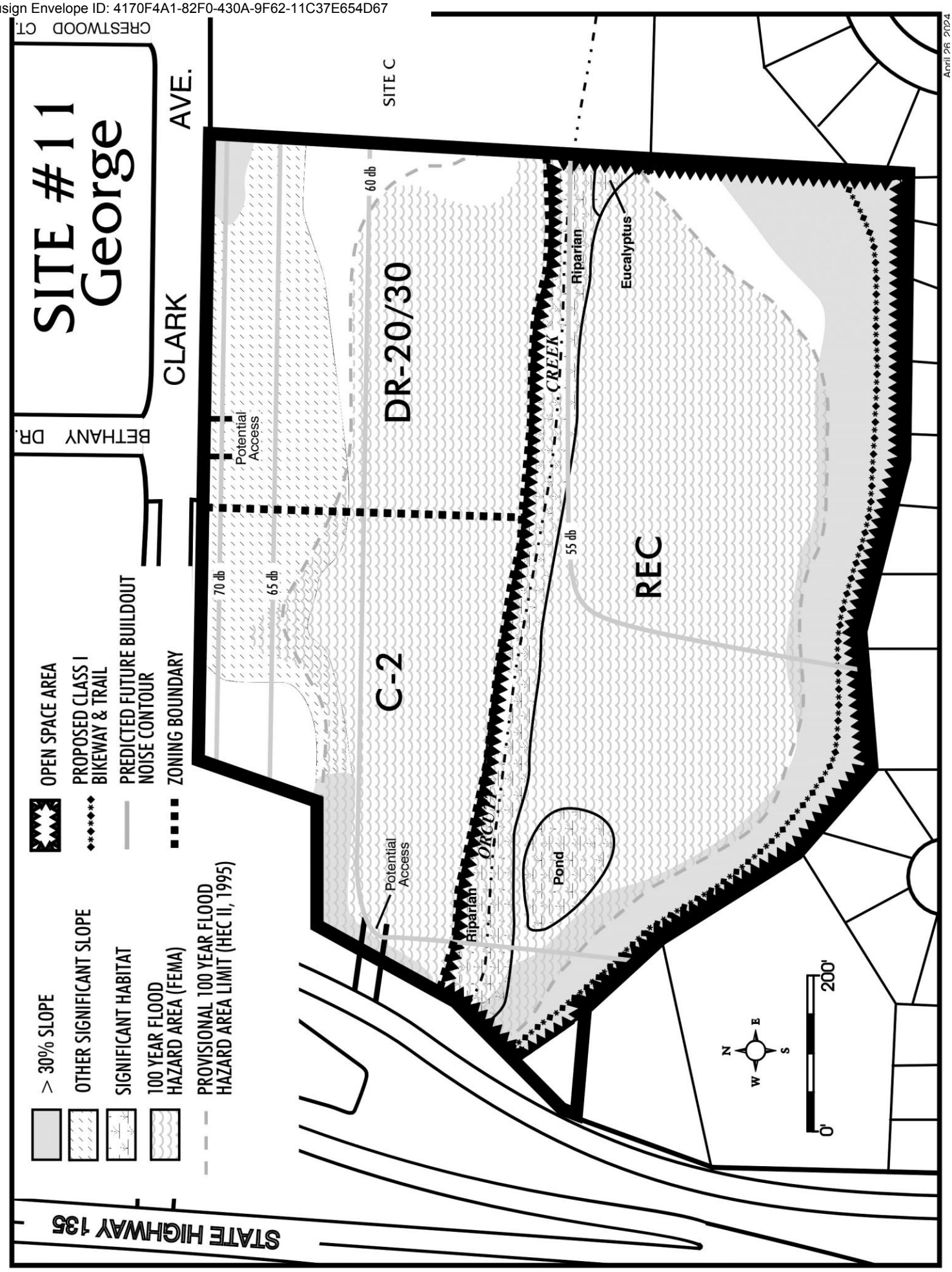


Figure KS11-1

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KEY SITE 12 (Rice Ranch)

Background:
This 589.75 acre site (APN 101-010-13 and 105-140-16) is located south of Rice Ranch and Stubblefield Roads in southeast Orcutt. Surrounding land uses include oil development to the south (Torch Oil Newlove field), existing residential to the north (DR-6.0 and 10-R-1) and west (1-E-1), and undeveloped land to the east (AG-I-40).

The undeveloped site is currently used for grazing, unofficial passive recreation, and access to the Torch Oil Newlove field. Historic oil facilities onsite include oil tanks, six abandoned dry holes, and pipeline corridors (Figure KS12-1). Entering the site from Rice Ranch Road 200 feet west of Princeton Drive, the Torch access road crosses the site from northwest to southeast. Access to the east end of the site is via a paved road off the eastern terminus of Stubblefield Road, extending to the site's southern boundary. The property lies within a County-designated "High Fire Hazard" area.

Segments of an unofficial trail system in Orcutt extend across this site, linking Orcutt Creek to the north with the Solomon Hills to the south. Portions of these trails currently receive light to moderate, unofficial public use.

Setting:
The site can be divided into three major areas: western, central and eastern.

Western Section: Approximately 294 acres west of the Torch access road is dominated by a ridgeline descending northward from the Solomon Hills to a level mesa, terminating at a bluff overlooking Pine Canyon Creek, approximately 500 feet south of Rice Ranch Road. To the west, this area contains gently sloping, grassy valleys used for cattle grazing, separated by steep slopes and ridges vegetated with oak and eucalyptus woodlands, coastal sage scrub, sandhill chaparral, annual grassland and central dune scrub. Two intermittent streams cross the southwestern corner valley-mesa of this portion of the site. An undetermined area along the northern boundary is within the 100-year floodplain of Pine Canyon Creek, containing a diverse riparian woodland. Access to this western section is difficult due to irregular topography and the lack of public roads along the site boundary.

A large water tank owned by California Cities Water Company is located on a 3-acre parcel in the southern area of this section. Two oil tanks were formerly located near the water tank as evidenced by historical photographs, occurrences of oily sand flows, and the presence of nearby sumps. Several dirt roads and trails cross the area. A possible historic pipeline corridor commences at the northwest corner and extends southeasterly to the site's southern boundary.

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Central Section: The 210 +/- acre central area extends east from the main Torch access road to the terminus of Stubblefield Road, opposite Via Alta. Native herbs and non-native grassland dominate the central section. This section contains about 80 acres of gently north sloping mesa/meadow fronting Stubblefield and Rice Ranch Roads, with the valley of Pine Canyon Creek cutting across this section from the southeast to the northwest. A sandstone ridge supporting oak woodland and sandhill chaparral tops the south end of the meadow area, with its south and east facing slope located north of Pine Canyon Creek. An agricultural field extends ½ mile south of Rice Ranch Road along the eastern side of the access road and another agricultural field, divided by the Pine Canyon Creek corridor, lies along the site's southern boundary and extends off the site to the east. A small area of freshwater marsh is located near the southern boundary just east of the access road.

At the site's southern boundary, a dirt road extends to the east off the paved road and leads to a large residence located just beyond the southern site boundary. Petroleum lines parallel the paved access road, as well as along a dirt road following the north side of the creek leading to the Bradley/Stubblefield Road intersection. The remains of an abandoned oil well are evident on the north side of the creek, but a Phase I assessment detected no contamination or gases[15].

Eastern Section: This 86+/- acre rectangular area extends to the east of the paved Stubblefield oil access road, located at the terminus of Stubblefield Road, which forms the western border of this section. The western and southern 40 acres are an extension of the gently sloping mesa/hillside found in the central section. The northeastern 30+ acres of this section are crossed from the southeast to northwest by a canyon containing a major tributary of Orcutt Creek with a side canyon draining east into this tributary. About 10 acres of dense coast live oak woodland grow along the northeast facing slope above the creek and extend off site to the south (Site 7) and to the north. Patches of central dune scrub and/or sandhill chaparral are interspersed with large areas of non-native grassland.

Aesthetics: Site 12, located at the base of the highly visible Solomon Hills, contains some of the most significant natural scenic resources in the OPA (scenic bluffs, steep ridges, and oak woodlands) and supports abundant wildlife, including mule deer herds. This contiguous undeveloped open space is visible from Clark Ave., Rice Ranch, Bradley Rd, Graciosa Rd., Stillwell Rd. and other primary public roadways, and is a significant contributor to the semi-rural character of southern Orcutt.

Project Description:

Residential Development: Land Use and zoning on this site are Planned Development (PD) maximum 725 units and Planned Residential Development (PRD). These designations allow for

[15]Dames and Moore, Phase I Environmental Site Assessment, Brookshire Fee, 1994.

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construction of residential units of various densities, clustered on a maximum total of about 250 acres.

Transfer of Development Credits: The site has been identified as a potential TDC receiver site. The developer of the site may purchase credits from other sites (including 3, 7, 8, 11, and B), and with incentive units added on raise potential development on Site 12 up to 825 units. In exchange, development levels and impacts would be reduced and open space permanently preserved on the sender sites.

Specific Plan: In order to address project phasing, affordable housing, and park and trial dedications, a Specific Plan will be prepared to address future development of this site. Figure KS12-3 shows required open space as well as buildable areas and locations for parks and trails.

Access: The Torch access road intersection with Rice Ranch Road would be realigned to a position opposite Princeton Drive. Access to the site east of Princeton Drive would be from a loop road connecting East Rice Ranch Road opposite Lorraine Avenue and Esplanada Avenue, and this loop could connect with Stubblefield Road at Bradley Road. Access to the western portion of the site would either be from the existing access road or a new road connection from East Rice Ranch Road near the western boundary across Pine Canyon Creek (Figure KS12-3). Access to the eastern portion would be via an extension of Stillwell Road through Sites 5, 6 & 7 entering Site 12 east of Stubblefield and connecting through to Bradley Road.

Public Services: The site was identified as a good location for a new elementary school and the owner has dedicated a 13-acre site fronting Stubblefield Rd. across from Via Margarita and Via Pavion to the school district. A 2± acre park will be located next to the school.

Retention Basin: An 8.8-acre retention basin will be constructed near the intersection of Princeton Drive and Rice Ranch Road to collect increased runoff into Pine Canyon Creek resulting from development of extensive impervious surfaces onsite. The retention basin would either be located east of the access road in the existing agricultural field or west of the road within Pine Canyon Creek. If located within the creek, the basin would be designed to minimize removal of existing vegetation (e.g., by raising the roadway).

Open Space: The open space area onsite is one of the most significant in the OPA. Approximately 345 acres would remain in natural, undeveloped open space (Figure KS12-3). The area within the open space would encompass the floodplain of Pine Canyon Creek and its tributaries, significant drainage corridors in the southwestern and eastern sections, minimize development on steep slopes and adjacent to historic oil hazards, and protect contiguous areas of sensitive habitats. The open space will also protect the semi-rural character, provide both passive and active recreation, and allow continued wildlife movement across the site.

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Trails: A series of interconnecting hiking trails providing access to the nearby foothills and connecting to neighboring trails would cross this site (Figure KS12-3). Approximately 8 miles of trails would extend along the perimeter of the site, along Pine Canyon Creek and its tributaries, along the drainages corridors in the eastern and western sections, and along existing dirt roads. A trail staging area is proposed for a location near the northern boundary of the site across from Lorraine Avenue.

Site Constraints/Considerations: Potential hazards that could result from buildout include development on steep, sandy slopes within a high fire hazard area, flooding and increased sedimentation of Pine Canyon Creek and several unnamed drainages, turning movement safety hazards and increased congestion, potential soil contamination, and health hazards from transportation of potentially hazardous materials on the Torch access road. Oil activity hazards could affect development proposed in the southern area in the vicinity of the existing water tanks, around the six abandoned dry holes, and along the pipeline corridors. Compatibility with active oil uses to the south may affect development in the southern portions of the site. Other constraints include biological and scenic natural resources, cultural resources, increased noise exposure to residents, and insufficient infrastructure (e.g., sewer, roads).

KEY SITE 12 DEVELOPMENT STANDARDS

Policy KS12-1: **Key Site 12 (APN 101-010-13 and 105-140-16) is designated PD/PRD with a maximum potential buildout of 825 units (725 residential units is the base density with the potential to increase development with the purchase of development credits from Key Site 7, as well as Key Sites B, 8, 30 and 3).**

Policy KS12-2: **Key Site 12 shall be developed subject to a Specific Plan (Government Code §65450) which includes the following dedications and improvements. Any proposed development on Key Site 12 shall comply with the following development standards:**

A. All required affordable housing shall be developed onsite.

B. The developer shall dedicate an additional 5-acre park and a minimum of four 1-acre neighborhood parks. These park sites and the park adjacent to the school (previously dedicated) shall be developed to Parks Department specifications. These parks may be wholly or partially located in the open space area.

C. Bikeways and trails shall be developed to County Standards within the previously dedicated public trail easements. One of these trails

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shall be a historic nature trail that includes educational interpretive signs describing the history of this site and the historic features once found on this site.

DevStd KS12-1: The project shall include dedication of public easements for hiking trails as shown in Figure KS12-1 that will link development on the site with the proposed trail network for southeast Orcutt. New trail easements shall be aligned with existing dirt-roads/trails to the greatest extent possible.

DevStd KS12-2: The development plan shall include a master drainage and erosion control plan, addressing both facilities and maintenance, prepared by a Civil Engineer in consultation with SBCFCD and P&D. Methods to minimize increases in erosion shall also be identified. The developer shall construct an on-site retention basin along Pine Canyon Creek consistent with the Regional Retention Basin Program. To the maximum extent feasible, this basin shall minimize impacts to the existing wetlands/riparian habitats of Pine Canyon Creek through use of raised roadway berms to eliminate or reduce the need for grading within the wetland/riparian areas. The basin shall be designed to minimize maintenance disturbances. None of the excavated material from the retention basin shall be placed within the creek channels, within areas of native vegetation, nor within areas designated as open space.

DevStd KS12-3: If the historic pieces of farm equipment are left behind by the property owner or lessee, the County should encourage the owner or lessee to donate them to a local historical society or museum, or to utilize them in a display onsite accompanied by an interpretive sign.

DevStd KS12-4: The Development Plan shall include a study conducted by a state-registered Civil Engineer which identifies project impacts to the public water system. The Development Plan shall incorporate all feasible design measures to mitigate these impacts.

DevStd KS12-5: Access to the western section of this site shall be located near the west boundary. The eastern section of the Rice Ranch property shall take primary access at the intersection of Stubblefield Road and Via Pavion. The developer shall provide continued access to the existing residence to the south (APN 101-010-06). New roads shall be aligned with existing roads to the extent possible and be designed to rural road standards where appropriate.

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DevStd KS12-6: The Specific Plan shall include a landscape, open space management, and habitat protection plan approved by P&D. A draft plan shall be submitted prior to environmental review. This plan shall:

- Identify methods for the long term management, protection and enhancement of habitats within the open space onsite, including protection of wildlife corridors;
- Identify methods to protect and enhance habitats including, but not limited to, installation of landscape buffers of native trees and shrubs, restoration of degraded habitats, use of fencing to protect wildlife corridors, use of signs, etc;
- Include habitat restoration of sandhill chaparral with focus on rare plants;
- Design development in open space areas to maintain habitat continuity between grassland, oak woodland, sandhill chaparral, and coastal sage scrub;
- Include unified landscape themes protecting and enhancing open space corridors and the site's semi-rural character through use of native trees, plants, and other appropriate species;
- Include perimeter landscaping, including center and roadside median plantings and street trees. This landscaping shall be of sufficient density to break up building masses and partially screen development and rear yards from surrounding roads and neighborhoods. The project landscape plantings shall be oriented toward maintaining the semi-rural character of the site (e.g., use of natives and informal plantings) and provide screening while maintaining key view corridors;
- Ensure that the open space "neck" in the eastern mesa is a minimum of 200 feet wide; and
- Ensure that a minimum ten-foot setback is maintained between the edge of lots and the edge of vegetation and/or the break in slope in identified open space areas.

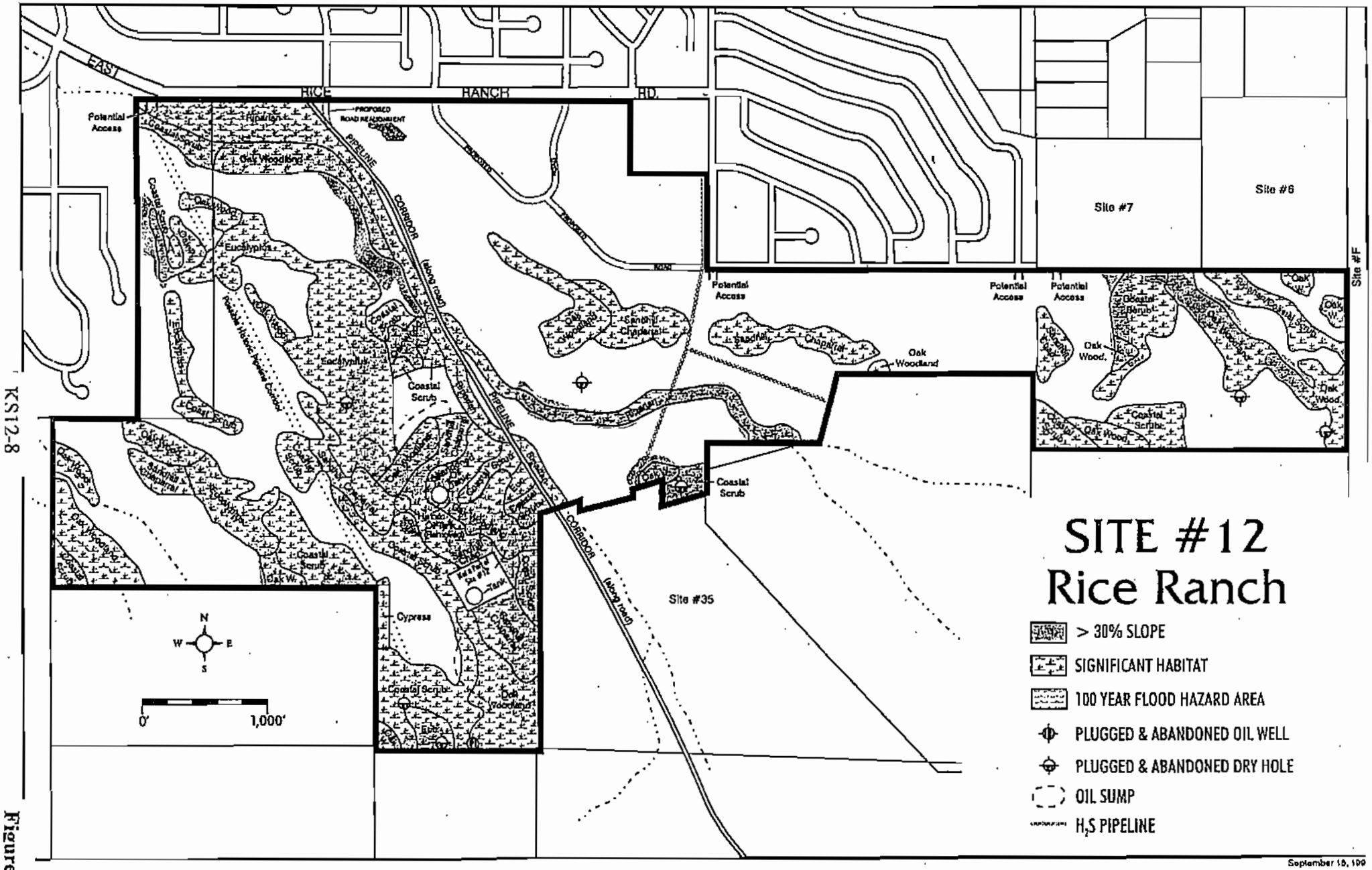
DevStd KS12-7: If the New Love Oil Field access road continues to be used to transport potentially hazardous materials, the Specific Plan shall qualitatively identify risks and include measures to mitigate impacts to project development from such use.

DevStd KS12-8: No development shall occur in the southwesternmost valley (see Figure KS12-2) unless the County Fire Dept. has determined that adequate setbacks are established to minimize fire danger and that adequate access is provided to allow safe evacuation in the event of a fire or other emergency.

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DevStd KS12-9: As areas south of the Specific Plan area are zoned for agricultural uses, including permitted oil development, the Specific Plan shall include appropriate setbacks and other mitigation to protect agricultural and permitted oil operations on agriculturally zoned lands. These measures may include berming, landscaping and a "buyer beware" notification as set forth in DevStd LUA-O-2.2.

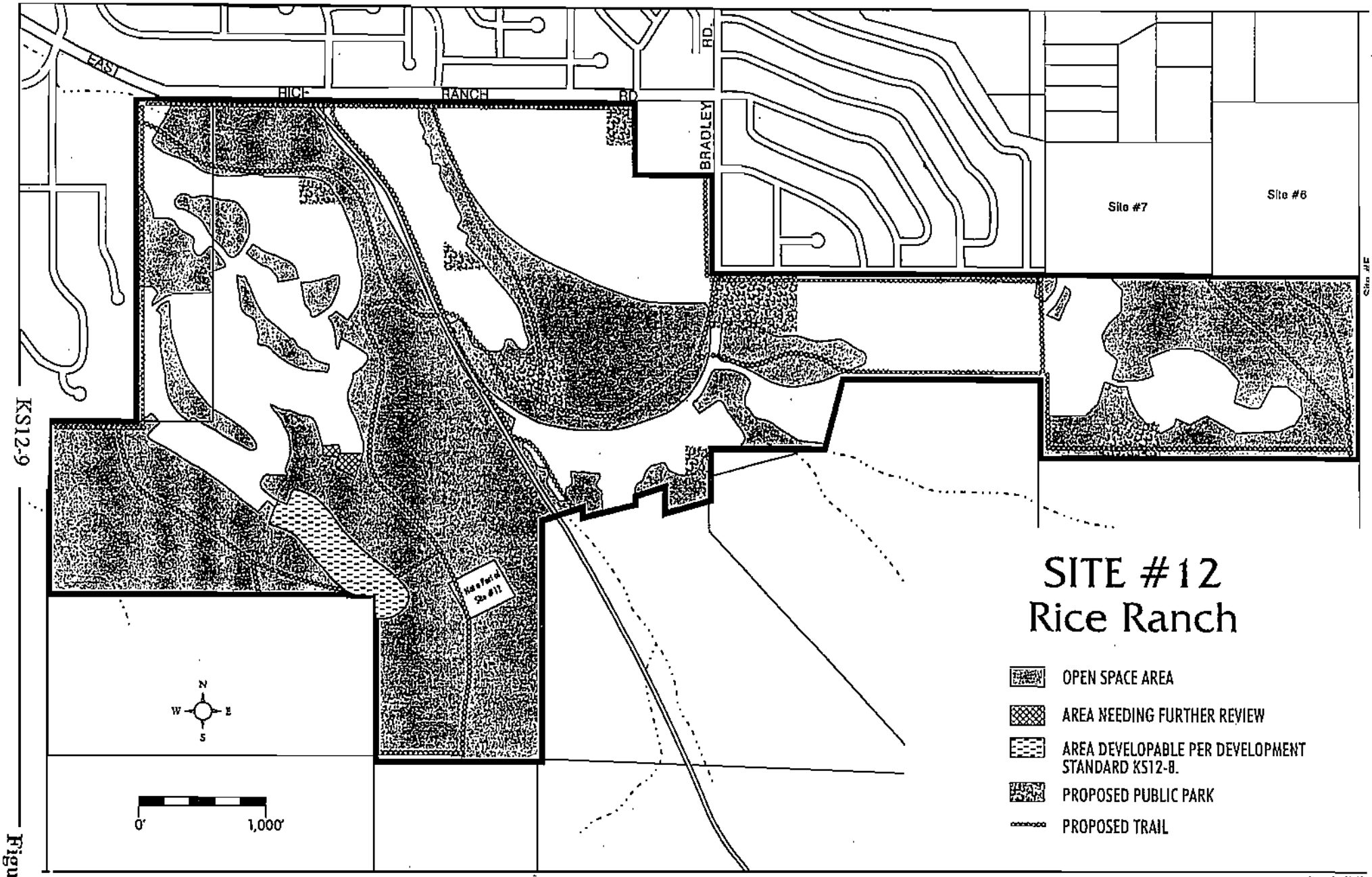
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KS12-8

Figure KS12-1

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Note: Precise open space boundaries, parks, and trail locations may be refined in the Specific Plan process.

KS12-9

Figure KS12-2

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Figure KS12-3 **not in online PDF**

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KEY SITE 13 (Elkhorn Spring East/West)

This 20.12 acre site includes four Assessor Parcels: 105-330-11 (4.28 acres), 105-330-12 (3.74 acres), 105-330-13 (6.01 acres), and 105-330-14 (6.09 acres) and is located between Rice Ranch Road and State Route (SR) 135, at the western quadrant of the Rice Ranch Road/SR 135 undercrossing. It is bounded by Rice Ranch Road on the north, SR 135 on the east and south, and Key Site 15 (PD 3.3/PRD) on the west. Key Site 13 is undeveloped with the exception of a single family dwelling located at the northeast corner of the site on parcel -011, and a church and asphalt parking lot located on the northern half of parcel -012 (Figure KS13-1).

The site is traversed by two branches of Pine Canyon Creek flowing east to west. Riparian corridors along both branches of the creek contain a wide variety of vegetation including willows, coast live oaks and blue gum eucalyptus. The riparian corridor widens substantially to the west of the intersection of the north and south branches of Pine Canyon Creek. Two small eucalyptus groves with 50-75 foot tall trees are located near the eastern end of the site, in the center of parcel -14.

Topography is highly variable, ranging from relatively flat areas to slopes in excess of 30%. A level area is located adjacent to Rice Ranch Road along the western half of the northern site boundary. A second level area is located on the eastern half of the site, between the northern and southern branches of Pine Canyon Creek. Steep slopes are present along the entire length of the southern site boundary adjacent to SR 135.

The site is highly visible from SR 135 and Rice Ranch Road. Additionally, the southern portions of the site are affected by high noise levels generated by traffic on SR 135. The site may also be located within an area occupied by a historic oil pipeline corridor which linked wells in the foothills with production facilities in the Old Town area.

Given its limited level building area and various physical and environmental constraints, Key Site 13 is suited to accommodate a limited amount of residential development. Its location near two public schools and an existing residential neighborhood (north of Rice Ranch Road), make it a logical residential site.

Land use and zoning designations are Res. 1 and DR 1 and the two eastern parcels and Res. 0.5/DR 0.5 on the two western parcels. Development onsite would be clustered within the 12.1 acres of the two easternmost parcels outside of hazardous and sensitive areas. Potential projects within the developable areas would likely consist of single family dwellings on 20,000 to 30,000 sf lots. However, under the DR zone district, combinations of lot size for single or multi-family dwellings are possible. Two existing access points serve the church and the single family residence on the western parcels. Access to the eastern two parcels is difficult due to high speeds and visibility concerns on Rice Ranch Road. Access to these two parcels should be combined and coordinated

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with other access points to reduce potential conflicts on Rice Ranch Road. In addition, access should be coordinated with Site 17 (across Rice Ranch Rd.) to further minimize conflicts.

The Pine Canyon Creek corridor and associated 100-year floodplain are retained in natural, undeveloped open space. The open space area extends approximately 50 feet from the top of bank along the southern and northern branches of Pine Canyon Creek, extending to 200 feet north and south from top of bank at their confluence near the western site boundary (Figure KS13-1), totaling approximately 6.5 acres. The remaining 1.5 acres of open space could be utilized for recreational areas within the future development. This open space would connect to open space on Key Site 15 to the west, protect the extensive willow and oak forest, and provide a continuous open space band through all of Key Sites 13 and 15.

Primary site issues are avoidance of flood hazards and potential downstream flooding impacts, minimization of impacts to trees and vegetation along Pine Canyon Creek, retention of the site's existing visual character, minimization of noise impacts to future residents on the site, minimization of access points and evaluation of the potential for contaminated soils onsite.

KEY SITE 13 DEVELOPMENT STANDARDS

Policy KS13-1: **Key Site 13 is designated Res 1.0, and zoned DR 1.0 on parcels 105-330-13 & -14 and DR 0.5 on parcels 105-330-11 & -12. Any proposed development on Key Site 13 shall comply with the following development standards.**

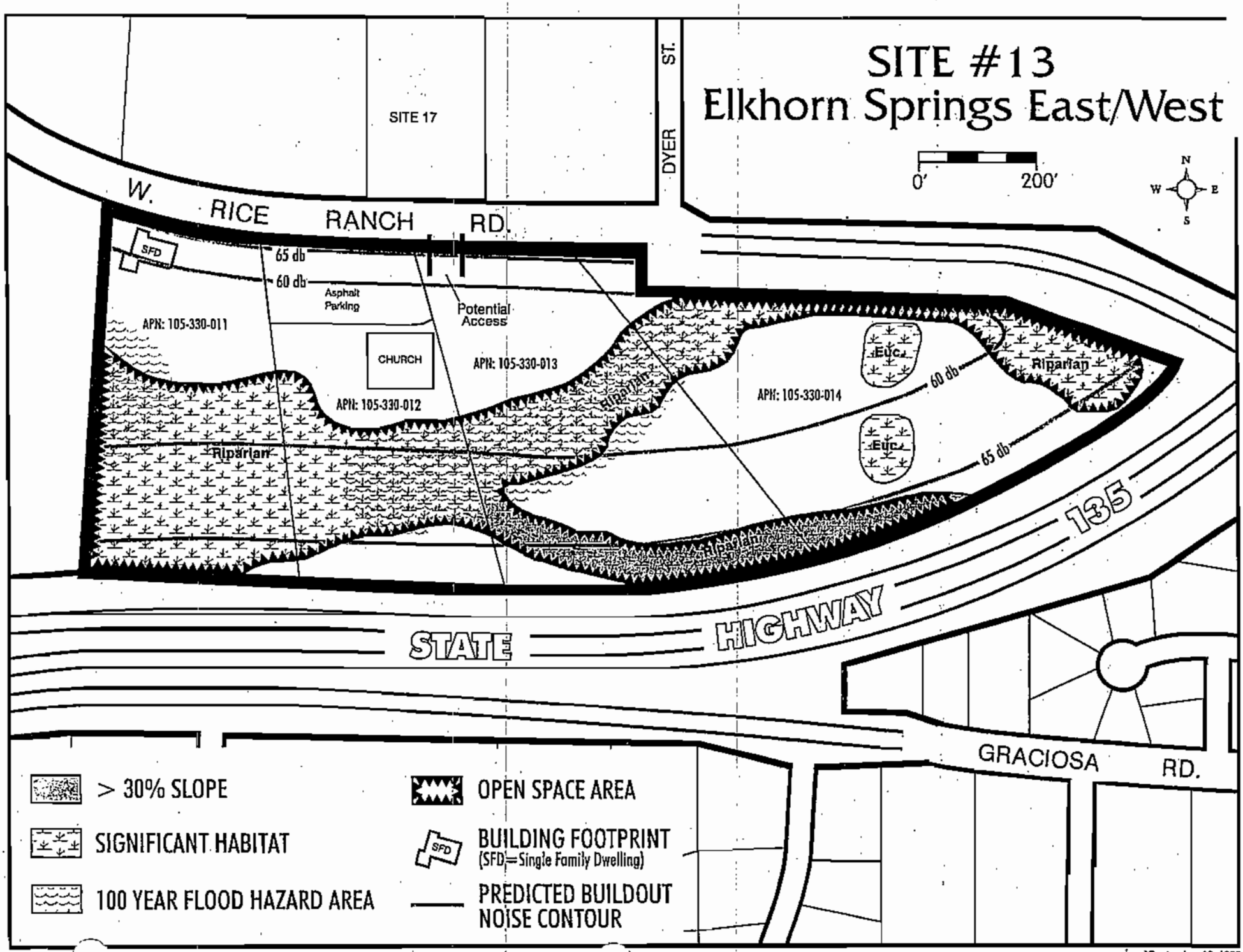
DevStd KS13-1: The area encompassing 50 feet north and south of the top of bank along both branches of Pine Canyon Creek, extending to 200 feet north and south near the western boundary of the site, shall remain in natural, undeveloped open space as shown on Figure KS13-1. No development except access roads and public sewer lines shall be permitted within this open space. The access road and sewer lines shall be located a minimum of 50 feet from the top of bank of either branch of Pine Canyon Creek, to the maximum extent possible. Where this is not feasible, restoration and revegetation of disturbed areas shall be required with native riparian vegetation.

DevStd KS13-2: Appropriate native drought-tolerant or riparian trees shall be planted within the open space along Highway 135 to provide visual screening of future development. Trees shall be selected on the basis of screening capabilities and compatibility with adjacent riparian vegetation. This landscaping shall be incorporated into the final landscaping plans for future proposals on the site.

DevStd KS13-3: Existing eucalyptus trees shall be retained to the maximum extent feasible to preserve the existing visual character of the site and screen future development.

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DevStd KS13-4: Access points to this site shall be minimized to the extent feasible. The developer of parcels 105-330-13 and -14 shall share one access point and coordinate with the church driveway if feasible, or if infeasible, shall coordinate access onto Rice Ranch Road with Site 17 to the north.



KS13.4

Figure KS13-1

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KEY SITE 14 (Hartnell)

This 86.76 acre site, APN 105-140-30, is located south and east of Highway 135 where it splits from Highway 1, south of Old Town Orcutt. It is bounded by Elkhorn Estates to the east, Highway 135 to the west and north, and undeveloped lands outside the urban boundary line to the south. The urban/rural boundary line abuts the site's southern property line.

Site 14 is located on the eastern flank of Graciosa Canyon at the southern entrance to Orcutt from Highway 1 (Figure KS14-1). The western portion of the site is a broad valley bottom paralleling Graciosa Creek, which runs along the site's western edge. The topography slopes up into rolling hills and mesas to the east, with several areas steeper than 30% slope. The northern boundary is especially steep where the terrain was graded for State Route 135.

The site is used for cattle grazing and oil transportation via pipelines. A 10" insulated pipeline transports oil from the Lompoc Dehydration Facility to the Orcutt Pump Station (located south of Site 16) along Highway 1 and the west side of Site 14. Petroleum pipelines cross the southern part of the site from east to west. A historic oil dam, used to stop the flow of the gusher "Old Maud" in 1904, is evident by soil discoloration near the central eastern boundary.

Vegetation consists of grazed grassland over the majority of the site, with a eucalyptus windrow located along the northern part of the eastern boundary, and riparian woodland and scrub along Graciosa Creek. An isolated clump of trees is found near the northwestern corner, where a seasonal drainage terminates in a marshy lowland. Other low lying areas on the site become marshy during the rainy season, and a freshwater spring is located on the central eastern boundary.

High noise levels from traffic on Highway 135 and Graciosa Road extend onto the site. The property contains two known archaeological sites and an isolated find: a historic site (SBA 1970H), a mixed historic and prehistoric site (SBA 2122/H), and an isolated chert flake. The historic resources may be related to the pioneer townsite of La Graciosa, which has yet to be located. The prehistoric resources are remnants of Chumash civilizations.

The land use designation is PD 1.5 units/acre and zoning is PRD. Low density single family lots would likely average 14,500 square feet, similar to lots in the neighboring Elkhorn and Oakhill Estates. The units would be clustered to avoid oil hazards and the creek corridor. Access to the project site would be from Graciosa Road, the existing frontage road along Highway 1. This road may have to be widened and repaved to serve the new development. Potential access points include the western edge and the northern tip near the eucalyptus trees.

This parcel is an important part of the rural character of western and southern Orcutt, and its location on the edge of the Orcutt area functions as a "visual gateway" into the community. To maintain the rural character at this entrance to the Orcutt area, approximately ten acres of open

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space would be preserved in a visual buffer 50 feet wide along Highway 135. A segment of a multi-purpose trail would follow along on the east side of Graciosa Creek and continue up into the Solomon Hills. A multi-use trail will also cross this site from north to south, linking with trails from Old Town (across Site 15) to the foothills. Parking, garbage cans, and trail information would be provided at a staging area near the historic dam site in the center of the property.

Development will include measures to enhance gateway features, and will be sited to avoid oil hazards, archaeological sites, noise corridors, and the creek corridor. Oil Activity policies and development standards will ensure that historic oil related activity be examined for potential contamination to determine the proper location for development. This may affect development in the area surrounding the historic oil dam near the center of the eastern boundary and along the pipeline corridor.

KEY SITE 14 DEVELOPMENT STANDARDS

Policy KS14-1: **Key Site 14 (APN 105-140-30) is designated PD 1.5 and zoned PRD. Any proposed development on Key Site 14 shall comply with the following development standards:**

DevStd KS14-1: The areas shown on Figure KS14-1 shall remain in natural, undeveloped open space. No development except access roads or trails shall be permitted within the open space area.

DevStd KS14-2: The historic dam should be preserved and protected and the staging area shall be located there and developed as a part of any discretionary development project. The dam should be incorporated into any discretionary project, linked to the Rice Ranch Trail System, and marked with a monument explaining the significance of the structure.

DevStd KS14-3: Residential development on the site shall be limited to 16 feet in height maximum above existing grade on the perimeter of the site and 24 feet in the interior.

DevStd KS14-4: The developer shall submit a landscape plan which includes a 50-foot wide visual landscaped buffer along the western boundary of the site along Graciosa Road and provides screening along the south to shield views from Highway 135. Where the creek runs adjacent to the road, the buffer may be placed on the east side of the creek corridor. The landscape plan shall also include a creek restoration plan which uses appropriate native trees, shrubs and understory species only along the length of the Graciosa Creek corridor

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banks and tops of banks. All landscape vegetation shall be maintained for a period of 3 years or until established.

DevStd KS14-5: Development on the site shall be consistent with the "gateway policies" in the Visual Resources section of this Plan (Section IV.H).

DevStd KS14-6: The developer of Site 14 shall construct a trail from the staging area to Graciosa Road and this trail should connect with any linkage provided between Sites 14 and 15, if feasible.

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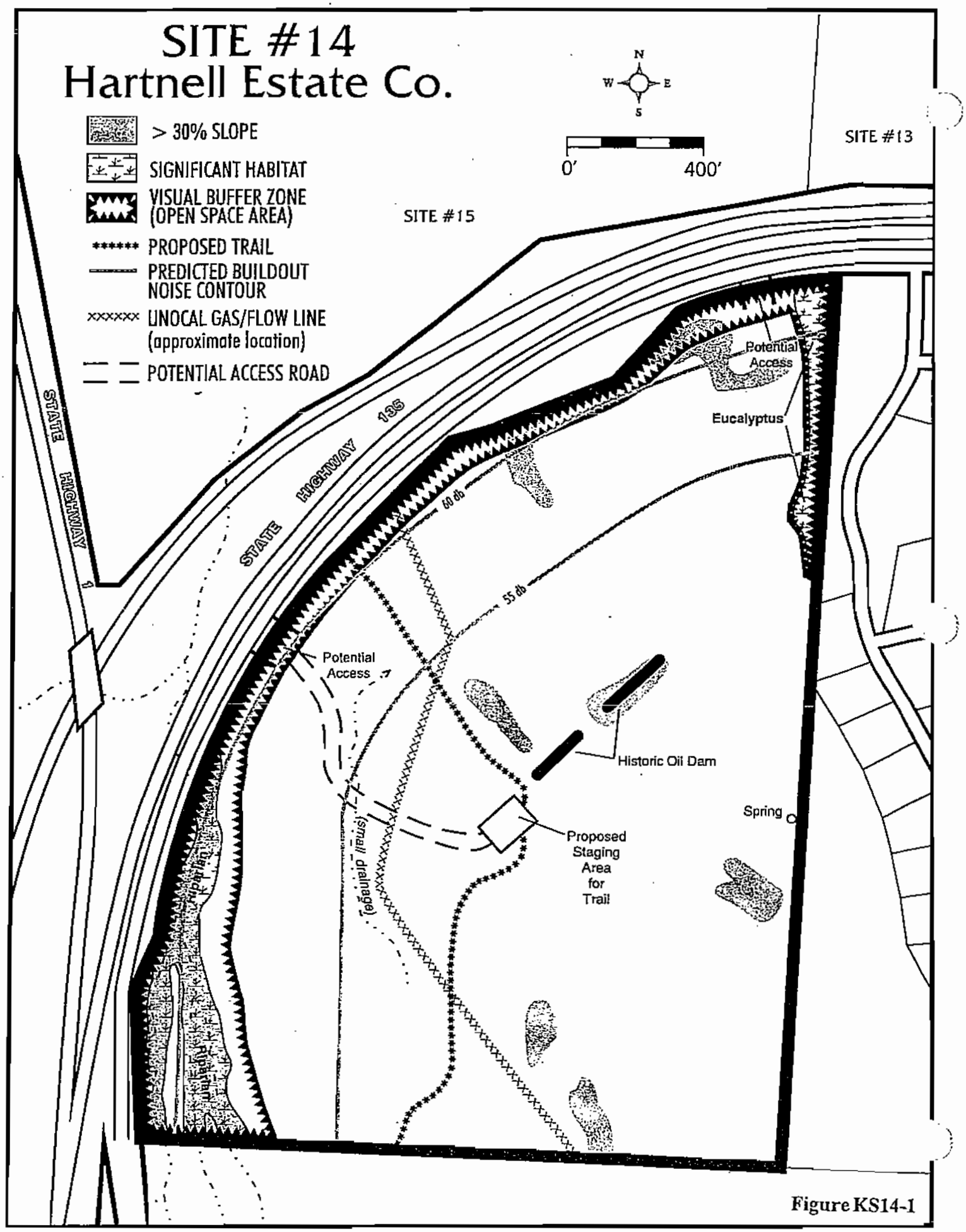


Figure KS14-1

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KEY SITE 15 (Union Oil "Wye" Site)

This 128 acre site, APN 105-140-55, is located in the "Wye" between Highways 1 and 135, south of Clark Avenue. Surrounding land uses include Site 16 (General Comm/SC) and large residential lots across Clark Avenue to the north; rural agricultural land (Site 14; PD 1.5/PRD) across State Highway 135 to the south; Site 17 (Res 8.0/SLP 7.0), the Torch/Unocal headquarters and Site 13 (PD 1.0/PRD) to the east; and agricultural land across State Route 1 to the west. The site consists of mostly undeveloped land, with the exception of two abandoned oil storage tanks in the southeastern portion of the parcel (Figure KS15-1).

The site is bisected by Graciosa Creek which runs north to a shared border with Site 16 and crosses Clark Avenue at the site's northern boundary. While not a main channel, the Pine Canyon Creek bed bisects the eastern portion of the site and empties into Graciosa Creek adjacent to Site 16. The site contains extensive riparian forests along portions of Graciosa and Pine Canyon Creeks, with a large willow grove and oak forest (approximately 18 acres) surrounding the Pine Canyon Creek bed and extending east into Site 13. The creeks and associated forests provide important foraging grounds and roosting habitat for a variety of wildlife. The remainder of the site is mostly covered by disturbed non-native grasslands.

Topography is relatively level in the site's central and northern portions with low rolling hills to the east and west. The western hills partially screen the site's interior creating a visual and partial noise buffer from Highway 1. The eastern hills straddle both sides of the Pine Canyon Creek bed. South of the creek bed is a large steep hill topped by the abandoned oil tanks. North of the creek bed, the site slopes up to Rice Ranch Road. The perimeters of the site are visible from, and exposed to high traffic generated noise levels by, State Routes 1 and 135 and Clark Avenue.

Other features include a large, remnant, Pacific Coast Railway berm east of Graciosa Creek which houses a gas line and blocks water runoff from Pine Canyon Creek into Graciosa Creek, creating a small pond to the east. A high pressure gas line, a petroleum line and a regular gas line, all abandoned, follow Graciosa Creek from the southern border to Site 16. The LCSD Elkhorn Trunk Line extends across the site from the northern border at Clark Avenue through the low-land areas west of Graciosa Creek. The trunk line crosses Graciosa Creek in approximately the center of the site and extends through the biological habitat along Pine Canyon Creek to the eastern border with Site 13.

Primary constraints associated with this site relate to flooding, visual impacts, and a number of utilities which cross the site, including oil pipelines, gas main, sewer trunk line, and an old electricity main. This site lies adjacent to Clark Avenue, a primary gateway road into the community of Orcutt, and is also located adjacent to the visual corridor of State Routes 1 and 135. The site's undeveloped grasslands and creeks provide a key component to the semi-rural character in this part of the community.

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The land use designation/zoning for the site are 3 acres of Shopping Center/SC in the NE corner, 37 acres of Industrial Park/MRP in the northern portion of the site, and Planned Development/ PRD (200 units) on the remainder.

The northeastern portion of the site is intended for a small commercial node, primarily to serve the MRP uses and the residents. Despite the physical separation by Graciosa Creek of this commercial area and the commercial on Site 16 to the east, the two sites should be coordinated due to their high visibility as western gateway parcels. Primary access would likely be provided from Clark Avenue.

The MRP zone is intended to allow the development of a large industrial park with offices, warehouses and other uses which will be compatible with the proposed residential development on the southern portion of the site.

The PD/PRD (200 units) designation would allow for construction of residential units on the remaining 88 acres of the site. Units would be clustered within approximately 30 acres of developable land in the central portion of the site west of Graciosa Creek, 20 acres in the southern area, and 3 acres in the grassland north of Pine Canyon Creek. Potential projects within the developable areas could consist of single family dwellings on 6,000 to 8,000 s.f. lots, multi-family dwellings (townhouses, condominiums, etc.), or a combination of these housing types. The 3-acre area adjacent to Rice Ranch Road has been identified as a good location for SLP-type development. Access would likely be from Clark Avenue and Marcum Road, with access from Rice Ranch Road for the area west of Pine Canyon Creek.

The Pine Canyon creekbed and the Graciosa Creek corridor and associated 100-year floodplains would remain in natural, undeveloped open space, extending along Graciosa Creek the entire length of the site as well as the woodland areas surrounding the Pine Canyon Creek bed, approximately 45 acres. The purpose of the open space is to avoid flooding hazards and to retain the aesthetic qualities of the natural drainages.

KEY SITE 15 DEVELOPMENT STANDARDS

Policy KS15-1: **Key Site 15 (APN 105-140-55) is designated General Commercial and zoned SC on the northeast 3 acres along Clark Avenue, designated Industrial Park and zoned MRP on the remaining 37 northern acres, and designated PD/PRD (maximum 200 units) on the remaining 88 acres (Figure KS15-1). Densities of 6-8 units/acre (e.g. SLP) should be considered in the developable area fronting Rice Ranch Road. Any proposed development on Key Site 15 shall comply with the following development standards.**

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DevStd KS15-1: The area extending along Graciosa and Pine Canyon Creeks, including the riparian corridor and associated woodlands, shall remain natural, undeveloped open space as shown on Figure KS15-1. No development except bikepaths, hiking trails, a potential access road, or a park shall be permitted within this open space and no structures shall be permitted within 50 feet of the top of the creek bank. A creek restoration program using only appropriate native trees, shrubs and understory species shall be required along the length of the creek corridors, both banks and top of banks, and shall be maintained by the developer for a period of 3 years until established.

DevStd KS15-2: Development of the site shall include installation of the following landscaping features (consisting of drought-tolerant trees, shrubs and vines):

- Minimum 50-foot wide landscaped buffers along Highway 1 and Highway 135 with trees exceeding 50 feet in height at maturity planted in clusters a maximum of every 100 feet (part of this buffer may be developed in an easement secured from Caltrans, with a minimum of 20 feet of this buffer located on the project site);
- Buffers along Highways 1 and 135 shall be landscaped with a sufficient density of trees and shrubs to entirely screen all parking areas from these roadways and to break-up/partially obscure building masses;
- An average 35-foot wide landscape buffer along Clark Ave. with trees which reach a minimum height of 35 feet at maturity with a sufficiently large canopy to partially extend over Clark Avenue;
- A minimum 15 foot wide landscape planter strip along the entire southern boundary of the commercial project to screen new residences;
- Raised landscape berms and/or decorative masonry walls incorporated into the buffer strips to supplement the screening provided by vegetation;
- Fast growing vines and shrubs planted along all screening walls; and
- Where rear yards abut Hwy 1 or Hwy 135, these yards shall be completely screened from view through the use of vegetation, landscaped berms or decorative masonry walls.

DevStd KS15-3: To the extent feasible, Site 15 and 16 shall be designed in coordination to provide the most appealing gateway development. Such coordination shall include design, scale, architectural style and color of development.

DevStd KS15-4: To provide pedestrian circulation within the site and with the commercial uses on Site 16 and the rest of Old Town, the developer shall construct a walkway along the length of the western boundary of Graciosa Creek

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(setback a minimum of 50 feet from the top of the bank) connecting with a footbridge across Graciosa Creek linking this site with Site 16 to the east.

DevStd KS15-5: Access to this site shall align with the access points as depicted on Figure KS15-1 to the greatest degree feasible, and no access shall be allowed from Hwy 1 or Hwy 135.

DevStd KS15-6: Access to the buildable area surrounded by the open space in the southern portion of the property (see Figure KS15-1) shall be limited to one point and may be from an extension of Marcum Road providing there is not significant grading or other intrusion into the wetland areas adjacent to the existing berm. If this is not feasible, access may be across Graciosa Creek from a single bridge.

DevStd KS15-7: Project design shall minimize long-term operational noise exposure to the residences on the southern portion of the site. This design shall include locating loading bays and other areas of truck use away from residences, the use of landscaped berms or the minimal use of soundwalls, and enclosing noise generating uses in sound-reducing structures.

DevStd KS15-8: Development on this site shall be reviewed for gateway landscaping along Clark Avenue, including pedestrian access and landscaping on the frontage, and consideration of the need for a center median on Clark Ave. If a median is deemed necessary, the entire length of the center median shall be landscaped with drought tolerant street trees, shrubs, groundcover and decorative flatwork acceptable to County Public Works and P&D, or shall be consistent with the standard established by the landscape/median maintenance district. Trees shall be of sufficient height at maturity and spacing to provide a partial canopy over Clark Avenue. The developer shall provide financial security for maintenance of the new landscaping for a period of 3 years or until such time as the County adopts a landscape maintenance district or other method for median maintenance, whichever occurs first.

DevStd KS15-9: Development of the site shall include attractively landscaped pedestrian entries from adjacent roadways and the footbridge from Site 16, with attractive "stamped concrete" or other treated surface walkways linking existing sidewalks/paths with the site's own internal pedestrian circulation.

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DevStd KS15-10: A phase I oil survey shall be performed prior to development on this site. All future property owners shall be notified in writing of the presence of oil and gas lines within 100 feet of their property.

DevStd KS15-11: Development on the site shall be consistent with the "gateway policies" in the Visual Resources section of this Plan (Section IV. H).

DevStd KS15-12: The developer shall construct a pedestrian/bicycle crossing under Hwy 135 linking this site to the trail on Key Site 14 to the south, if feasible.

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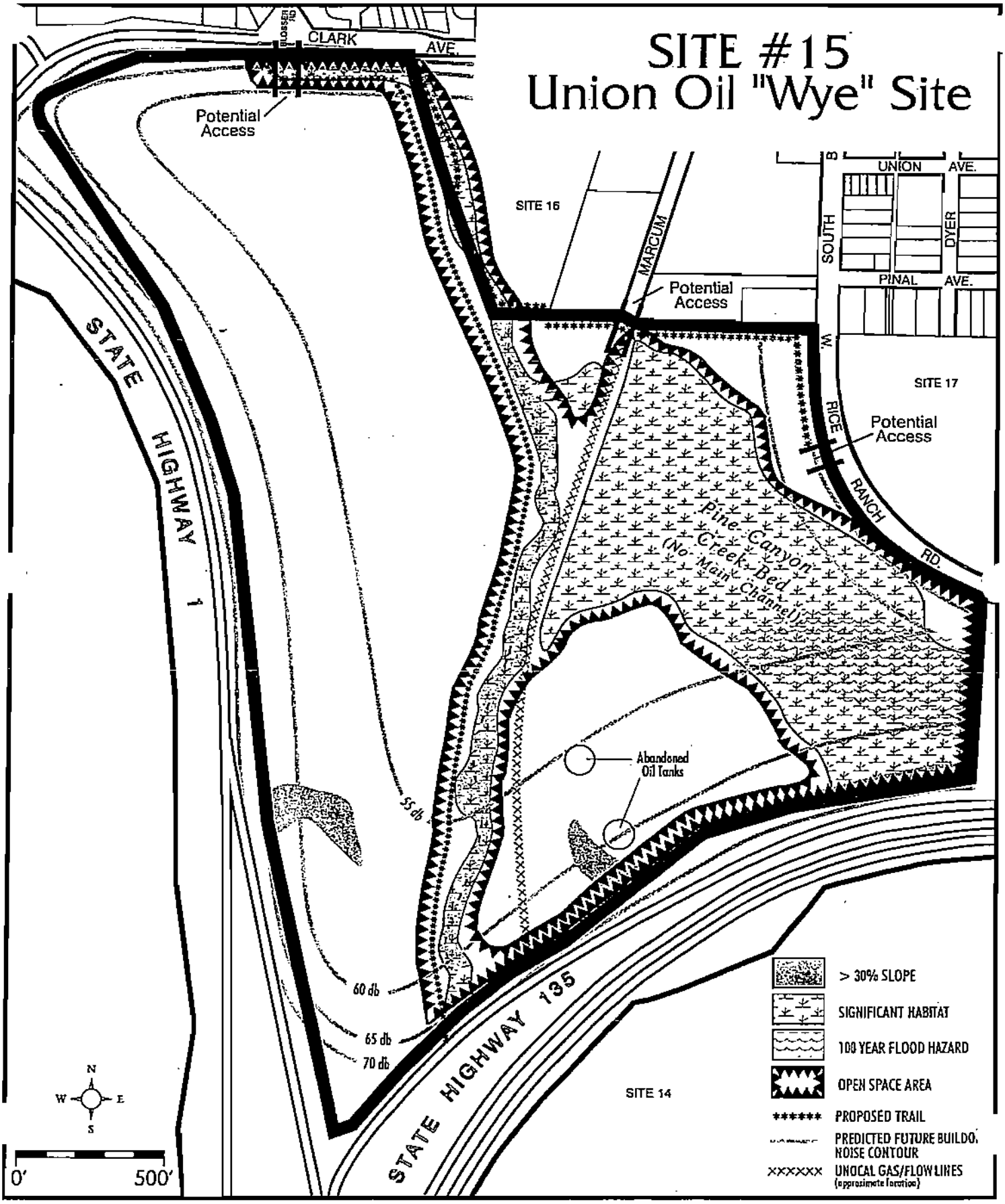


Figure KS15-1

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KEY SITE 16 (Union Oil Clark/California)

This 11.77 acre site, APN 105-330-01 (9.29 ac) and 105-330-02 (2.48 ac), is located on the south side of Clark Avenue at Marcum Road, just west of California Boulevard. Surrounding land uses include Clark Avenue and residential development to the north; a Union Oil production facility to the southeast; Marcum Road and the Unocal Headquarters to the east; and undeveloped land (Key Site 15) to the south and west (Figure KS16-1).

Key Site 16, in combination with Key Site 15 (which extends west and south of the site) serve as a visual gateway into Old Town Orcutt. The site's topography gently slopes to the southwest. Graciosa Creek flows from southeast to northwest along the western site boundary and several abandoned oil pipelines are located within the creek corridor. Vegetation onsite consists primarily of non-native grasses, ice-plant and mustard. Scattered willows and coastal dune scrub are also present along portions of Graciosa Creek.

The entire site was heavily disturbed by previous oil production activity. A large oil storage tank was located near the northeastern corner of the site but has been removed. The Orcutt Pump Station, an active oil production facility, is located near the southeast corner of the site adjacent to Marcum Road and immediately south of the oil storage tank's former location. The site's northern boundary is exposed to high noise levels (65-69 dB) from traffic on Clark Avenue.

Due to its location near Old Town, proximity to existing and future residential areas, and lack of significant environmental or physical constraints, the site is a prime location for commercial development. Land use designation/zoning for the site is General Commercial/SC. The site is not large enough for a major shopping center, but it could provide a range of goods and services that are currently not available to Old Town residents. Access could be from Clark Avenue, Marcum Road, and/or the unnamed road at the center of the northern border. Any development along Graciosa Creek would require a minimum 50 foot setback along with mitigation measures to restore the creek's degraded riparian habitat.

Some planning issues for this site, such as setbacks, parking, and architectural styles will be addressed in the Old Town Implementation Study.

OPA policies and development standards require that future commercial development on the site be consistent with the visual character of the Old Town area, located immediately to the east. Additionally, projects on the site shall not detract from Clark Avenue's value as a gateway to the Old Town area.

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KEY SITE 16 DEVELOPMENT STANDARDS

Policy KS16-1: **Key Site 16 (APN 105-330-01 and -02) is designated General Commercial and zoned C-2. Any proposed development on Key Site 16 shall comply with the following development standards.**

DevStd KS16-1: To the extent feasible, Site 15 and 16 shall be designed in coordination to provide the most appealing gateway development. Such coordination shall include design, scale, architectural style and color of development.

DevStd KS16-2: The area extending along Graciosa Creek shall remain in natural, undeveloped open space as shown on Figure KS16-1. No development except hiking trails, a footbridge or a park shall be permitted within the open space. The eastern boundary of the open space area shall be delineated by a low fence and planting of native trees and shrubs. As part of development on this site, a foot trail shall be constructed along Graciosa Creek as shown on Figure KS16-1, linking with the trail on Site 15 to the south. Riparian and other significant native vegetation within this open space shall be protected and enhanced and the Creek shall be incorporated wherever feasible into the design of the site.

DevStd KS16-3: Development of the site shall include installation of an average 35 foot wide landscaped buffer along Clark Avenue. The buffer shall be landscaped with a sufficient density of drought-tolerant trees and shrubs to entirely screen all parking areas from this roadway and to break-up/partially obscure, building masses. Trees shall be planted along Clark which reach a minimum height of 35-50 feet at maturity with a sufficiently large canopy to partially extend over Clark Avenue.

DevStd KS16-4: Landscaped buffer areas along the perimeter of the development shall include decorative masonry walls and/or landscaped berms to break up views of parking areas and building masses onsite. In addition, landscaping on this site shall screen views from the site of the pump station and oil tanks on the adjoining property to the southeast. All screening walls shall be planted with fast growing vines and shrubs along the base.

DevStd KS16-5: Development of the site shall include attractively landscaped pedestrian entries from adjacent roadways and the footbridge from Site 15, with attractive "stamped concrete" or other treated surface walkways linking existing sidewalks/paths with the site's own internal pedestrian circulation.

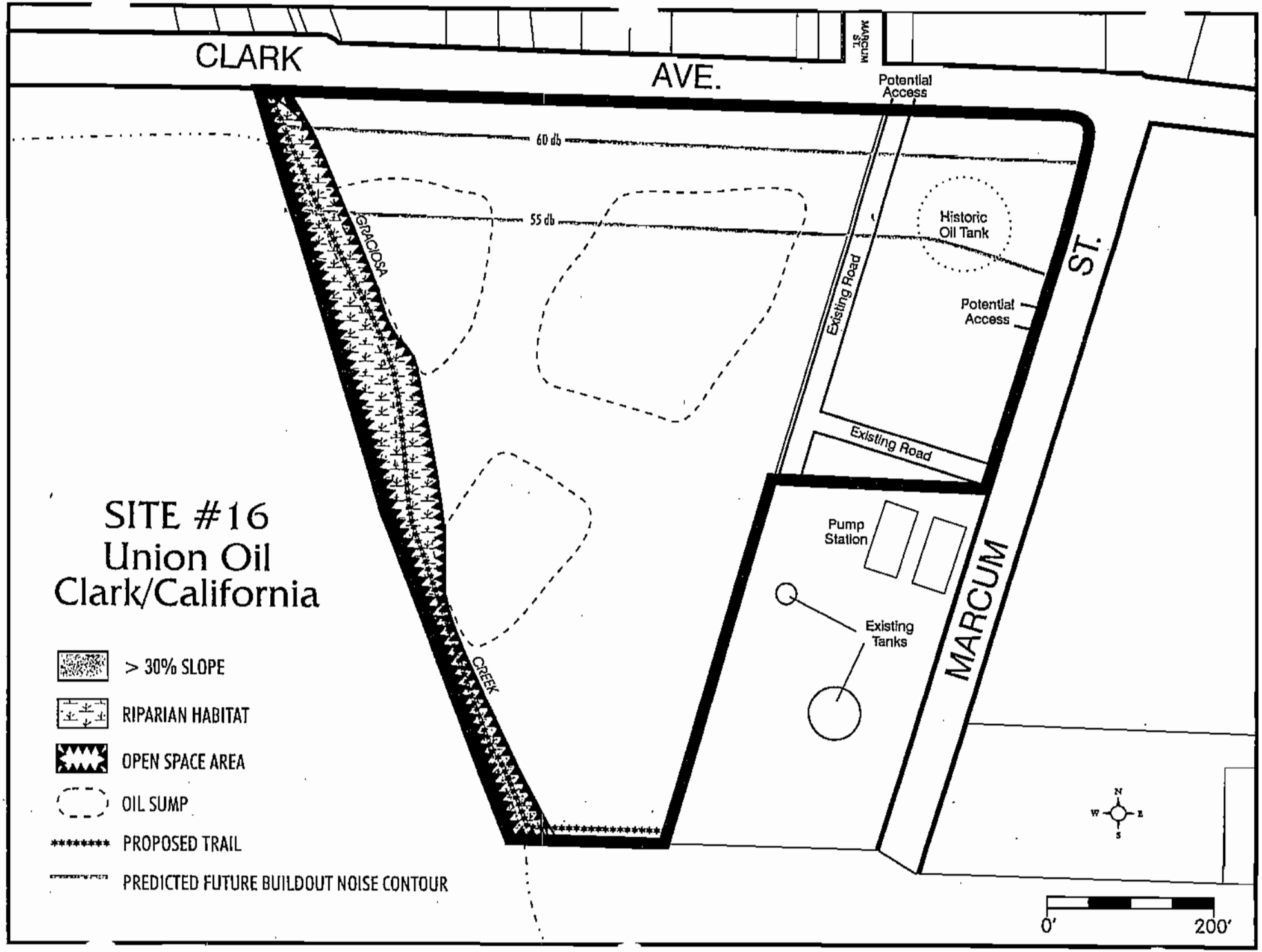
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DevStd KS16-6: No parking shall be allowed on the northward (Clark Ave.) frontage of this site. To the greatest degree feasible, parking areas shall provide pedestrian linkage to other areas of Old Town.

DevStd KS16-7: In order to minimize automobile traffic and provide for alternative transportation, the project shall provide frontage and construct a bus pull-out on Clark Avenue. If deemed necessary, the project shall also construct a bus stop shelter on Clark Avenue.

DevStd KS16-8: Development on this site shall be reviewed for gateway landscaping along Clark Avenue, including pedestrian access and landscaping on the frontage and consideration of the need for a center median on Clark Ave. if appropriate. If a median is deemed necessary, the entire length of the center median shall be landscaped with drought tolerant street trees, shrubs, groundcover and decorative flatwork acceptable to County Public Works and P&D, or shall be consistent with the standard established by the landscape/median maintenance district. Trees shall be of sufficient size and spacing to provide a partial canopy over Clark Avenue. The developer shall be responsible through a bond for maintaining the new landscaping for a period of 3 years or until such time as the County determines it is "established" or adopts a landscape maintenance district or other method for median maintenance, whichever occurs first.

DevStd KS16-9: Development on the site shall be consistent with the "gateway policies" in the Visual Resources section of this Plan (Section IV. H).



KS16.4

Figure KS16-1

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KEY SITE 17 (Old Town South)

Key Site 17 (APNs 105-134-04, 05, 105-330-04, 05, 06, and 08) is located at the southern edge of Old Town Orcutt. It is bounded by the Orcutt Union School District headquarters and the Oasis Senior Center to the northeast, residences to the north across Soares Avenue, a church and a single family dwelling to the south across Rice Ranch Road (Key Site 13; PD 1.0/PRD), Key Site 15 to the west across Broadway (MRP/PRD), and Orcutt Junior High School to the east (Figure KS17-1). The level site is vegetated primarily with non-native grassland, scattered central dune scrub and curly dock. A small number of mature pines are present on the southeast 2.59-acre parcel. This site may have been part of a historic oil pipeline corridor linking foothill oil production areas to the Orcutt Pump Station on South Broadway.

The 19.7-acre site is the largest remaining undeveloped area in Old Town Orcutt. The site consists of six parcels under three ownerships. Access is available from Soares Avenue to the north and Rice Ranch Road to the south (Figure KS17-1). This site serves as the southern "gateway" to Old Town Orcutt, with scenic views across the site to the Solomon and Casmalia Hills.

Site 17 is designated Res 8.0 and zoned SLP with a provision that five of the parcels (APNs 105-134-04, -05, 105-330-05, -06 and -08) be designated Res 20/DR 14 if a 100% senior project is developed on these parcels. Potential projects within the developable area could consist of single family dwellings on 4,000 to 7,000 sf lots, multiple-family dwellings (townhouses, condominiums, apartments, etc.), or a combination of these housing types. Access to the site would likely come from extensions of Soares Avenue, First, Pacific and Gray Streets to the north and possibly from Dyer Street to the southeast. In addition, access from Rice Ranch Road may be possible if coordinated with access to Site 13 to the south.

Potential development concerns with this site include visual impacts to the neighbors, especially on Soares Avenue, and provision of safe and adequate access.

A multi-use trail is proposed along the southern perimeter of the site paralleling Rice Ranch Road, which would provide a link between Old Town Orcutt and the southern foothill trails. In addition, a one to two-acre neighborhood park is required onsite.

KEY SITE 17 DEVELOPMENT STANDARDS

Policy KS17-1: **Key Site 17 is designated Res 8.0 and zoned SLP. Any proposed development on Key Site 17 shall comply with the following development standards.**

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DevStd KS17-1: Any discretionary development shall include a landscape buffer consisting of drought-tolerant trees and shrubs of sufficient density to partially screen the proposed development from Rice Ranch Road, Soares Avenue, and Dyer Street. The buffer along Soares shall be integrated with the planned park (see Figure KS17-1). A meandering trail as shown on Figure KS17-1 shall also be developed.

DevStd KS17-2: Homes located on the periphery of the site and those adjacent to the neighborhood park shall be one-story, except as noted in Action KS17-6. Any two story development shall be visually compatible with, and shall not significantly block long-range southerly views from, Old Town Orcutt.

DevStd KS17-3: Any discretionary development shall provide for dedication and construction of a 1-2 acre public neighborhood park fronting along the western portion of Soares Avenue as conceptually depicted on Figure KS-17-2. Parcels 105-330-004 and 105-134-004 shall each contribute at least 3/4 of an acre to this park and the park shall be a minimum of 100 feet wide where it fronts Soares Avenue.

DevStd KS17-4: Development on the site shall facilitate pedestrian access to Old Town. The developer(s) shall coordinate with Santa Maria Area Transit (SMAT), and shall provide either a bus turn-out pocket along a public road (e.g., Rice Ranch Road), or a bus stop within the site, if requested by SMAT.

DevStd KS17-5: Any access to Rice Ranch Road from this site shall be limited to one point from APN 105-330-06 and shall be coordinated to the greatest degree feasible with access to Site 13.

Action KS17-6: If an application is filed for a 100% senior housing project, as defined by California Civil Code § 51 et. seq, on Assessors Parcels 105-134-04, -05; 105-330-05, -06, or -08, the County should consider redesignating and rezoning affected parcels to Res. 20 and DR 14. However, to ensure neighborhood compatibility, the homes fronting Soares Ave. and the homes adjacent to the park should be single family on lots at least 6,000 s.f. in size. In addition, buildings on APNs 105-330-05, -06 and -08 may be two stories in height but should be of low profile and screened to the greatest degree feasible.

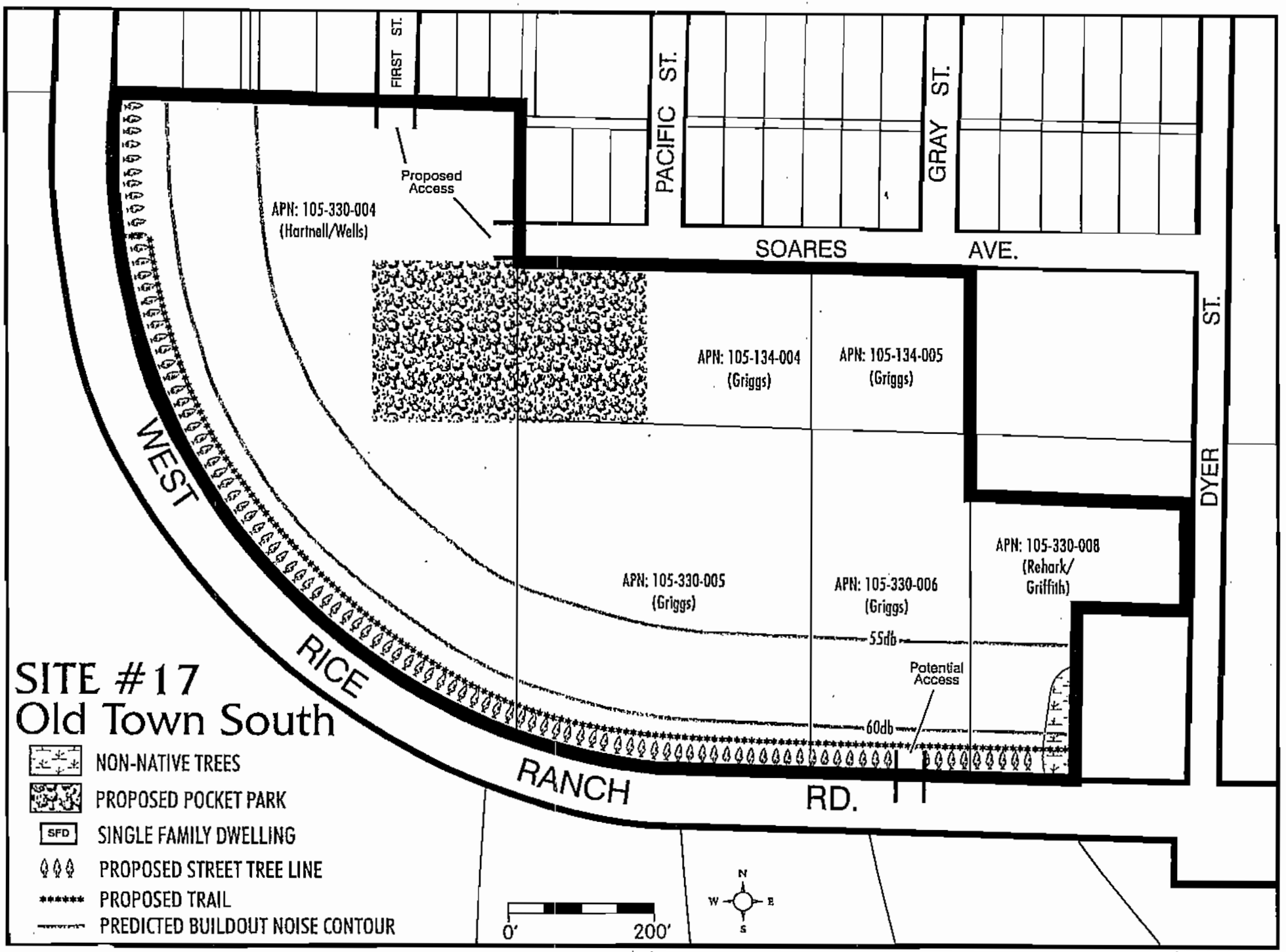


Figure KS17-1

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KEY SITE 18 (Southpoint)

This site contains 15 parcels and is located northwest of the corner of Foxenwood Lane and Clark Avenue. It is bounded by Foxenwood Lane on the east, Clark Avenue and existing residential and commercial development on the south, California Boulevard on the west, and Hartnell Road and existing residential development on the north (Figure KS18-1). The majority of this 39.73 acre site is currently vacant, with the exception of a single family residence near the northeast corner and private recreational facilities.

The site is basin-shaped with level lower portions and steep slopes on all sides. In the southeast corner and along the site's boundary with Clark Avenue, a narrow level area is present on top of the slope. The site experiences substantial use as a passive recreation area as evidenced by several trails currently onsite. Areas near the eastern site boundary and the common boundary with Clark Avenue are exposed to noise levels exceeding 65 dB from traffic on Highway 135 and Clark Avenue.

Orcutt Creek and its floodplain extend across the site from east to west with the floodplain covering a significant area of the lower portions of the site. At the west end, near California Boulevard, a large in-stream retention basin has been constructed by the SBCFCD. Vegetation on the site primarily consists of non-native grasslands. Riparian vegetation is spread intermittently along Orcutt Creek, with the densest concentrations located near the eastern site boundary. Other vegetation includes a eucalyptus windrow along the southern site boundary near the southwest corner, Italian thistle, and invasive species such as iceplant and veldt grass.

Key Site 18 serves as a visual "gateway" into Old Town Orcutt from the east. It is highly visible from adjacent roads and residential areas and provides significant open space in an area of high urbanization. Policies and development standards in the Plan require development on this site to provide measures to enhance this gateway feature.

Site 18 is designated Res 3.3 and zoned DR 3.3 in the northeast corner of the site (APN 105-020-18 and -22); designated General Commercial and zoned OT-GC along Clark Avenue (APN 105-020--38 and -41 and a portion of -63); and designated Open Space and zoned REC on the remaining parcels (Figure KS18-2). Buildout could result in the construction of approximately 8 residential units and 30,000 square feet of general commercial space, with approximately 8.5 acres of public recreational space. Given the constraints on this parcel, residential development would consist of multiple family dwellings clustered outside of the Orcutt Creek floodplain and away from the steep slopes along the northern and eastern parcel boundaries. Commercial development would be located at the southern terminus of Foxenwood Lane and Clark Avenue, and along the site's frontage with Clark Avenue, and could include retail shops, restaurants, banks, doctor's offices, or other uses generally compatible with surrounding residential development. Access to commercial areas would be from the adjacent roadways.

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Development standards require a Class I bikepath/multi-use public trail, a park, retention basin, and a landscaped median. The 35 acres zoned REC would remain in natural, undeveloped open space. The eastern portion of the REC zoned parcels south of Orcutt Creek (approximately 8.5 acres) is identified as a park site. This park could include picnic areas, informal recreational facilities, tot-lots, and active recreational facilities such as a volleyball court or outdoor basketball court. Vehicle access to the park should be provided through the commercial development along Clark Avenue. The Class I bikepath across the site would provide access between California Boulevard and Foxenwood Lane and would run along the southern boundary of the retention basin. A public hiking/equestrian path would parallel the bikepath. Additionally, the existing retention basin near California Boulevard would be deepened to accommodate a larger volume of stormwater runoff.

Constraints on Site 18 include avoidance of flood hazards, biological resources and noise, preservation of visual qualities, compatibility with adjacent development, access, and provision of recreational resources. Buildout of 30,000 sf of commercial development would eliminate the existing unobstructed view of the Orcutt Creek stream valley from westbound Clark Avenue. Project-generated traffic on Clark Avenue could increase turning movement conflicts near the Clark/Foxenwood intersection. Drivers slowing to make left-hand turns from eastbound Clark Avenue into commercial areas and onto Foxenwood Lane would adversely affect traffic flow on Clark.

KEY SITE 18 DEVELOPMENT STANDARDS

Policy KS18-1: **Key Site 18 is designated Res 3.3 and zoned DR 3.3 on APNs 105-020-18 and -22; designated General Commercial and zoned OT-GC along Clark Avenue (APNs 105-020-38 and -41 and the southernmost 1/3 acre of APN 105-020-63); and designated Open Space and zoned REC on the remaining parcels, as shown on Figure KS18-1. Any proposed development on Key Site 18 shall comply with the following development standards.**

DevStd KS18-1: The entire site, with exception of the residential and commercial areas noted in Policy KS18-1 above, and the portions of APNs 105-020-063 and 105-020-064 which may be developed for non-profit meeting facilities (per OASIS Center site plan, under the REC zone, shall remain in natural, undeveloped open space. On parcel 105-020-22, the open space shall include the area extending 50 feet from the top of the northern bank of Orcutt Creek. No development other than the proposed park, retention basin, and Class I bikepath/multi-use trail shall be permitted within the open space.

DevStd KS18-2: All development allowed on APNs 105-020-18 and -22 shall occur only on APN 105-020-22; an Open Space easement shall be placed on APN 105-020-18 for the benefit of the residents of APN 105-020-22 to ensure that no development will be allowed on this parcel in the future.

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DevStd KS18-3: All residential development shall be clustered on the northern half of APN 105-020-22 to avoid the Orcutt Creek corridor, slopes, and access constraints on the southern portion.

DevStd KS18-4: The route for the multi-use public trail/bikepath shall be sited south of Orcutt Creek and designed to minimize the loss of significant vegetation. The northern side of the path should be revegetated with appropriate riparian vegetation and the southern side shall be planted with oaks throughout the segment which crosses the proposed park.

DevStd KS18-5: The retention basin onsite shall be modified, if necessary, to serve as a regional retention basin based upon SBCFCD criteria and the flood control policies of this Plan. Any such modification shall be designed to minimize the extent of future disturbance to the site from maintenance activities. Excavated material from the retention basin shall be stored in a manner which avoids covering riparian vegetation.

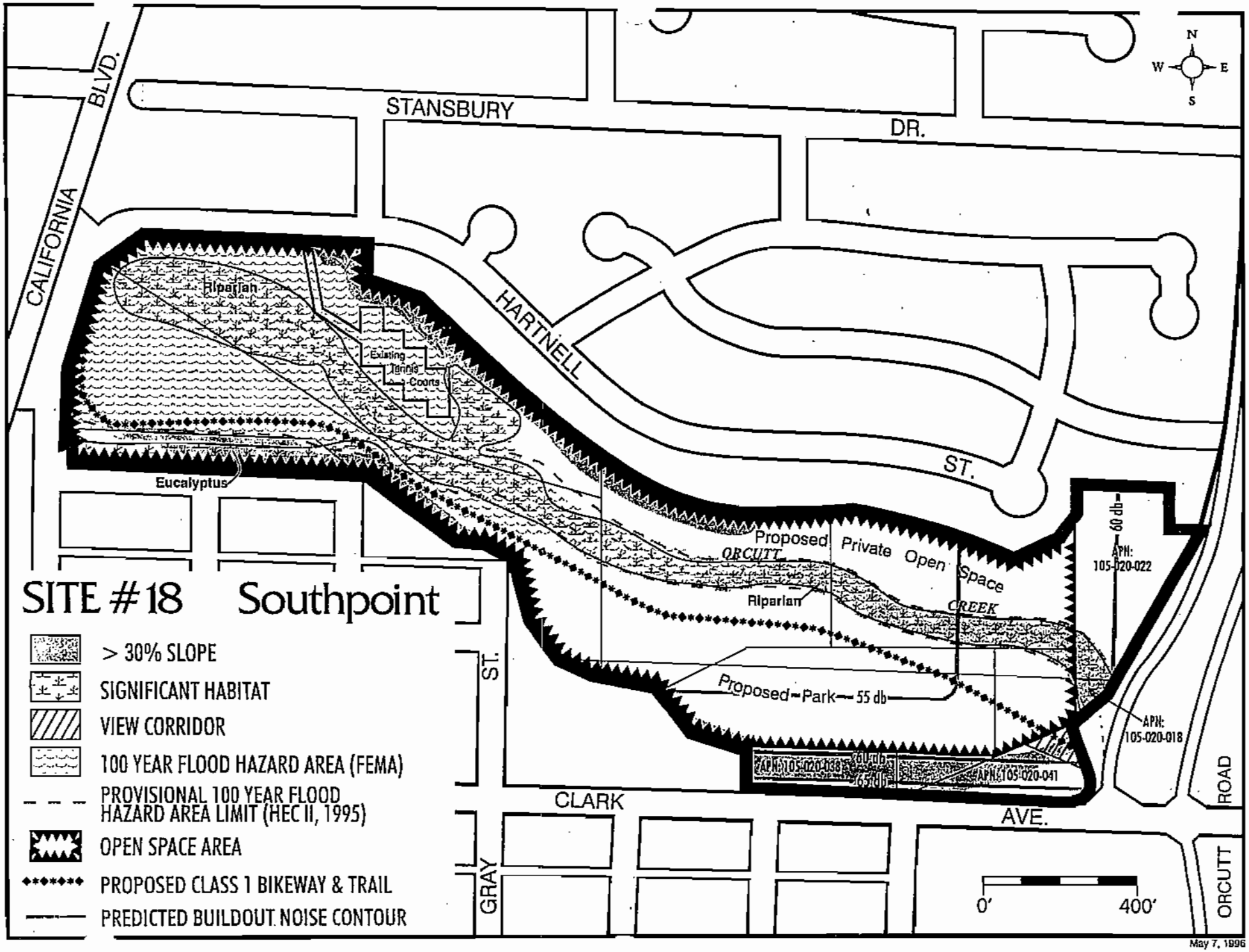
DevStd KS18-6: The developer of commercial uses shall construct a raised center median and planter on Clark Avenue between Foxenwood Lane and Dyer Street which includes left-hand turn pockets serving commercial development along Clark Avenue, Foxenwood Lane, Norris Street, and Twitchell Street. The entire length of the center median shall be landscaped with drought tolerant street trees, shrubs, groundcover and decorative flatwork acceptable to County Public Works and P&D, or shall be consistent with the standard established by the landscape/median maintenance district. Trees shall be of sufficient height at maturity and spacing to provide a partial canopy over Clark Avenue. The developer shall be responsible through a bond for maintaining the new landscaping for a period of 3 years or until such time as the County determines it is "established" or adopts a landscape maintenance district, whichever occurs first.

DevStd KS18-7: Development on the eastern portions and the Clark Avenue frontage of this site shall adhere to the "gateway" policies found in the Visual Resources section of this Plan. This gateway treatment shall include landscaping on the perimeter of parcel 105-020-41 sufficient to screen any development on this parcel from the westbound travel lanes along Clark Avenue at the Hwy 135 off-ramp.

DevStd KS18-8: The area on the north-facing slope immediately south and east of the park access road and parking area shall be landscaped with native shrubs of sufficient height to block views of the paved area from the north.

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DevStd KS18-9: The County shall work with the developer of the commercial uses fronting Clark Ave. to provide the maximum buildable area while minimizing impacts to the hillside and riparian corridor below and views from the public park.



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Figure KS18-2

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KEY SITE 19 (Toy)

This partially developed 13.04 acre site (APN 105-010-16) is located northwest of the intersection of Blosser Road and Clark Avenue in western Orcutt. Surrounding land uses include the Palomino subdivision to the north, Blosser Road and two single family lots to the east (near the northern boundary), Clark Avenue, two single family lots, and Site 15 to the south, and the Westtrail Estates subdivision to the west. Two existing single family residences and a structure containing two attached residential units are located near the northeast corner of the site. The entire site was subject to the Orcutt "Ranchette Area" Special Area Development Standards in the Land Use Element; however, these standards are now incorporated into this Community Plan.

The topography of Key Site 19 is level over the entire site, with the exception of steep man-made slopes which are found along portions of the northern and southern site boundaries. Orcutt Creek and its floodplain and a riparian corridor cross through the central portion of the site from east to west (Figure KS19-1), with the riparian corridor supporting a wide variety of trees and vegetation. In addition, water collects in a slight depression located south of Orcutt Creek which exhibits characteristics of a wetland; however, this area has not been evaluated by a biologist to confirm whether it is a wetland.

The site is designated PD 1.0 and zoned PRD consistent with the low-density character of the surrounding area. Most of the potential units would be located north of Orcutt Creek, although one or two units could be located between the creek and Clark Avenue. Primary access to units on the northern portion of the site would be from Blosser Road, and access to units south of the creek could potentially be from Arabian Lane, a private road located to the west of the site.

The 4.2± acre area extending approximately 150 feet north and 100 feet south of Orcutt Creek will be retained as natural, undeveloped open space, encompassing the most flood-prone and biologically sensitive portions of the site. Consistent with the Ranchette Area Standards, a Class I bikepath and public recreational trail would cross Orcutt Creek at the western site boundary and would extend to the eastern site boundary, paralleling the creek at approximately 40 feet from the top of the bank.

The clustering of units under the PRD zone district will allow for maximum flexibility in avoiding flood hazards and environmental constraints. An open space corridor along the creek will allow for the future provision of a multi-use, public recreational trail through the site, and would maximize the potential for restoration and enhancement of the riparian corridor, consistent with community wide policies. This corridor would also provide access to the stream channel for the SBCFCD during emergencies and routine maintenance.

Primary site issues are avoidance of potential flood hazards, minimization of impacts to trees and vegetation within the Orcutt Creek riparian corridor, and the future provision of recreational amenities along the creek corridor. The potential wetland in the southern portion of the site will

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require evaluation by a biologist to determine its significance prior to preparation of a development plan for the site. If it is a wetland, avoidance by properly siting development is significantly preferred over other forms of mitigation.

KEY SITE 19 DEVELOPMENT STANDARDS

Policy KS19-1: **Key Site 19 (APN 105-010-16) is designated PD 1.0 and zoned PRD 1.0. Any proposed development on Key Site 19 shall comply with the following development standards.**

DevStd KS19-1: The creek area shown in Figure KS19-1 shall remain as natural, undeveloped open space. No structures shall be permitted within the open space, and development shall be limited to bikepaths, hiking/equestrian trails, the access road, and sewer lines. Prior to development in the area of potential wetland as identified on Figure KS19-1, the County shall determine the wetland status of this area. If it is a wetland, no development shall occur there.

DevStd KS19-2: The developer shall dedicate an easement for and construct a flood control access route that can also function as a Class I Bikepath.

DevStd KS19-3: To the maximum extent feasible, no vehicular ingress to nor egress from this site shall be allowed from Clark Avenue.

DevStd KS19-4: To prevent the visual impacts of rear yards backing on to Clark, if homes are built south of Orcutt Creek, to the greatest degree feasible they should front Clark Avenue with access from the rear. If this is infeasible, landscape screening shall be installed which will screen rear yards from Clark Avenue.

DevStd KS19-5: Future development[16] shall be served by public sewers. An exception to this standard may be granted where the County can make all of the following findings:

i. The application is for the two-way division of a lot legally created prior to March 2, 1987, and both resultant lots would contain a gross area of at least one acre;

[16] For the purpose of this Standard, "development" does not include the construction of a primary single family dwelling on a lot legally created prior to March 2, 1987, nor to development which can be accommodated by an existing private sewage disposal (septic) system and permitted by the County without discretionary action, in compliance with applicable regulations and policies.

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ii. Public sewer service to the property would not be feasible[17] during the time legally allowed for map recordation, including any permissible time extension(s);

iii. All septic systems on the property shall comply with all customary County requirements and standards, to the satisfaction of County Environmental Health Services Division.

In any case where this exception is granted, the project shall be conditioned such that: no further division of the property shall be permitted until such time as public sewer service becomes feasible; and, all existing and new structures served by septic systems shall be required to connect to public sewers as soon as service becomes feasible.

DevStd KS19-6: A home buyer notification shall be recorded in a separate information sheet with the final tract map and/or parcel maps notifying the buyer that the owner is required to connect to the sewer line when it becomes available.

[17] For the purpose of these Development Standards, "feasible" means "capable of being accomplished in a successful manner, taking into account economic, environmental, legal, and technological factors." The Orcutt "Ranchette Area" is within the Laguna County Sanitation District, and it is the responsibility of the project applicant to provide a compelling factual demonstration that service would not be "feasible" under finding e.ii.

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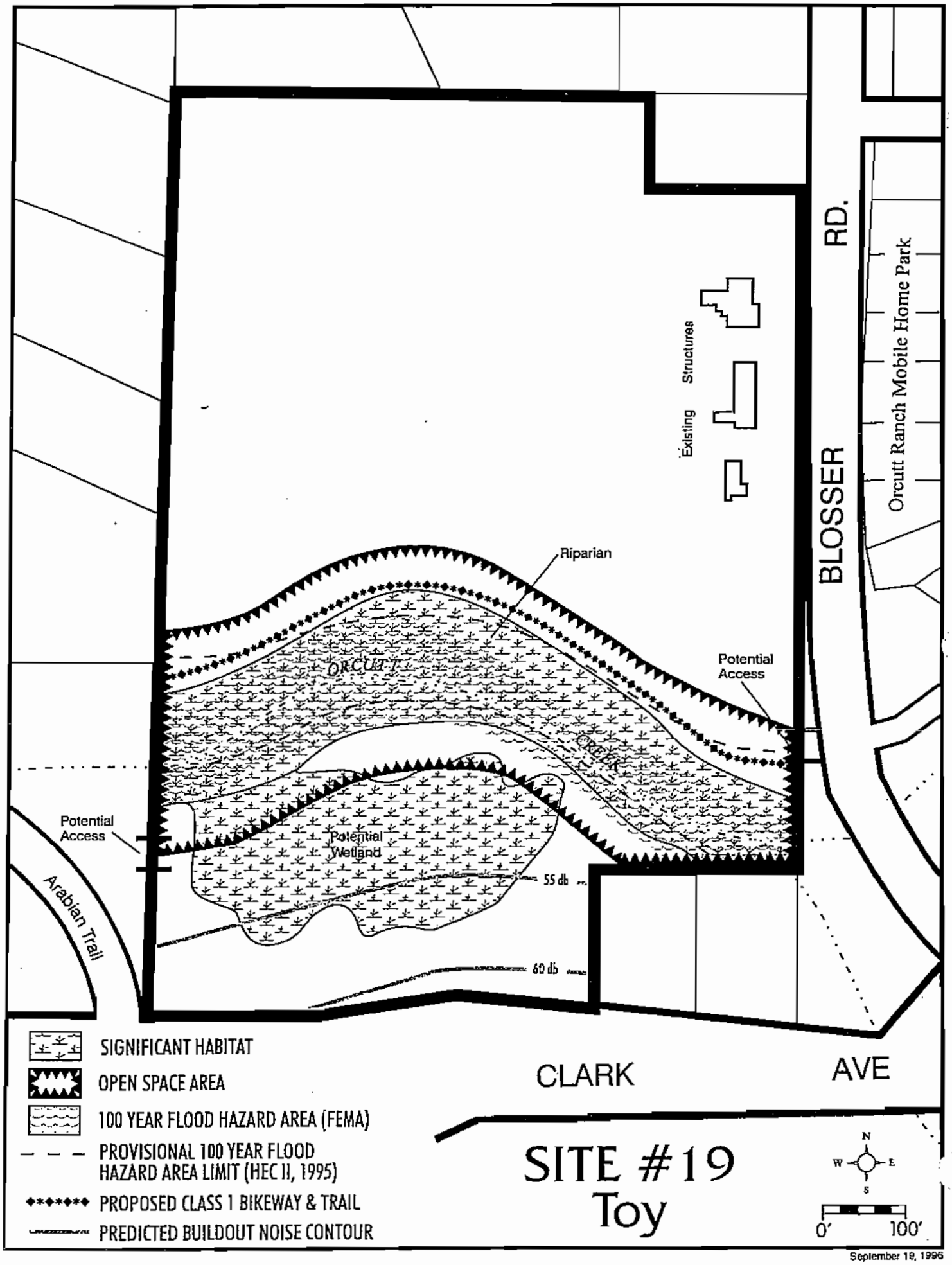


Figure KS19-1

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KEY SITE 20 (Union Oil-Blosser)

This 18.79-acre site (APN 105-020-46), is located at the southeast corner of Blosser Road and Old Mill Road. It is bounded by residential developments (10-R-1) to the north and east, mixed-density residential development to the west (20-R-1, 1-E-1, and 3-E-1), and a mobile home park (Res 8.0) to the south (Figure KS20-1).

The undeveloped site is located within a mostly developed residential area of Orcutt. Historically, this site was part of an oil storage tank farm operated by Standard Oil. Two oil tanks were located on the northern portion of this parcel with five additional tanks located directly to the west across Blosser Road. The latter area is the location of the Palomino subdivision, which homes were purchased back from their owners by Unocal due to evidence of soil contamination from the historic tank farm. Key Site 20 is level, sloping gradually towards the west. Several trails located onsite are currently utilized by neighboring residents for passive recreational activities.

Existing vegetation consists primarily of annual grasses. Two large, highly visible eucalyptus windrows exist onsite, one extending in a north/south direction and the other in an east/west direction. These windrows provide habitat for a variety of birds, including roosting raptors, as well as providing a major visual resource to this area of Orcutt. A small stand of eucalyptus (3-5 trees) exists near the southeast corner of the property.

The land use and zoning designations for this property are Residential 3.3 and Design Residential 3.3. Potential projects within the developable areas would likely consist of single family dwellings on 7,000 to 8,000 s.f. lots. Roadway access to the site could be from the west off Blosser Road, or from the north off Old Mill Lane via existing dirt roads. Access could also be possible through an extension of Terrazo Way from the east.

The approximately 6.6 acres of open space required by the DR zone district could preserve the two mature eucalyptus windrows and provide ample room for a Class I bikepath/multi-use public trail to be developed along the southern property boundary (Figure KS20-1). The bikepath would become Class II if Terrazo Way is extended west across the site connecting to Blosser Road.

Constraints on this site include preservation of the eucalyptus windrows and potential soil contamination. Potential hazardous wastes remaining onsite would need to be remediated prior to development of this site for urban uses. This parcel has also been identified as a potential school site by the OUSD. While there may be sufficient area to develop a school away from potentially contaminated areas, some remediation of the site will likely be necessary.

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KEY SITE 20 DEVELOPMENT STANDARDS

Policy KS20-1: **Key Site 20 (APN 105-020-46) is designated Res 3.3 and zoned DR 3.3. Any proposed development on Key Site 20 shall comply with the following development standards.**

DevStd KS20-1: If the proposed lots on the eastern boundary are of comparable size or larger than the residential lots in the adjacent existing development, no landscape buffer shall be required. If the proposed lots are smaller, a landscaped open space buffer installed by the developer of at least 15 feet shall be included along the eastern border of this site to buffer development from the existing homes to the east. If these lots abut the eastern border of the site, the landscape buffer shall be included within these lots.

DevStd KS20-2: If Terrazzo Way is extended through this site, a Class III bikeway shall be included. If it is not, a Class I bikepath/multi-use public trail along the southern property boundary should be constructed (Figure KS20-1).

DevStd KS20-3: The developer shall construct a meandering walkway through the existing trees fronting Blosser Road in place of a standard sidewalk. Where there are no trees, a standard sidewalk may be installed.

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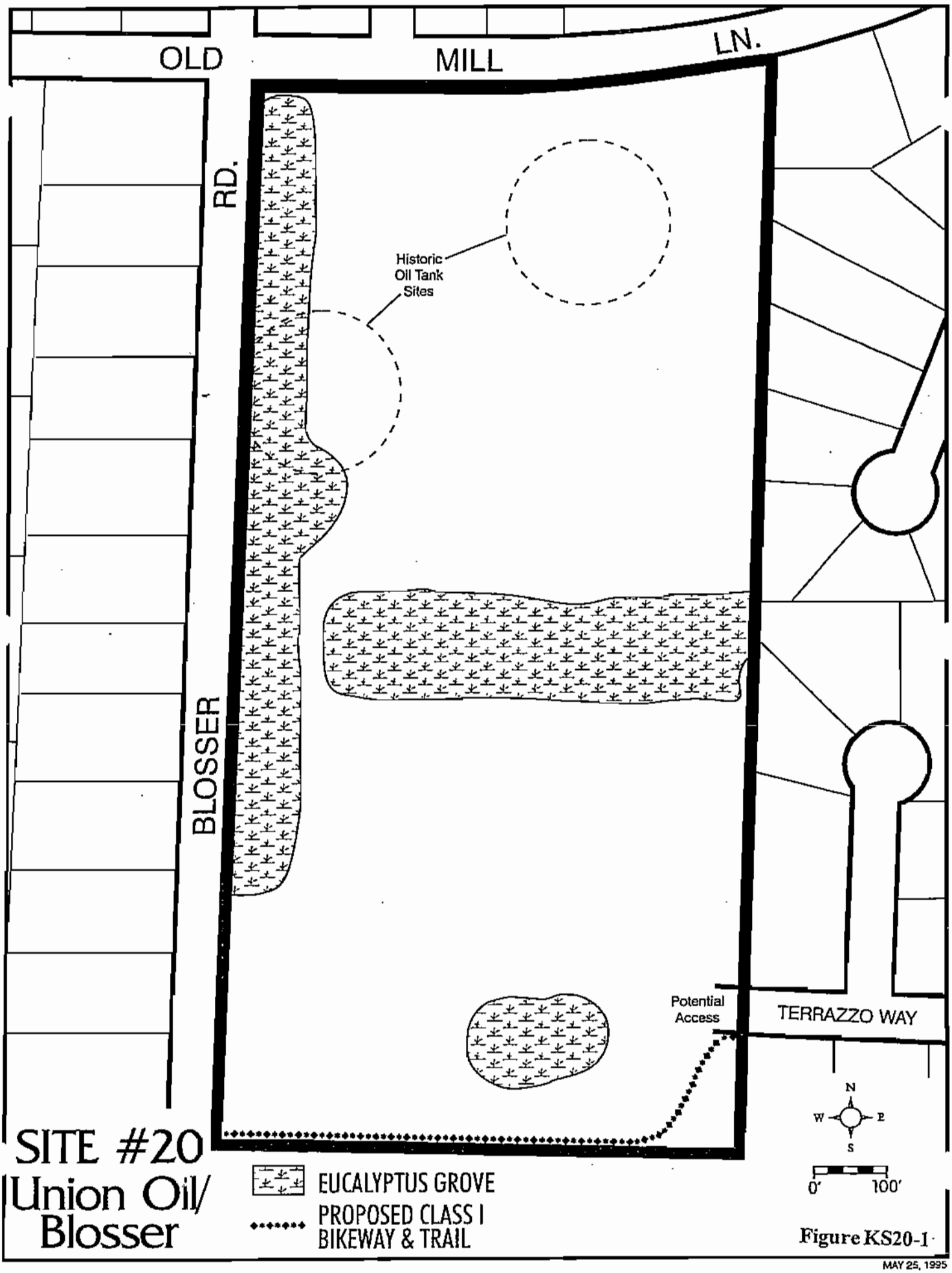


Figure KS20-1

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KEY SITE 21 (Old World)

Site 21 (340.7 acres; APNs 113-250-5, -6, -8, and 14-17) is located on the south side of Highway 1 between Solomon Road and Black Road, approximately half a mile west of the Highway 1/ Solomon Road intersection (Figure KS21-1). The site is surrounded on the east, west, and south by rural agricultural land, and on the north by Highway 1 and Key Site 22. The entire site is considered an Existing Developed Rural Neighborhood (EDRN).

The Rancho Maria Golf Club, a public 18-hole golf course, is located on a pinwheel-shaped parcel which occupies 129.6 acres of the site. The clubhouse and parking area for the course are located in the center of the site, and the fairways radiate outward. Several small dilapidated agricultural structures are also located near the northeastern corner of the site. The site's undeveloped parcels are located around its edges and between the fairways of the golf course.

Topography on the site varies greatly, from gently sloping terraces near Highway 1 to the steep canyons along the drainages. Much of the area occupied by the Rancho Maria Golf Club is fairly level, with slopes increasing towards the southern end of the site. The site lies adjacent to Highway 1 in the foreground of the Casmalia Hills and contributes significantly to the rural character of west Orcutt. The site serves as a visual gateway to west Orcutt for eastbound travellers on Highway 1. Views to the southeast across the site include expanses of rolling grassland, agriculture, eucalyptus windrows along the central drainage, and the golf course.

Two drainage corridors flow from south to north across the site. On the southern portions of the site, these drainages have eroded deep canyons with slopes exceeding 40%. Dense riparian vegetation is present along both drainages. Riparian vegetation is also located in an isolated canyon near the eastern site boundary, and in a depression at the northeast corner of the site. Other vegetation onsite includes two large eucalyptus groves located adjacent to and just north of the existing golf course parking area, five stands of coastal scrub, mixed woodlands near the northeast and northwest corners of the site, and a marsh located near the northwest corner of the site. A recorded archaeological site (SBA 1149) is also located on this site.

Given the site's physical and environmental constraints and its distance from areas served by public infrastructure and services, it is suited to accommodate low density residential development. This type of development would allow for maximum flexibility in avoiding hazards and impacts, and would be consistent with the rural character of the site and the surrounding area.

The land use designation is PD (maximum of 150 units) and Resort-Visitor Serving Commercial on parcels -5, -6, -8, -15, -16, and 17, and REC on parcel -14 (golf course). The corresponding zoning is PRD with Open Space on the golf course. Units would be clustered on 211 acres on parcels -15, -16, and -17, away from topographic, biological, and flooding constraints.
Parcel -15 could accommodate approximately 15 units and the other 135 units would likely be divided between the two larger parcels (16 and 17). The neighborhood would have a semi-rural character due to the large lot size and substantial acreage of surrounding open land. Access would

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be from Highway 1 and the existing golf course access road. To access parcels 15 and 17, it would be necessary to cross the central creek and the path of recreational golfers.

The site may also contain up to 20 acres of Resort-Visitor Serving Commercial uses providing that the total number of residential units is reduced to allow for commercial development without compromising the rural setting and density on the site.

The drainage corridors and the steep canyons on the southern boundary would remain in natural, undeveloped open space, extending along the central drainage from the site's northern boundary to the southern boundary and along the two drainages in the southwest corner. The areas within the open space on Site 21 would total approximately 25 acres.

Due to the existing public recreational use and the site's location adjacent to rural areas, a public trail corridor is proposed along the eastern site boundary, as well as a staging area near the northeast corner of the site. This trail segment would likely be buffered from development by use of a fence, wall, or landscape buffer and would provide recreational access between Highway 1 and the Casmalia Hills to the south.

Major issues to be considered during the design of future projects on the site include: avoidance of geological hazards associated with erosion along the canyons, preservation of a scenic corridor along Highway 1, minimization of potential impacts to wildlife and sensitive vegetation, consistency between the existing public recreational use and future private residential uses, and recognition of the rural setting of the site.

KEY SITE 21 DEVELOPMENT STANDARDS

Policy KS21-1: **Parcel 113-250-14 is designated Open Space and zoned REC. The remainder of Key Site 21 is designated PD and Resort Visitor Serving Commercial and is zoned PRD (maximum 150 units). Any proposed development on KS-21 shall comply with the following development standards.**

DevStd KS21-1: No applications for development shall be accepted prior to approval of a Specific Plan for the entire site.

DevStd KS21-2: Any Specific Plan application shall indicate the location of the residential units and may indicate the location of up to 20 acres of Resort Visitor Serving Commercial uses. For every acre of Resort Visitor Serving use proposed, the maximum allowable number of residential units shall be decreased by four. If the full 20 acres of commercial is developed, the maximum number of residential units will be 70. Any proposed Resort Visitor Serving uses shall be integrated/ coordinated with the preexisting golf course uses.

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DevStd KS21-3: If a Specific Plan is adopted which includes Resort Visitor Serving Commercial, the County shall rezone portions of the property to CV as necessary to be consistent with the adopted Specific Plan.

DevStd KS21-4: The area depicted in Figure KS21-1 shall remain in natural, undeveloped open space. No development except trails or a roadway to parcel 113-250-17 and/or the existing parking lot shall be permitted within this open space and no structures shall be permitted within 50 feet of the top of the creek bank. The 50-foot setback shall be delineated by a low fence and plantings of native trees and shrubs.

DevStd KS21-5: The developer shall dedicate an easement for and construct a public staging area and hiking trail along the east side of the site boundary as depicted on Figure KS21-1.

DevStd KS21-6: Development along Highway 1 shall include installation and maintenance of an average 50-foot wide landscaped buffer along the highway with trees which would exceed 50 feet in height at maturity planted in clusters a maximum of every 100 feet (part of this screen may be developed in an easement secured from Caltrans, providing an adequate permanent buffer is ensured). The buffer shall be landscaped with a sufficient density of trees and shrubs to screen views of all parking areas and to break-up and screen views of development from Highway 1.

DevStd KS21-7: Residential units adjacent to the existing golf course should be designed to include private outdoor areas (eg: landscape buffering) and ensure safety from stray golf balls. Development shall be designed to facilitate pedestrian access to the golf course and accommodate continued use of the public golf course.

DevStd KS21-8: All development shall be sited to preserve the natural landforms of the site and minimize grading.

DevStd KS21-9: The Specific Plan shall, to the maximum extent feasible, provide for coordinated access points on Highway 1 between this site and Key Site 22.

DevStd KS21-10: The layout and design of the development should be compatible with golf course actions and minimize risks to occupants and visitors from golf course activity.

DevStd KS21-11: The development should minimize visual impacts to Highway 1 and the surrounding rural area through the use of low-profile design, earthtone colors

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and vegetated setbacks. The Specific Plan shall be reviewed for compatibility with adjoining agricultural uses.

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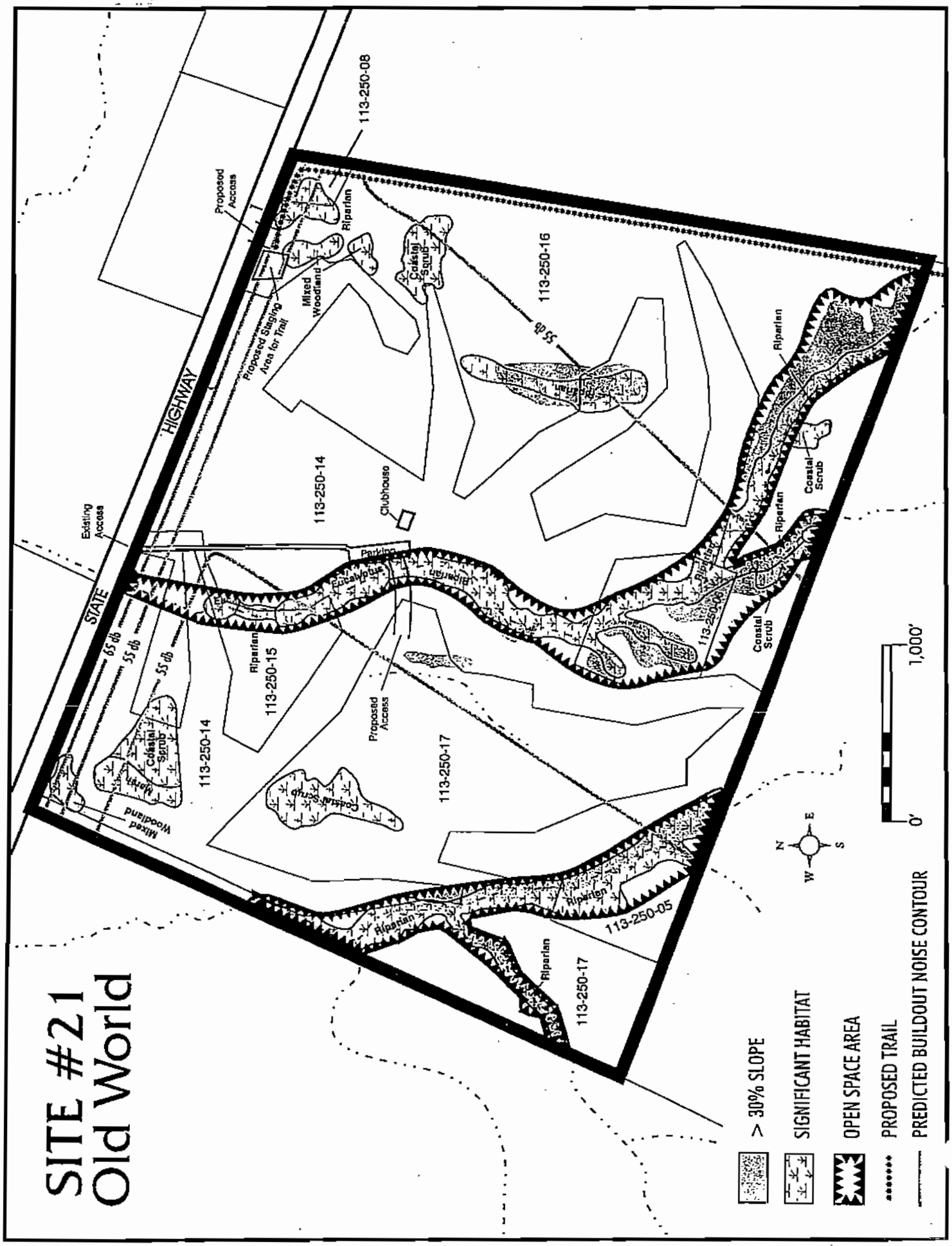


Figure KS21-1

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KEY SITE 22 (West Orcutt)

Background:

Site 22 consists of 16 individual parcels totaling 1,179.45 acres. The site is located in west Orcutt, and bounded by Solomon Road and Highway 1 to the south, Black Road to the west, the Tanglewood residential subdivision to the north, the Santa Maria Public Airport to the northeast, and ranchettes (Key Site E) to the east (Figure KS22-1).

Approximately 480 acres are in agricultural production, including 380 acres of strawberries and 80 acres of irrigated pasture. Most of the remaining 700 acres is open grassland, floodplain and wetlands, and is used for grazing. The site contains four single family residences, several greenhouses and agricultural coolers. The old road bed for Dutard Road crosses the northern portion of the site from west to east and another dirt road enters the southeast corner from Solomon Road and extends along the eastern site boundary.

Setting:

Topography/Aesthetics: The site is mostly level with the exception of two canyons cut by unnamed drainages near the northwest corner. Orcutt Creek's wide meandering floodplain extends through the entire southern portion of the site, generally parallel to Highway 1. Site 22 contains panoramic open spaces, contributes significantly to the semi-rural character of Orcutt, and provides a scenic gateway to west Orcutt from Highway 1.

Natural Resources: Orcutt Creek's floodplain ranges from 500 to 1,000 feet in width and occupies approximately 130 acres of the site (Figure KS22-2). The floodplain supports scattered riparian vegetation. The Orcutt Creek channel becomes wide and flat throughout the central portion of the site, supporting several freshwater marsh areas. Freshwater marsh is also found at three locations along the western site boundary.

The largest known vernal pool complex in Santa Barbara County (120 acres), located north of Dutard Road, supports a wide variety of wildlife including such rare species as tiger salamanders, Pacific chorus frogs, and larvae of the western spadefoot toad, along with many resident and migratory bird species, including several types of shorebirds and ducks.

A 33-acre stabilized dune area along the central eastern boundary, adjacent to the Santa Maria Public Airport, contains sandhill chaparral including a large number of multi-trunked coast live oaks. The dunes are one of the last such intact habitats in the planning area. Water accumulates and ponds in depressions between the dunes during wet years and supports wildlife such as the western pond turtle, a threatened species. A thin strip of central dune scrub separates these areas from cultivated fields to the south. The remainder of the areas which are not in active cultivation are

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covered by large tracts of annual grassland, which serve as foraging habitat for a number of bird species including the golden eagle.

Archaeological Resources: A recorded archaeological site (SBA-1159) is also located on Site 22. Several additional archaeological and historical sites have been identified on the property, but the site records have not been officially recorded at this time.

Noise: Approximately 90 acres of the site lie beneath the flight approach zone for runway 2/20 at the Santa Maria Public Airport and are affected by noise from aircraft overflights. Potential development on strips of land along the western and southern site boundaries would be affected by roadway noise from Black Road and Highway 1 respectively. Portions of the site which lie adjacent to the future extensions of "E" Street and Union Valley Parkway would also be affected by traffic generated noise.

Safety/Hazards: The 90-acre area under the flight approach zone would not be suitable for development which creates high concentrations of people (no more than 4 units/acre or 25 persons/acre if commercial) due to hazard concerns from the Airport.

Project Description:

Once the urban core if more fully developed, this site's size and physical characteristics could accommodate extensive residential development, while allowing flexibility in locating future structures and major roads, neighborhood commercial facilities and public services (e.g., schools, fire stations) needed to serve the residences.

Residential Development: The land use designation and zoning are Res Ranch/RR-20. To allow the urban core area of Orcutt and other "infill" parcels an opportunity to develop, and to delay costly infrastructure improvements/extensions to Site 22, a consideration of redesignation/rezone of this site to PD/PRD is to be delayed 10 years or until such time as 60% of the available units on all the other Key Sites have received Land Use Permits, whichever occurs first.

Under the PRD zone, a variety of densities could be developed on this site. In general, the lowest densities would be located along the Highway 1 corridor, the highest would be located near the intersection of Union Valley Parkway and "E" Street, and moderate density development would be located throughout the remainder of the developable area. Development would be clustered within 743 acres of the site, located mainly within areas currently used for grazing or agricultural production.

Transfer of Development Credits: If Site 22 is rezoned to PRD, several hundred acres of agricultural land will be lost to residential and commercial development. To help mitigate this loss and address the loss of prime agricultural land valley-wide, Site 22 has been identified as a TDC receiver site for credits from other agricultural land in the Santa Maria Valley. If a Countywide TDC program is implemented, it will be necessary to identify potential receiving site(s) and Key

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Site 22 may provide the only significant opportunity as a large receiving site for the Santa Maria area. With the potential increase in development on this site from approximately 50 units to 2-3,000 units, this site could afford to purchase some development credits to offset the loss of agricultural land.

Specific Plan: In order to address project phasing, distribution of densities across parcels, infrastructure financing, school construction funding, affordable housing, and park and trail development, a Specific Plan will be prepared to address future development of this site. Figures KS22-4 and -5 show conceptual plans which identify areas for different densities, as well as land for protection as Open Space.

Access: To provide access to the site, Dutard Road would be realigned to the south and upgraded to a primary road. In addition, a two lane segment of Union Valley Parkway (UVP) would be extended through the southeast portion of the site connecting to Hwy 1, with right-of-way reserved for expansion to four lanes. Finally, the City of Santa Maria's Circulation Element contains a proposal for a new $8,000,000 north-south primary road, "E" street, which could connect development on Site 22 more directly with future industrial development on the Airport and with planned development west of the City (Figure KS22-3).

Commercial Development: The PRD zone allows for up to 2 acres of supporting "neighborhood" commercial facilities on a 200 unit or more PRD "site." However, since Key Site 22 may have up to 3,000 units and seven of the 15 parcels exceed 100 acres in size, it is anticipated that up to 15 acres of commercial development could be accommodated.

Open Space: The floodplain of Orcutt Creek, the canyons of the drainages near Black Road, the grassland complex and remnant dune area on the northern portions of the property are to be retained as open space (Figure KS22-3). This open space area would reduce flooding and geologic hazards, provide land for a park and a community center, and protect sensitive biological and cultural areas.

The open space area would also include most of the public trails and a park sited in the Flight Approach Zone of the Santa Maria Public Airport. The rest of the open space area serves to satisfy the goals of the PRD zone district by protecting the site's most sensitive biological resources, including two floodplain areas of Orcutt Creek, a 30+ acre ancient sand dune area with specimen oaks, and 120 acres of grassland complex. The habitat and hazard-based open space totals 436 acres, and when combined with schools and active parks, total open space would constitute approximately 45% of the site.

Parks: A variety of parks will be developed on this site to accommodate the needs of new residents. For example, a minimum of 28 acres of parkland will be needed at buildout of 2,000 units,[18] and 42 acres at 3,000 units. A 15-20 acre regional park could be developed partially within the Orcutt

[18] (2,000 x 3 persons/unit = 6,000 persons into the Board-adopted standard of 4.7 acres of parks per 1,000 persons = 28.2 acres)

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Creek floodplain and include active recreational facilities such as baseball/softball fields, group and family picnic areas, and passive recreational space. This park could also include a community center with meeting rooms, a swimming pool and banquet facilities, and could be linked to the linear park along the Orcutt Creek greenway. The greenway would include a paved bikepath, walking trails, picnic areas and space for habitat restoration/urban forest areas. An additional 20+ acres would still be required to meet the minimum park standard and could be utilized for a system of 1-2 acre neighborhood parks.

Major Trails: A 1.3-mile segment of Class I bikepath/multi-use trail would parallel the northern bank of Orcutt Creek across the entire site. An additional Class I bikepath would be located along the eastern site boundary between the future location of UVP and Solomon Road and a Class II bikepath would be located along UVP through the site. Hiking trails are also proposed along the northern bank of the unnamed drainage which flows through the northern portion of the site, along the southern edge of the oak woodland/dune scrub area, along the western site boundary between Dutard Road and the northern edge of the Orcutt Creek floodplain, and parallel to the Class 1 bikepath along Orcutt Creek (Figure KS22-3). Additional local trails would be constructed to link neighborhoods to parks, the community center, and regional trails.

Retention Basins: The SBCFCD identified potential locations for three regional retention basins along the site's western boundary to accommodate runoff from urbanization on the site (Figure KS22-3). These basins would be located within the three canyons of the drainages north of Orcutt Creek, and developed through modification of the culverts under Black Road. These basins would be designed to accommodate all runoff from future development and would preclude the need for multiple, project-specific basins.

Public Services: Two 12-acre elementary school sites and a 19-acre junior high school site will be necessary to serve development on Key Site 22 at the 2,000 unit level. If more than 2,000 units are built, a 40-acre high school site will also be needed. However, airport restrictions may limit development of schools on Site 22 and off-site locations may need to be found.

Portions of the site lie outside of the Fire Department's 5-minute response zone. To provide service to the entire site and improve service to western Orcutt, a half-acre fire station site would need to be located in an area approved by the County Fire Department.

Site Constraints/Considerations:

Urbanization on the southern portions of the site could change the visual character of the site and eliminate the scenic value of the northern side of the Highway 1 corridor between Black Road and Solomon Road, adversely impacting views from this Scenic Highway/"gateway road." New development will also cause a reduction in and disruption of habitat, including the Orcutt Creek wildlife corridor. Destruction or displacement of historic/archaeological resources could also occur.

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Conversion of large portions of the site from agriculture and open space to urban use will result in significant increases in stormwater runoff and exposure of residents to flood hazards. Roadway noise from Highway 1 and Black Road will increase significantly in association with traffic generated by urbanization of the project site. Decreased level of service on area roadways, long-term exposure of residents to noise, and exposure of residents and property to airport hazards are also expected to occur.

KEY SITE 22 DEVELOPMENT STANDARDS

Policy KS22-1: **Key Site 22 is designated Res Ranch and zoned RR-20. Any proposed development on Key Site 22 shall comply with the following development standards.**

DevStd KS22-1: The project shall include development of Union Valley Parkway between Highway 1 and the eastern site boundary, and "E" Street between the northern site boundary and Union Valley Parkway. "E" Street shall be aligned as shown in Figure KS22-1. The exact alignment of this road shall be determined at the time of the Specific Plan.

DevStd KS22-2: Development shall not be located within 50 feet of Highway 1 and an appropriate distance from UVP and "E" Street, as established in a site-specific noise analysis. Noise reducing features such as vegetated berms, building orientation, adequate setbacks, and extensive landscaping shall be incorporated along the airport approach zone and the site's southern boundary. Soundwalls shall not be utilized along public highways. Residential uses proposed within the 60 dB or greater CNEL airport noise contour shall provide an aviation easement to the Santa Maria Public Airport District.

DevStd KS22-3: Drainage improvements shall be provided to control contaminated run-off from paved surfaces. Parking areas shall incorporate design features such as perimeter drains equipped with silt/grease interceptors and catch basins to reduce contaminant levels in runoff before it enters the storm drain system.

DevStd KS22-4: Any development shall include an erosion control plan. Energy dissipators, silt fencing, straw bales, and sand bags shall be used in conjunction with other methods to prevent erosion on slopes and siltation of the stream channel and other wetland habitats

DevStd KS22-5: Paved access sufficient to support the weight of SBCFCD maintenance vehicles and/or emergency vehicles shall be provided along Orcutt Creek. This road shall also function as a Class I bikepath.

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DevStd KS22-6: If development is proposed in areas where archaeological/historical resources have been identified in the EIR, it shall be conducted consistent with County CEQA Guidelines. The areas within the identified development setbacks shall be incorporated into the project design as "Undevelopable Open Space" and the site shall be seeded prior to sale of units. The areas designated "Undevelopable Open Space" shall be clearly labeled on all development and grading plans. Fill shall not be placed on archaeological resources within environmentally sensitive areas.

DevStd KS22-7: Development shall be located and constructed in a manner which reduces exterior noise affecting residential units to a maximum of 65 dB.

DevStd KS22-8: If agricultural wells are to be converted for use as a municipal water source, evidence shall be submitted as a part of the Development Plan that water quality meets state and federal standards. Any measures recommended by CCWC or CEHS shall be implemented prior to issuance of a Land Use Permit.

DevStd KS22-9: Development (including fences) shall be not be located within 50 feet of the site's southern boundary with Highway 1. Structures shall not be located within 100 feet of this boundary. Property fences along the Highway 1 corridor must be designed to allow for unobstructed views through the fence (e.g., polecraft fencing). Landscaping within these setbacks shall be designed to accentuate the semi-rural character of the area, and include sufficient densities of trees and shrubs to break up building masses without obstructing primary views north from Hwy 1.

DevStd KS22-10: Any subdivision application shall include a landscape, open space management, and habitat protection and restoration plan to be prepared by or under the direction of P&D. This plan shall:

- Protect the vernal wetland/grassland complex from urban encroachment;
- Enhance the disturbed vernal wetland/grassland complex immediately adjacent to the existing alignment of Dutard Road;
- Include protection measures, including the installation of fencing, signs, and landscape buffers of appropriate native trees and shrubs;
- Protect and enhance the Orcutt Creek corridor;
- Plant groves of appropriate native trees and stands of shrubs along selected portions of the "banks" and top of bank of Orcutt Creek;
- Restore and enhance selected wetlands areas within the floodplain;
- Install fencing around the most significant wildlife areas and install signs and walkways to help guide public use of these areas and the Orcutt Creek greenway; and
- Provide measures to ensure biological connectivity between Orcutt Creek and the primary drainage coming from the Casmalia Hills.

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DevStd KS22-11: Any development within the floodplain shall be sited and designed to minimize the exposure of such development to hazardous or nuisance conditions (e.g., flooded yards) arising from flooding of developed facilities, such as buildings, parks, and parking. Such development shall also be sited and designed to minimize or avoid any increase in the cost, frequency and intensity of channel maintenance activities required to protect these areas from flooding. As part of the application for any development within the floodplain, the developer shall fund a study under the guidance of SBCFCD and P&D to evaluate the effects of project design on downstream floodwater volumes, increases in maintenance, and potential impacts to biological resources within the creek channel. The goal of the study shall be to provide development and modified channel designs which allow the creek system to function in a natural manner (e.g. one which allows meandering and deposition of sediments), in addition to protecting development and the creek's resource values.

DevStd KS22-12: No grading shall occur in the area identified as vernal pools/wetland until the Army Corps of Engineers has made a determination whether a Section 404 permit is needed.

DevStd KS22-13: Any residential development constructed under the RR-20 zone district shall be located outside of productive agricultural land to the greatest degree feasible.

Policy KS22-2: **When either 2000 LUPs have been approved on the other OCP Key Sites or after January 1, 2017, whichever is sooner, the County shall consider redesignating/rezoning Key Site 22 to PD/PRD. The site shall also be considered as a TDC receiver site if the County has a TDC program at that time. Key Site 22 shall be developed only subject to a Specific Plan (Government Code §65450). Any proposed development shall comply with the following development standards.** *Amended by Res. 01-226, 7/10/2001*

DevStd KS22-14: The Specific Plan shall include the following public dedications and improvements:

A. Three schools sites: a 17 acre junior high school and two 10 acre elementary school sites. To the maximum extent feasible, these school sites shall be located adjacent to developed parkland; and

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B. A 40-acre high school site dedicated to the Santa Maria Joint Union High School District if more than 2,000 units are proposed for development; and

C. A half acre Fire Station constructed and dedicated to County; and

D. The areas designated "Open Space" in Figure KS22-1 shall be dedicated to the County or other County approved group/agency; and

E. A 15-acre developed regional park in the Santa Maria Airport approach zone adjacent to Orcutt Creek; and

F. 1-2 acre developed neighborhood parks (approximately one acre park/200 units) distributed appropriately throughout the site; and

G. The Orcutt Creek Class I bikepath and hiking trail system depicted on Figure KS22-1 developed to Public Works Department standards with linkage to the parks and schools.

DevStd KS22-15: Compliance with DevStds KS22-1 through -11 shall be demonstrated in the Specific Plan.

DevStd KS22-16: The Specific Plan shall include a phasing plan specifying that development shall occur on the eastern portions of the site (nearest to the existing urban core) first.

DevStd KS22-17: The Specific Plan shall include development of Dutard Road between Black Road and "E" street. Dutard Road shall be aligned as shown on Figure KS22-2.

DevStd KS22-18: The 12 unit/acre or greater density shall be located adjacent to commercial uses, parks and with convenient access to public transportation.

DevStd KS22-19: If a high school site has been dedicated, the Specific Plan shall contain a reimbursement provision to enable the developer of Key Site 22 to obtain funding from other developers in the area to potentially offset the cost of the high school.

DevStd KS22-20: All required affordable housing shall be developed onsite.

DevStd KS22-21: Uses and development in the Flight Approach Zone shall be of lower population density, such as low density residential, parking lots, recreation, and open space.

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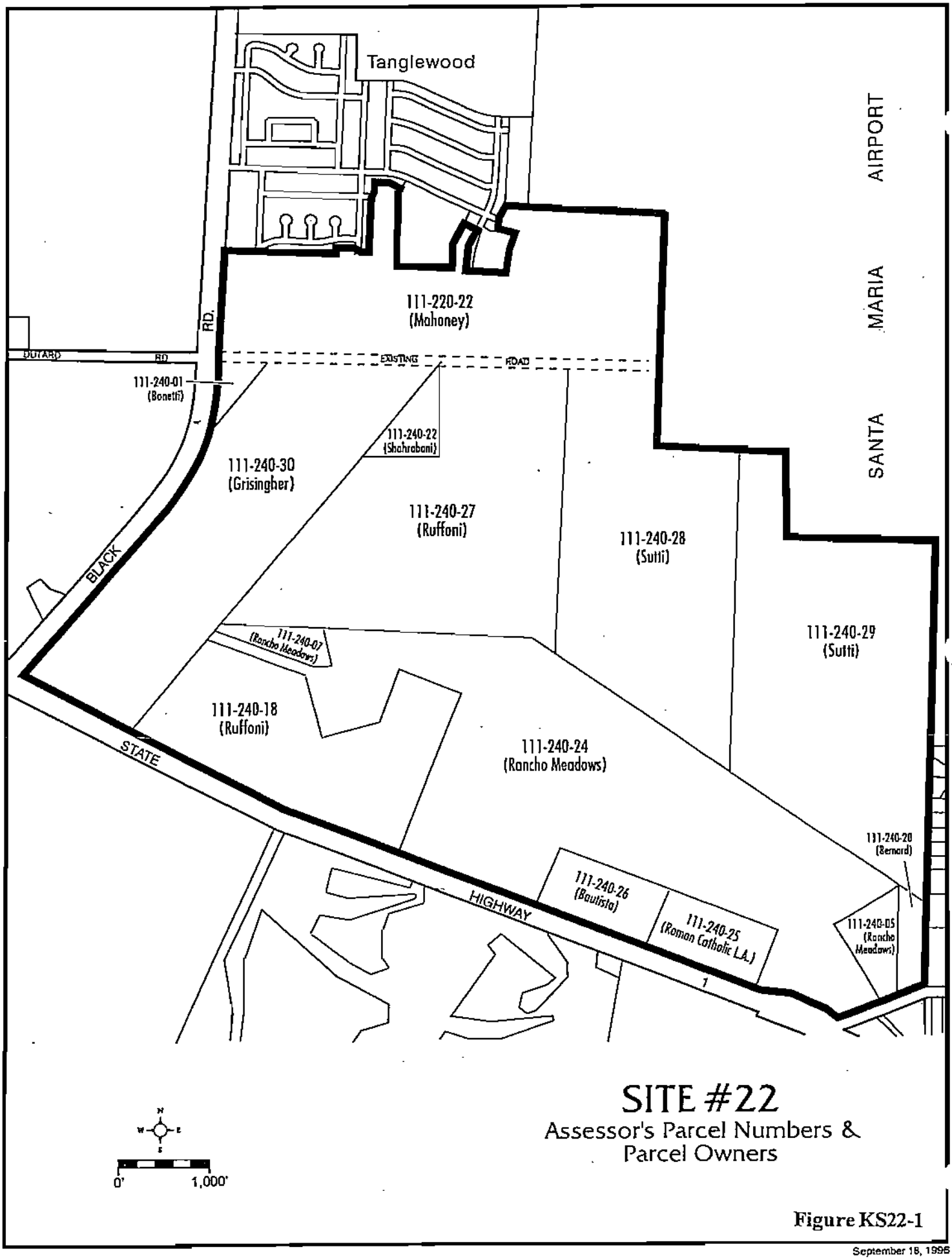
DevStd KS22-22: Structures and paved surfaces, except paved walkways, bikepaths, or interpretive displays, shall not be developed within the open space corridor of the vernal pool/dune complex.

DevStd KS22-23: No structures shall be located within 20 feet of the western site boundary and development in this area shall be screened with extensive landscaping.

DevStd KS22-24: Prior to receiving approval for major (over 50,000 sf) commercial development, the developer of Site 22 shall submit an economic analysis which assesses potential economic effects of that development on Old Town. This analysis shall include potential current and future draw from Old Town, direct and indirect competing uses, and any other relevant effects which may reduce Old Town's long-term commercial viability. ***(See Policy LUC-O-4 and Action LUC-O-4.1)***

DevStd KS22-25: In the environmental analysis for Site 22, the area east of US 101 and west of Telephone Road shall be examined as an alternative site for the development proposed for Site 22.

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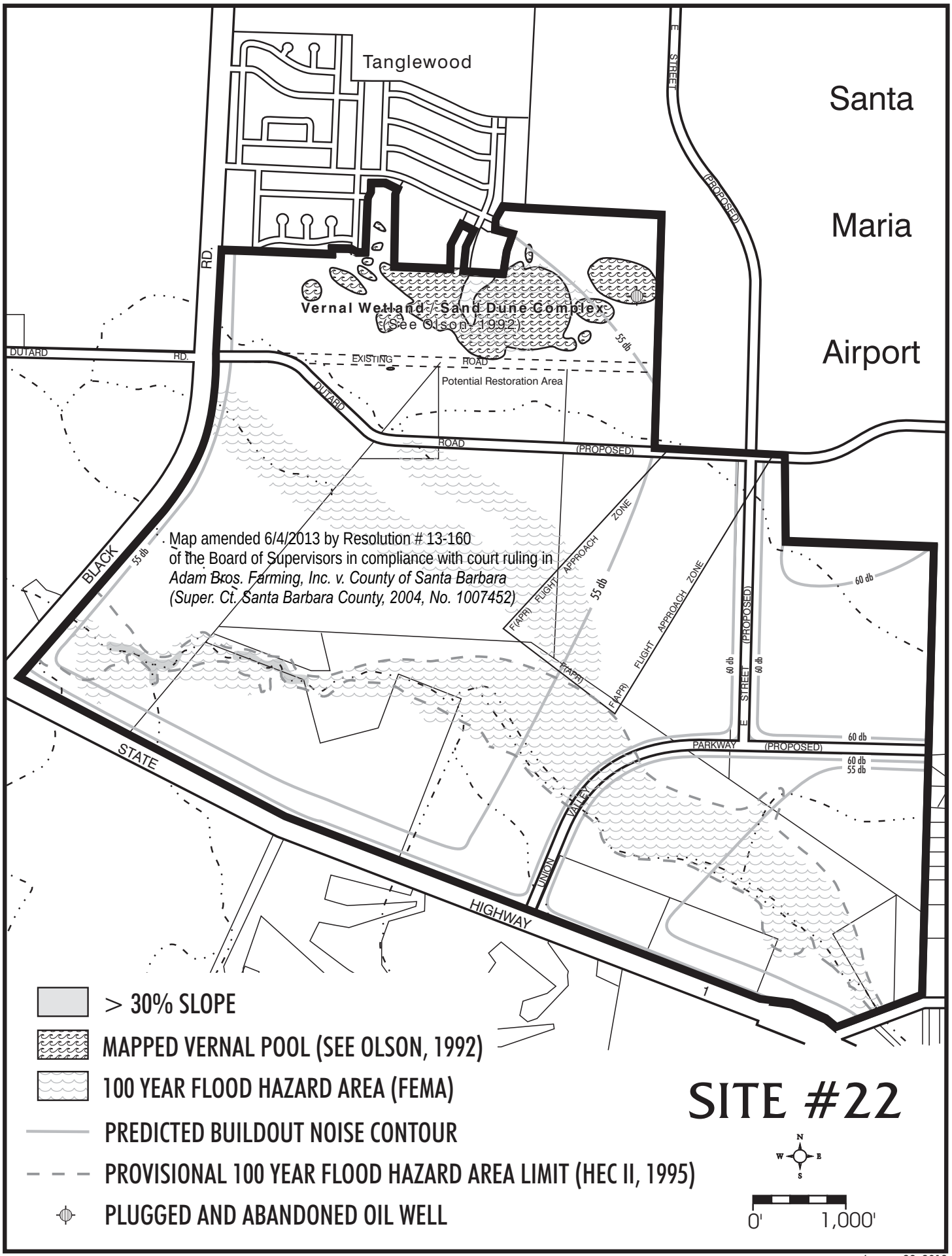
SITE #22

Assessor's Parcel Numbers & Parcel Owners

Figure KS22-1

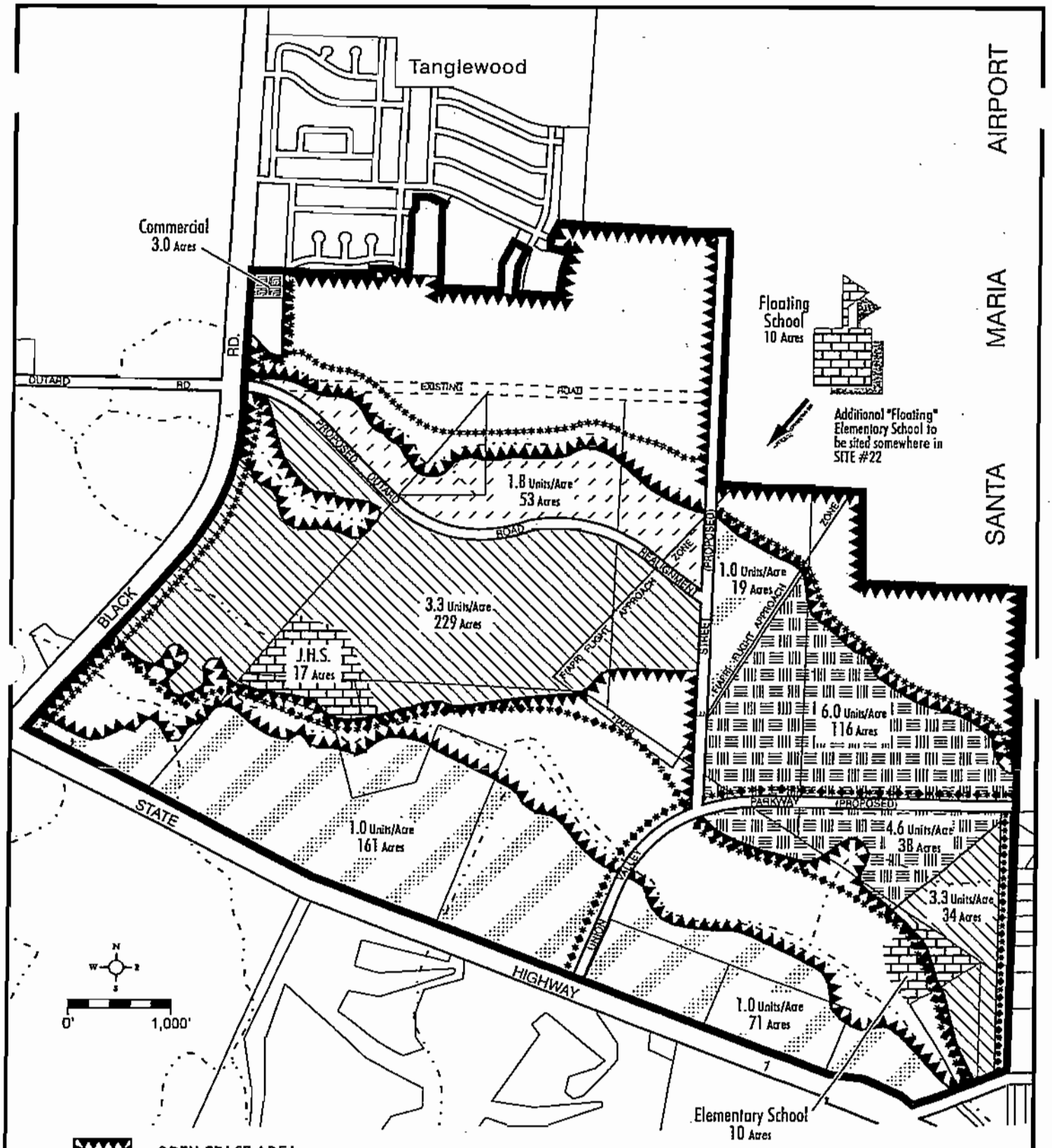
September 18, 1998

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67



January 28, 2013

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67



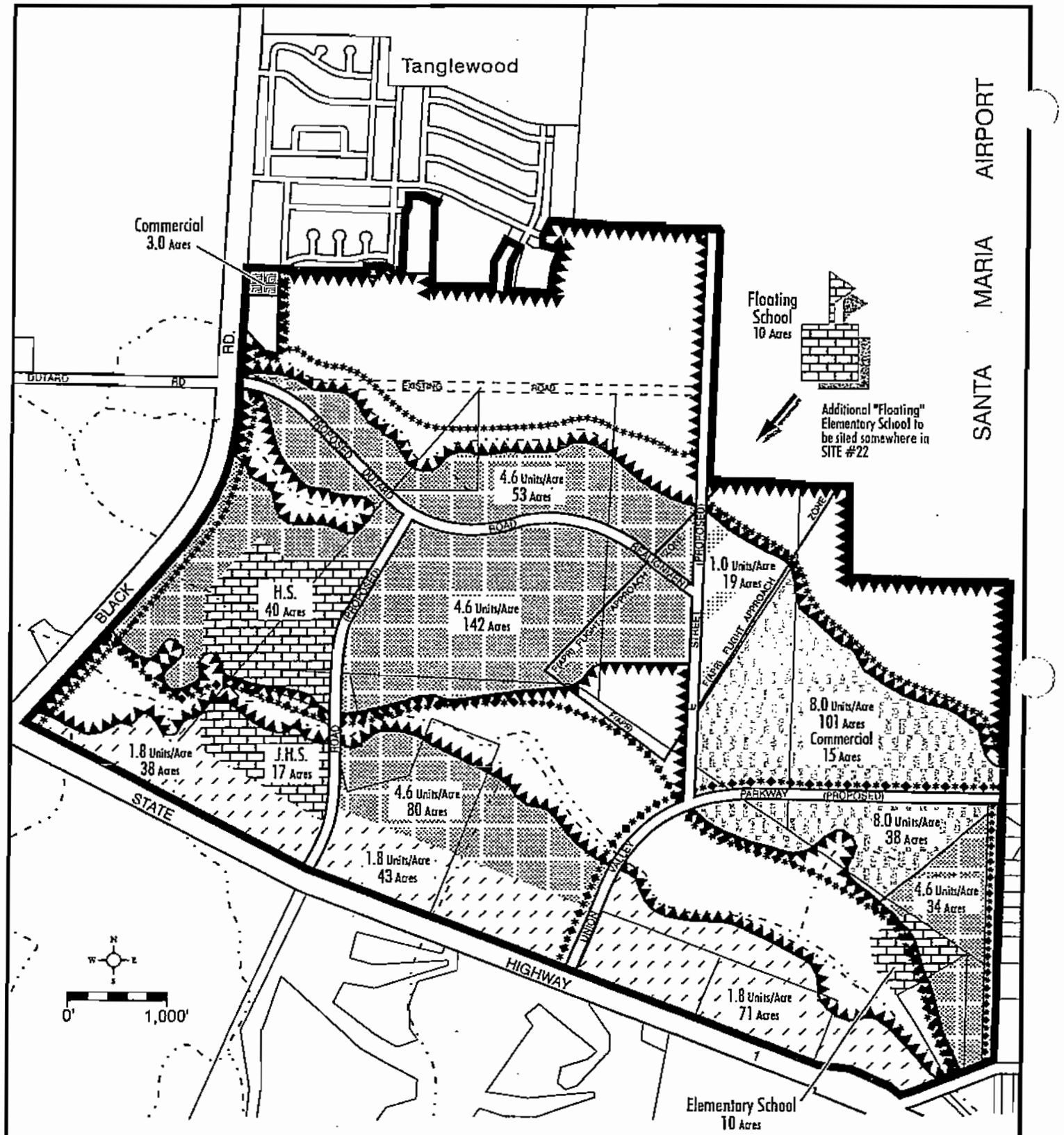
SITE #22

Potential Buildout - Proposed Project
2,000 Units, Junior High & Elementary Schools

Note: The densities and land use configurations shown on this map are for illustrative purposes only. Total proposed density for the entire site is 2,000 units. Proposed E Street and Dutard Road alignments shown on this map have been supersede

October 4, 1996

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OPEN SPACE AREA

PROPOSED TRAIL

PROPOSED CLASS 1 BIKEWAY & TRAIL

75' TRANSPORTATION CORRIDOR

SITE #22

Potential Buildout - High Buildout Alternative
3,000 Units, High School, Junior High & Elementary Schools

Note: The densities and land use configurations shown on this map are for illustrative purposes only. Total proposed density for the entire site is 3,000 units. Proposed E Street and Dutard Road alignments shown on this map have been supersede

October 7, 1996

Figure KS22-5

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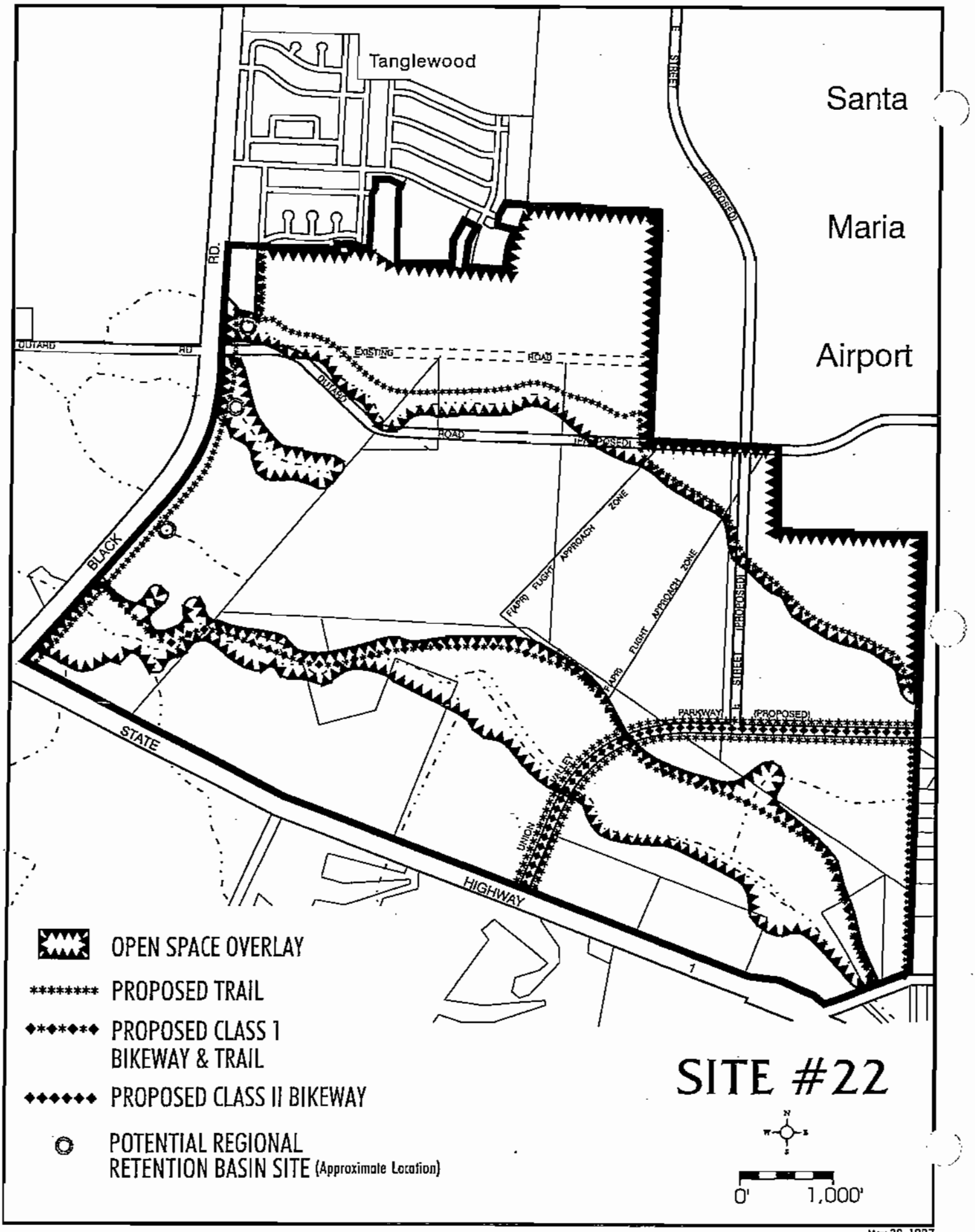


Figure KS22-3

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KEY SITE 23 (County Foster Road Facilities)

This 90.94 acre site (APN 111-230-69) is located west of Highway 135, adjacent to and south of the Santa Maria Airport. This site is owned by the County but is within the boundaries of the City of Santa Maria and has City designations. Surrounding uses include undeveloped Santa Maria Public Airport property to the north and west; single-family residential (Foxenwood Planned Community, 3.3 units/acre) to the south; and undeveloped land to the east. The site currently provides the location for many Santa Barbara County facilities and department offices. Total existing building space is approximately 55,300 s.f., located in six one-story structures with approximately 200 total parking spaces (Figure KS23-1).

Topography onsite is generally level. Undeveloped portions are vegetated with non-native grasslands, which are surrounded by very large blue gum eucalyptus windrows and scattered coastal dune scrub. The windrows parallel California Boulevard, Foster Road and the eastern property boundary, and serve as important roosting and nesting habitat for raptors and songbirds. In the past, the grasslands were used for cattle grazing operations.

Existing access is from Foster Road, which runs east-to-west along the northern boundary of the site, and California Boulevard which runs north-to-south through the center of the site. A frontage road runs parallel to Foster Road between the eucalyptus trees along the northern border. Driveways branch off the frontage road to access the County facilities, parking lots, etc. An access road branches off Foster Road near the northeastern corner and extends to a building near the eastern side of the site.

The site is located south of the Santa Maria Airport and lies within Safety Area 3 (General Traffic Pattern Area). Under the Airport Land Use Plan, public facilities, such as those proposed on the site, have been determined to be compatible in Safety Area 3, but may be subject to review by the ALUC. Unocal gas/flow lines and a Gas Company high pressure gas line extend through the site parallel to California Blvd. on the west side.

Due to the presence of County offices, the proposed extension of Union Valley Parkway through the southern end of the site, and the site's proximity to the proposed industrial development on the Airport property, Site 23 is a suitable location for light industrial and office uses.

Approximately 350,000 sf of additional mixed professional and industrial development could occur on the site, concentrated in the undeveloped grassland areas or as extensions of existing buildings. Potential uses could include light industrial, limited manufacturing, various storage uses, educational, institutional, governmental and other public facilities. Possible access points include Foster Road and the parallel frontage road, California Blvd., the unnamed access road in the northeastern corner, and Union Valley Parkway.

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The City of Santa Maria has proposed an extension of Union Valley Parkway (UVP) along the southern border of the site as part of a regional plan to complete the Parkway from Highway 101 to Highway 1. The extension of UVP through Key Site 23 would require an easement along the entire southern boundary.

The primary constraints associated with development on this site are related to the very large eucalyptus windrows and coastal dune scrub. The eucalyptus trees should remain in natural, undeveloped open space. In addition, a Class II bikeway is proposed along the extension of Union Valley Parkway and a multi-use trail is to parallel both sides of that road.

KEY SITE 23 DEVELOPMENT STANDARDS

Policy KS23-1: **Any proposed development on Key Site 23 shall comply with the following development standards.**

DevStd KS23-1: The dune scrub habitat in the southwest corner of this site, the large eucalyptus windrows along Foster Road and California Blvd., and one or two rows of eucalyptus along the eastern boundary of the site shall remain in natural, undeveloped open space (Figure KS23-1). No development except bikepaths, hiking trails, or a park shall be permitted within this open space.

DevStd KS23-2: The County shall work with the City of Santa Maria on the extension of Union Valley Parkway to provide visual screening between the parkway and adjacent residents and to develop and maintain the road as a landscaped parkway.

DevStd KS23-3: The County shall coordinate with the City of Santa Maria on the trail and bikeway system. A Class II bikeway shall be constructed along Union Valley Parkway concurrently with its extension west of Highway 135. Siting and design of the bikeway shall minimize the removal of trees.

DevStd KS23-4: In order to minimize safety hazards, the County should consider the construction of one-story buildings only and a maximum Floor Area Ratio of .30, if feasible, for the area east of California Blvd., consistent with the Airport Land Use Plan.

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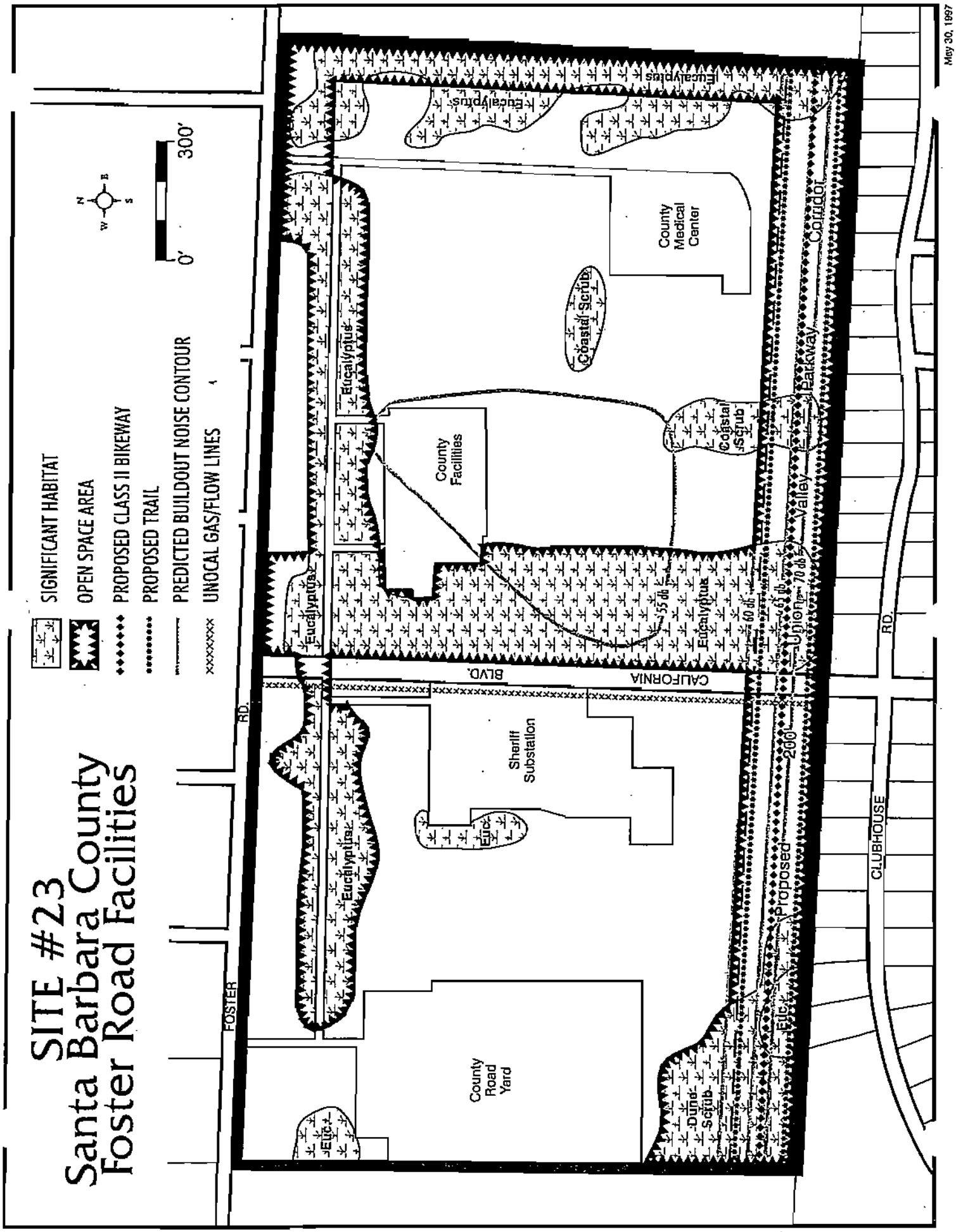


Figure KS23-1

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KEY SITE 24 (Roth)

This site, APN 111-110-12 (3.34 acres), is located approximately 400 feet west of Orcutt Road between Stubbs Lane and Goodwin Road. It is bounded by existing residential development to the north (Res 4.6), south (Res 8.0), and east (Res 12.3 and Res 20.0), and Waller Park to the west. The site is located in a developed residential area of Orcutt. The northern portion of the site contains two single family residences and a barn is located in the center of the site (Figure KS24-1).

Onsite topography is nearly level, sloping slightly to the north. Vegetation consists of annual grasses with a cluster of pine and eucalyptus trees located near the western boundary. The site is visible from Waller Park, a low-intensity recreational area in a natural setting to the west, as well as from residential neighborhoods to the north and south. Views of the site from the east are obstructed by a grove of eucalyptus trees. Surface water within the site drains into Waller/ Skyway Channel, an existing two-mile long man-made drainage facility designed to convey stormwater from a 100-year storm event.

The site does not have frontage on any public roads. Access is currently available through the adjacent parcel to the east via a narrow unpaved driveway. The existing easement through this parcel may not be adequate to accommodate necessary improvements required for buildout, and it may not meet County Fire Department standards. In addition, several residential structures are located adjacent to this road.

The land use and zoning designations are Residential 20/DR 20 with a potential buildout of up to 66 units onsite. Units would be clustered within a 2.04 acre developable area. Potential projects would likely consist of multi-family structures (apartments or possibly condominiums) with a common recreation area. Access could be from the south and east via the unpaved road or from the west through an easement along Waller Park (see Traffic/Circulation section for more detailed discussion).

Site 24 is one of a few sites identified in the Orcutt Community Plan which could provide a significant level of affordable housing. The site has few environmental constraints and relatively level topography. Access is the most significant physical constraint to development of this site, due to existing structures and limited right-of-way along the unpaved road to the east. Future development may require access easements through adjacent residential parcels or possibly through Waller Park to the west. Impervious surfaces (roofs, roadways, parking facilities, etc.) associated with buildout on the project site could result in increased stormwater runoff, which could increase volumes of surface runoff into the Waller/Skyway drainage channel.

Policies and development standards guide development on this site to ensure compatibility between existing residences and new development, and also to provide adequate roadway access to the site and pedestrian access to adjacent Waller Park.

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KEY SITE 24 DEVELOPMENT STANDARDS

Policy KS24-1: **Key Site 24 (APN 111-110-12) is designated Res 20 and zoned DR 20. Affordable housing shall be provided on-site in accordance with the Inclusionary Program of the Housing Element Implementation Guidelines. Any proposed development on Key Site 24 shall comply with the following development standards.**

DevStd KS24-1: Primary access to the site shall be from Goodwin Road or through the extension of Auto Park Road past Goodwin Road to the north side of the parcel, if feasible. The County shall consider granting an easement to this site along the eastern boundary of Waller Park and funding necessary improvements. If determined necessary by Santa Barbara County Fire Department, an emergency access route may be constructed along the site's existing easement to the east or, if deemed necessary, emergency access could be provided through to the terminus of Stubbs Lane.

DevStd KS24-2: The developer shall construct a pedestrian walkway/crosswalk across the extension of Auto Park Road connecting to Waller Park.

DevStd KS24-3: A landscape screening buffer shall be planted with drought-tolerant trees and shrubs along the site's western boundary.

DevStd KS24-4: Development on this site should be compatible with existing adjoining development through the use of appropriate site planning, landscape screening, setbacks and other methods, including design treatment to minimize visual impacts to adjacent single family residents to the north and south. *Amended by Res. 01-226, 7/10/2001*

Action KS24-5: Due to the availability of open space in the adjacent Waller Park, the County should consider reducing onsite open space requirements, as provided in the DR Zone District, to increase the affordable housing development potential consistent with the Housing Element Implementation Guidelines and the State Bonus Density statute.

DevStd KS24-6: A play area with tot lot shall be provided within the common open space area. *Added by Res. 01-226, 7/10/2002*

DevStd KS 24-7: Development of the site shall include pedestrian access to Waller Park from the western boundary of the site. *Added by Res. 01-226, 7/10/2001*

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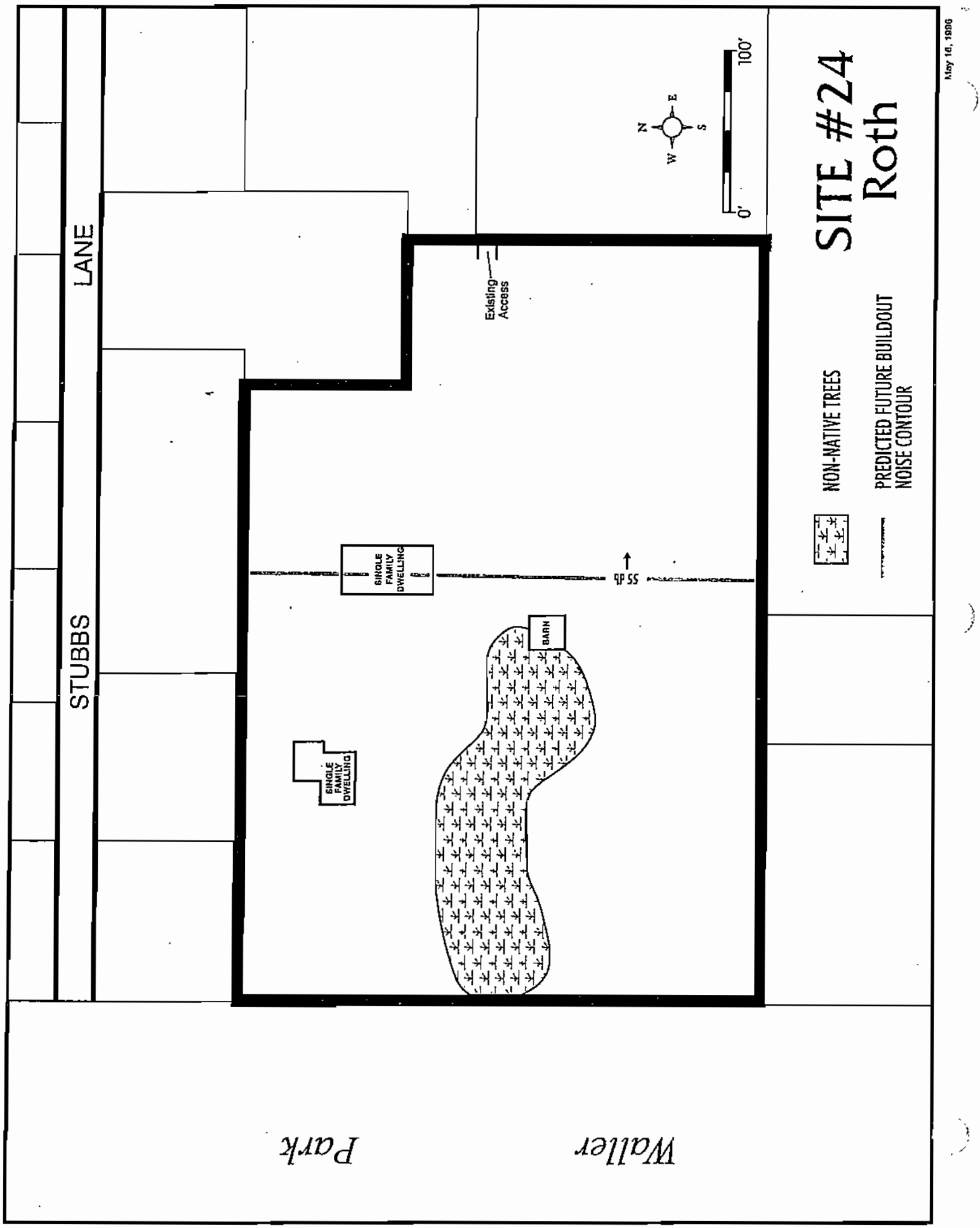


Figure KS24-1

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KEY SITE 25 (Santa Maria Way)

This site is 22.23 acres in size and consists of three parcels: APNs 107-070-09, -46, and 109-200-33. Surrounding land uses consist of a service station, mini-mart and Quail Meadows Mobile Home Park (6 units/acre) to the north; US Highway 101 to the east; the US 101/Santa Maria Way interchange to the south; the Las Brisas residential development (8 units/acre) to the southwest; and Site 32, a church and school (Res 3.3/DR 3.3), to the northwest (Figure KS25-1).

The entire site is currently vacant and approximately four acres in the northernmost portion appear to have been cleared or graded in the past. The northernmost 13.5 acres are relatively level and slope to the northwest, however, a steep knoll rises 15 feet above the surrounding area at the center of the eastern parcel boundary of 109-200-33. The southern 8.78 acres slope gradually from the crest of a knoll near the southernmost boundary. Natural drainage on the site flows to the northwest, and to the west toward Santa Maria Way. Vegetation on the site consists primarily of non-native annual grasses, with a two-acre area near the center of the eastern site boundary containing sage scrub and lupine.

A natural gas pipeline carrying hydrogen sulfide runs along the site's eastern boundary, branching west across the site along the parcel line between the two southernmost parcels. The eastern and the southwestern sides are exposed to noise levels in excess of 65 dB from traffic on Highway 101 and Santa Maria Way respectively. The entire remainder of the site is exposed to noise exceeding 60 dB, except for approximately 2.6 acres in the northwestern corner.

The site lies adjacent to Santa Maria Way, a primary "gateway" into the community of Orcutt and is within the view corridor of US Highway 101. The site is highly visible from both roadways and the Plan requires any development onsite to provide measures to enhance this gateway feature. Access to this site from Santa Maria Way may be constrained due to the speed on the roadway and the presence of a freeway off-ramp and major intersections at the southern and northern ends of the site.

Site 25 lies within the Lakeview and Waller-Skyway Watersheds of the urbanized Orcutt area. Runoff from the site drains to the Lakeview Basin and then into the Lakeview storm drain, which runs along Lakeview Road to the Waller-Skyway channel, located just north of the Santa Maria Public Airport. The existing facilities are not adequate to convey current urban runoff volumes and significant flooding often results along Lakeview Road between Bradley Road and Highway 135. The SBCFCD has proposed a parallel storm drain along Lakeview which would provide 100-year flow capacity for existing development in the area. To the north is the privately owned Quail Meadows Basin. Development outside of Quail Meadows contributes runoff to this basin and flows occasionally exceed the capacity of the basin.

Due to its close proximity to the interchange of Santa Maria Way and US 101, Key Site 25 is a good location for a commercial center. The land use designation is General Commercial and zoning is C-2. Development could include a mix of retail shops, larger stores and possibly a hotel to

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accommodate visitors to the Elks/Unocal Event Center. This site has also been identified as a suitable location for a sub-regional mall due to its size and excellent location.

Development standards for this site balance the provision of such commercial development with the recognition of onsite constraints (e.g., flooding, noise, access, and the hydrogen sulfide pipeline). Impervious surfaces associated with private development on the northern portion of the site could increase runoff flows to the Quail Meadows basin. Increased congestion on Santa Maria Way could result in turning movement conflicts and traffic delays. Noise generating commercial activities (deliveries, horns, telephones, alarms, refuse disposal, and customer traffic) would affect adjacent residents. Persons and adjacent residences could be exposed to toxic gases in the event of a pipeline rupture.

KEY SITE 25 DEVELOPMENT STANDARDS

Policy KS25-1: **Key Site 25 (APN 107-070-09, -46, and 109-200-33) is designated General Commercial and zoned C-2. Any proposed development on Key Site 25 shall comply with the following development standards.**

DevStd KS25-1: Development of Key Site 25 shall not result in an increase in the amount of natural runoff currently contributed to the Quail Meadows basin, unless it is demonstrated to the satisfaction of SBCFCD that runoff generated on the project site cannot be entirely contained onsite. In such an event, the amount and method of conveying such runoff to the basin shall be reviewed and approved by the SBCFCD with input from the Quail Meadows Homeowners Association. If runoff is contributed to the Quail Meadows basin, Site 25 shall pay a proportional share of the maintenance costs of the basin to the Quail Meadows Homeowners Association.

DevStd KS25-2: Vehicular access from Santa Maria Way shall be right-in and right-out only, unless the developer funds a study of the need for left turns and the study finds left turns feasible. Any improvements to provide left turns into or out of this site on Santa Maria Way shall be wholly funded by the developer. Parcel 109-200-33 (northern parcel) shall provide access from Santa Maria Way only at the southernmost property line and parcel 107-070-09 shall provide access from Santa Maria Way only at the northernmost property line unless a single coordinated access is provided.

DevStd-KS25-3: All structures shall be set back a minimum of 25 feet from the pipeline corridor as shown in Figure KS25-1 unless, at the time of development plan submittal, all lines within the corridor have been permanently and properly abandoned as required by the Division of Oil, Gas & Geothermal Resources.

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DevStd KS25-4: Development of the site shall include installation of the following landscaping features (consisting of drought-tolerant trees, shrubs and vines):

- A minimum 50-foot wide landscaped buffer along Highway 101 with trees which reach heights exceeding 50-feet at maturity in clusters a maximum of every 100 feet (a portion of this buffer may be developed in an easement secured from Caltrans, with a minimum of 20 feet of this buffer located on the project site);
- An average 35 foot wide landscaped buffer along Santa Maria Way with trees which reach a minimum height of 35-50 feet at maturity with a sufficiently large canopy to partially extend over the roadway;
- A minimum 15 wide foot landscaped planter strip along the entire western project boundary fronting College Dr. and Santa Maria Way to soften views of new buildings and to break-up, and at a minimum, partially obscure building masses;
- Attractively landscaped pedestrian entries from adjacent roadways including attractive "stamped concrete" or other treated surface walkways linking existing sidewalks/paths with the center's own internal pedestrian circulation;
- Raised landscaped berms and/or decorative masonry walls incorporated into these buffer strips to supplement the screening provided by vegetation;
- Fast-growing vines and shrubs planted along all screening walls; and
- A minimum 25 foot landscaped buffer shall be provided on the northern border of the site to reduce noise, light and other impacts to the residences to the north.

DevStd KS25-5: The developer shall fund and install a landscaped center median along Santa Maria Way extending the entire length of the site's frontage with this road. The entire length of the center median shall be landscaped with drought tolerant street trees, shrubs, groundcover and decorative flatwork acceptable to County Public Works and P&D, or shall be consistent with the standard established by the landscape/median maintenance district. Trees shall be of sufficient size at maturity and spacing to provide a partial canopy over Santa Maria Way. The owner/developer shall be responsible through a bond for maintenance of the median plantings for 3 years or until such a time as the County adopts a landscape maintenance district or other method for median maintenance, whichever occurs first.

DevStd KS25-6: Development of the site shall be consistent with the "gateway policies" in the Visual Resources section of this plan (Section IV. H).

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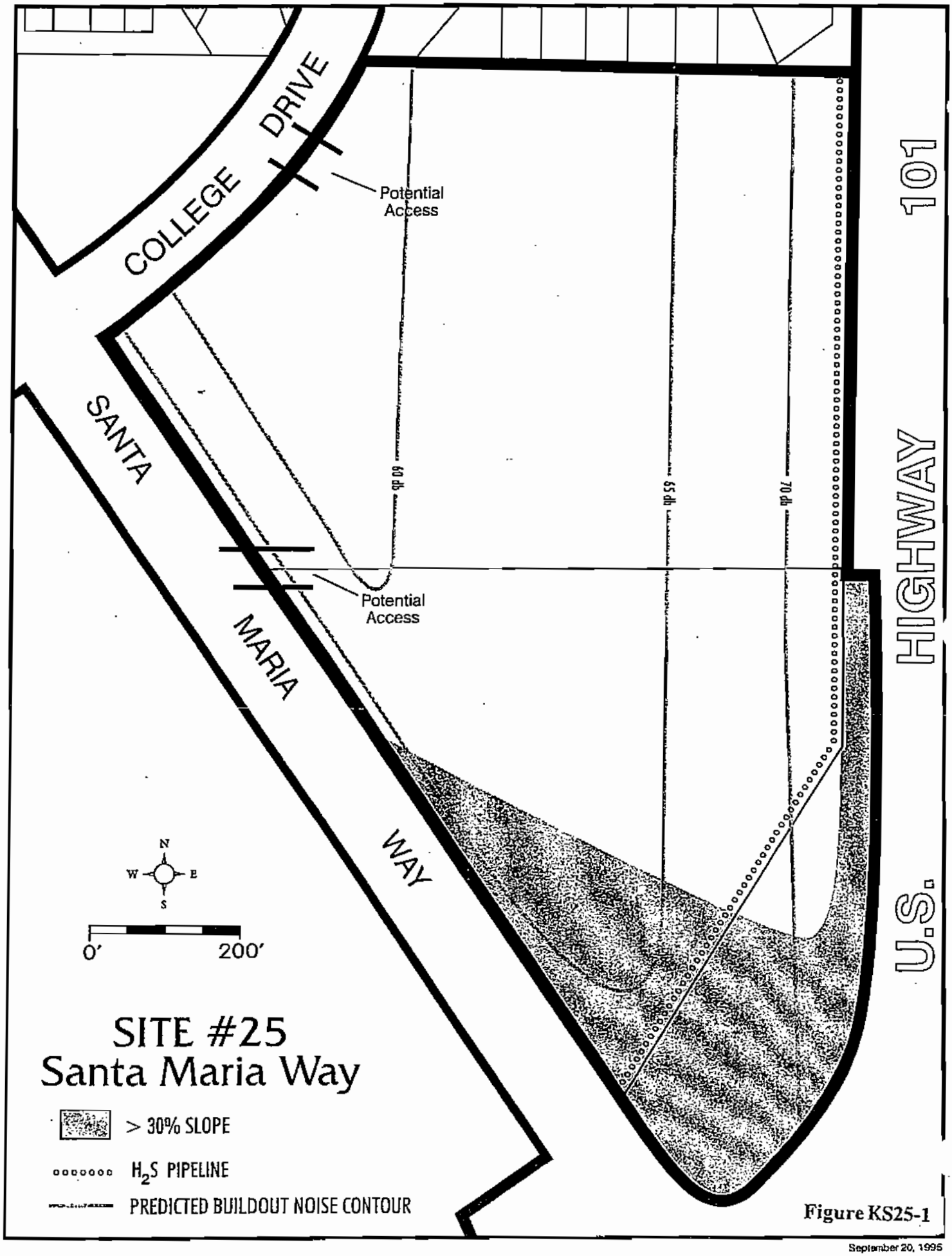


Figure KS25-1

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KEY SITE 26 (Richards)

This site, APN 107-250-11 (6.36 ac), -12 (4.5 ac), and -13 (40.66 ac), is located on the east side of Orcutt Road and Highway 135, south of Foster Road and west of Hummel Drive. It is bounded by single-family residences to the north and south, undeveloped land (Phase IV of the Northpoint townhouse/condominium development) to the east, and single-family residences to the west across Highway 135. Several dirt roads/trails cross the property which are utilized by neighboring residents for passive recreation.

The 51.52-acre site consists of three primarily undeveloped parcels (Figure KS26-1). A single family residence and accessory structures for agriculture exist near the southwest corner of the site and there is a small area of cultivated agriculture just east of the residence. Access to the home exists from a driveway off Orcutt Road and additional access is also available from Orcutt Road.

The entire project site, except for about 6 acres in the southwest portion, is located beneath the "Approach Zone" for the Santa Maria Public Airport. Approximately 11.9 acres in the northeast portion of the property is within the County's more restrictive "No Build" corridor. A strip of land along the western site boundary is exposed to high noise levels from traffic on Orcutt Road and US Highway 135, and the northeast portion of the site is exposed to aircraft noise of 65 db or higher.

Topography onsite is relatively flat to gently rolling and slopes are less than 10%. Vegetation is dominated by two large eucalyptus windrows; a major eucalyptus grove (approx. 3 ac) located centrally on the property was recently reduced in size to accommodate the planting of 10 acres of snow peas. Additional eucalyptus surround the existing single family residence to the southwest. Degraded dune scrub can be found scattered throughout the site with two larger concentrations (approx. 2 ac) located near the northern and southeastern boundaries. Non-native annual grasses occupy much of the property and include other non-native, invasive plant species such as pampas grass and ice plant along the eastern perimeter.

The site has an approved Specific Plan (Richard's Specific Plan (83-SP-1)) covering the three parcels. The Specific Plan designates a range of residential densities and other uses for the site, including: residential on 15.6 acres (12 single-family homes, 83 senior units, 23 townhomes); mini-storage and recreational vehicle parking on 1.4 acres; 60,000 sf commercial on 6.2 acres; 30,000 sf professional offices on 4.5 acres; 11.7 acres for recreation; and Union Valley Parkway right-of-way on 3.1 acres. Public open space would be located in the Airport Safety Corridor in the northwest triangular area.

Land use and zoning designations for the specific plan are identified in Table KS26-1.

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TABLE KS26-1

Land Use and Zone Designations		
APN	**Land Use/Zoning**	**Acreage**
107-250-011	OFF&PROF/PRD 3.3 GENCOM/PRD 3.3 PD 3.3/PRD 3.3	2.30 2.09 1.97
107-250-012	OFF&PROF/PRD 3.3 PD 3.3/PRD 3.3	2.25 2.25
107-250-013	OFF&PROF/PRD GENCOM/PRD 3.3 PD 3.3/PRD	0.81 0.81 39.04

Buildout under the current Specific Plan could result in the construction of up to 141 dwelling units and 115,626 square feet of commercial and office space. Residential units would likely be clustered within 34 of the 40 acres of developable area outside of the No Build Corridor and the eucalyptus groves, and the remaining 6 acres would be developed with a mix of commercial and office & professional uses.

The extension of Union Valley Parkway (UVP) will bisect the property from east to west, making this a good location for commercial uses. If a revised Specific Plan is developed, it should concentrate commercial uses on the frontages of UVP and State Hwy. 135, locate office uses in the interior of the site, and develop the residences in the southern portion of the site to provide compatibility with adjoining residences (Figure KS26-2).

Under either scenario, sewer lines would likely be extended from an existing 8" trunk line located to the north along Foster Road. Roadway access to the site would likely come from the future extension of Union Valley Parkway and/or from Orcutt Road. Access is also possible from Dancer Avenue located near the southeast corner of the site. The area within the No Build Corridor would remain in natural, undeveloped open space. A Class II bikepath would extend along UVP and a multi-use, public trail will parallel both sides of UVP.

KEY SITE 26 DEVELOPMENT STANDARDS

Policy KS26-1: **Key Site 26 is designated General Commercial, Office and Professional, and PD and zoned C-2. Any proposed development on Key Site 26 shall comply with the following development standards.**

DevStd KS26-1: Any development application must be consistent with an approved Specific Plan. The currently approved Specific Plan (Figure KS26-2) may be used to satisfy this requirement.

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DevStd KS26-2: Any new Specific Plan shall include only commercial uses north of UVP (excluding the open space area), commercial uses fronting UVP and Hwy. 135, office and professional uses on up to 5 acres south and east of the commercial uses and residential development to the south of the site (see Figure KS26-3).

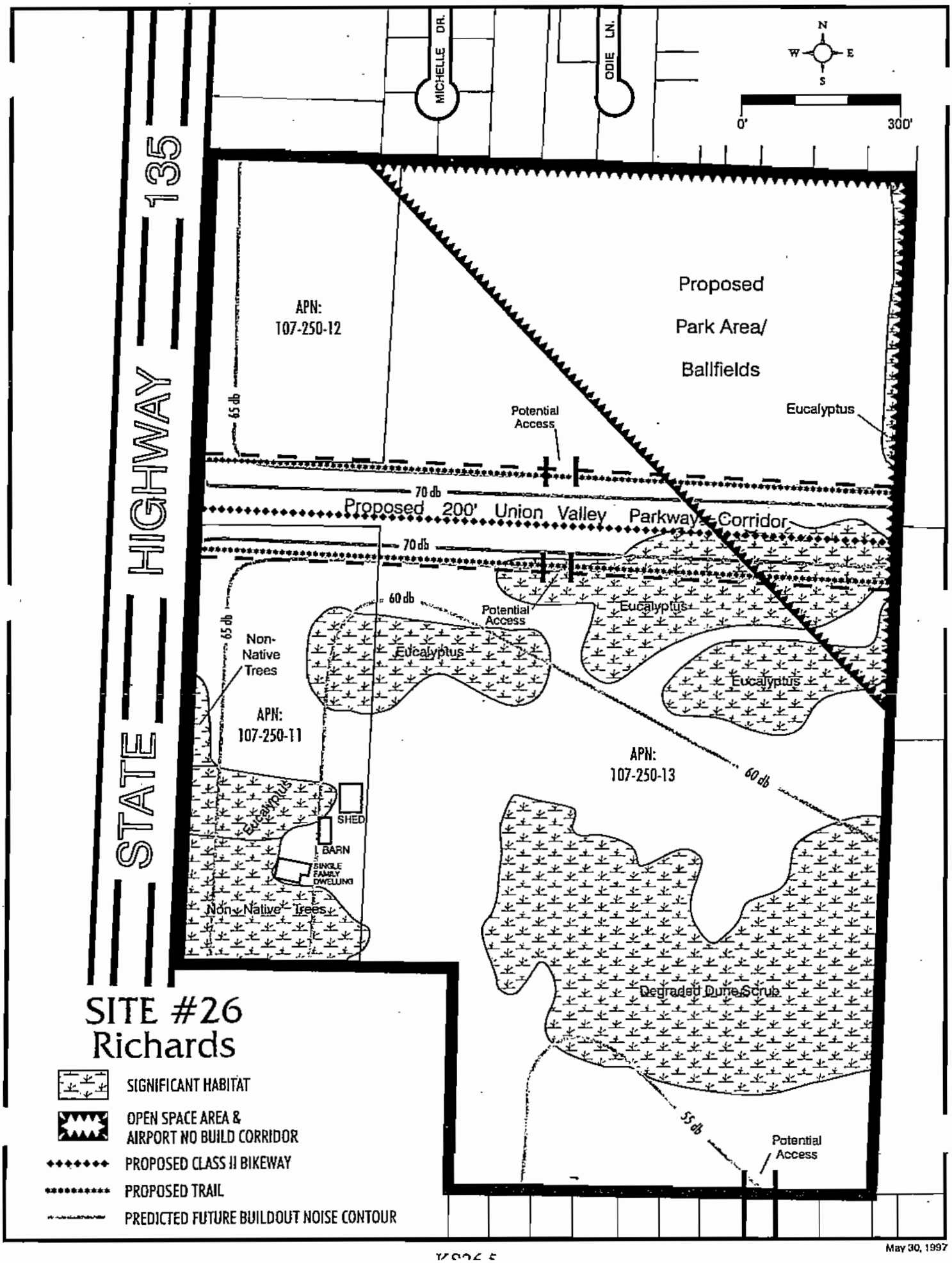
DevStd KS26-3: Development of the site shall include installation of the following landscaping features (consisting of drought-tolerant trees, shrubs and vines):

- An average 35-foot wide landscaped buffer along Highway 135 with trees which reach heights exceeding 50-feet at maturity in clusters a maximum of every 100 feet (some of this buffer may be developed in an easement secured from the County, with a minimum of 20 feet of this buffer located on the project site);
- An average 35 foot wide landscaped buffer along Union Valley Parkway with trees which reach a minimum height of 35-50 feet at maturity with a sufficiently large canopy to partially extend over the roadway;
- A minimum 15 wide foot landscaped planter strip along the site's north, east and south boundaries to soften views of new buildings and to break-up, and at a minimum, partially obscure building masses;
- Attractively landscaped pedestrian entries from adjacent roadways including attractive "stamped concrete" or other treated surface walkways linking existing sidewalks/paths with the center's own internal pedestrian circulation;
- Raised landscaped berms and/or decorative masonry walls incorporated into these buffer strips to supplement the screening provided by vegetation;
- Fast-growing vines and shrubs planted along all screening walls; and
- Existing trees shall be preserved and incorporated in the project design, where feasible.

DevStd KS26-4: The developer shall fund and install a landscaped center median along Union Valley Parkway as deemed necessary by Planning and Development and Public Works. The entire length of the center median shall be landscaped with drought tolerant street trees, shrubs, groundcover and decorative flatwork acceptable to County Public Works and P&D, or shall be consistent with the standard established by the landscape/median maintenance district. Trees shall be of sufficient size at maturity and spacing to provide a partial canopy over Union Valley Parkway. The owner/developer shall provide financial security for maintenance of the median plantings for 3 years or until such a time as the County adopts a landscape maintenance district or other method for median maintenance, whichever occurs first.

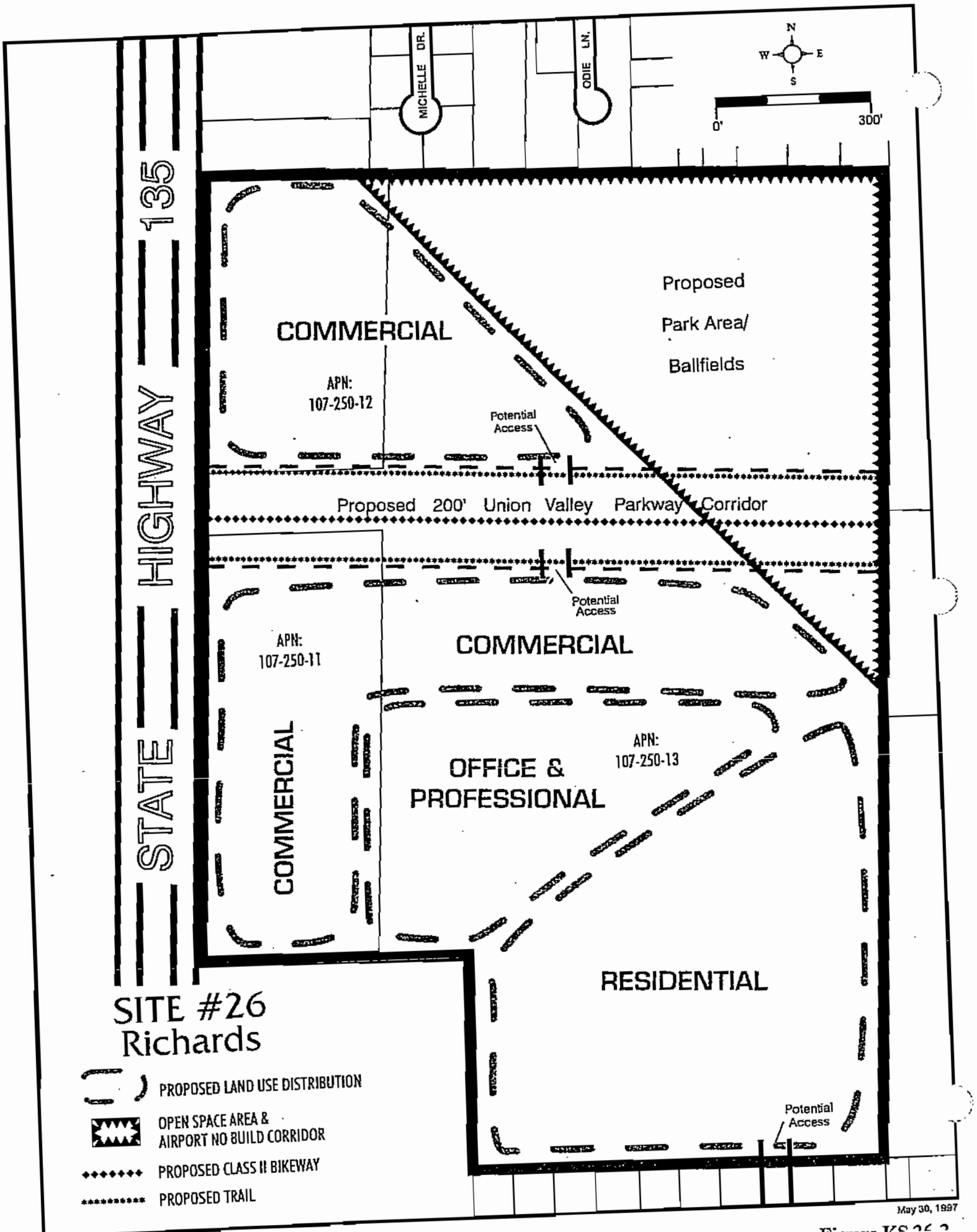
DevStd KS26-5: Where feasible, existing trees shall be retained for their screening and visual character.

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KEY SITE 27 (Edgar)

This site, APN 107-321-13 (4.6 acres), is located north of Union Valley Parkway and approximately 2,200 feet west of the intersection of Union Valley Parkway and Bradley Road. The site is bounded by existing residential development (10-R-1) to the north and east, undeveloped parcels (DR-3.3) to the south and west, and Union Valley Parkway (the completed two lane section) borders the site to the south (Figure KS27-1).

Topography onsite consists of an elevated knoll with slopes between 10% and 20% to the north and south of the knoll, and slopes in excess of 30% along the southern property lines. Existing vegetation consists primarily of non-native grasses. A dominant eucalyptus windrow extends along the western boundary of the site.

The site is currently undeveloped and lies beneath the Santa Maria Public Airport "Flight Approach" zone. The southwest corner (approximately 2.4 acres) lies within the County's more restrictive "Airport No Build" corridor and is exposed to aircraft noise exceeding 60 dB. Access is available from Brookside Avenue to the east.

Low density residential units, similar to the surrounding uses, are most appropriate for the site.
The land use and zoning designations are Residential 3.3 and Design Residential 3.3 with a potential buildout of up to 15 residential units. Units would most likely be clustered within a 1.68-acre developable area in the northeast portion of the site. Potential projects within the developable area would likely consist of single family town homes on 6,000 s.f. lots. Roadway access to the site would most likely be limited to an extension of Brookside Avenue.

Constraints on this site are related to noise, airport hazards, and steep slopes. The 2.9-acre area in the No-Build Corridor and the northern half of the eucalyptus grove would remain in natural, undeveloped open space.

KEY SITE 27 DEVELOPMENT STANDARDS

Policy KS27-1: **Key Site 27 is designated Res 3.3 and zoned DR 3.3. Any proposed development on Key Site 27 shall comply with the following development standards.**

DevStd KS27-1: The area within the Airport "No-Build" zone and the grove of eucalyptus trees on the western portion of the site shall remain in natural, undeveloped open space.

DevStd KS27-2: Project landscaping shall include raised landscaped berms and other screening features along the site's frontage with Union Valley Parkway. Such landscaping shall not include solid masonry walls. The developer shall

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be responsible through a bond for the maintenance of the UVP frontage landscaping for a period of three years or until a maintenance district or other mechanism is formed, whichever is sooner. Eucalyptus trees onsite should be retained in the project development.

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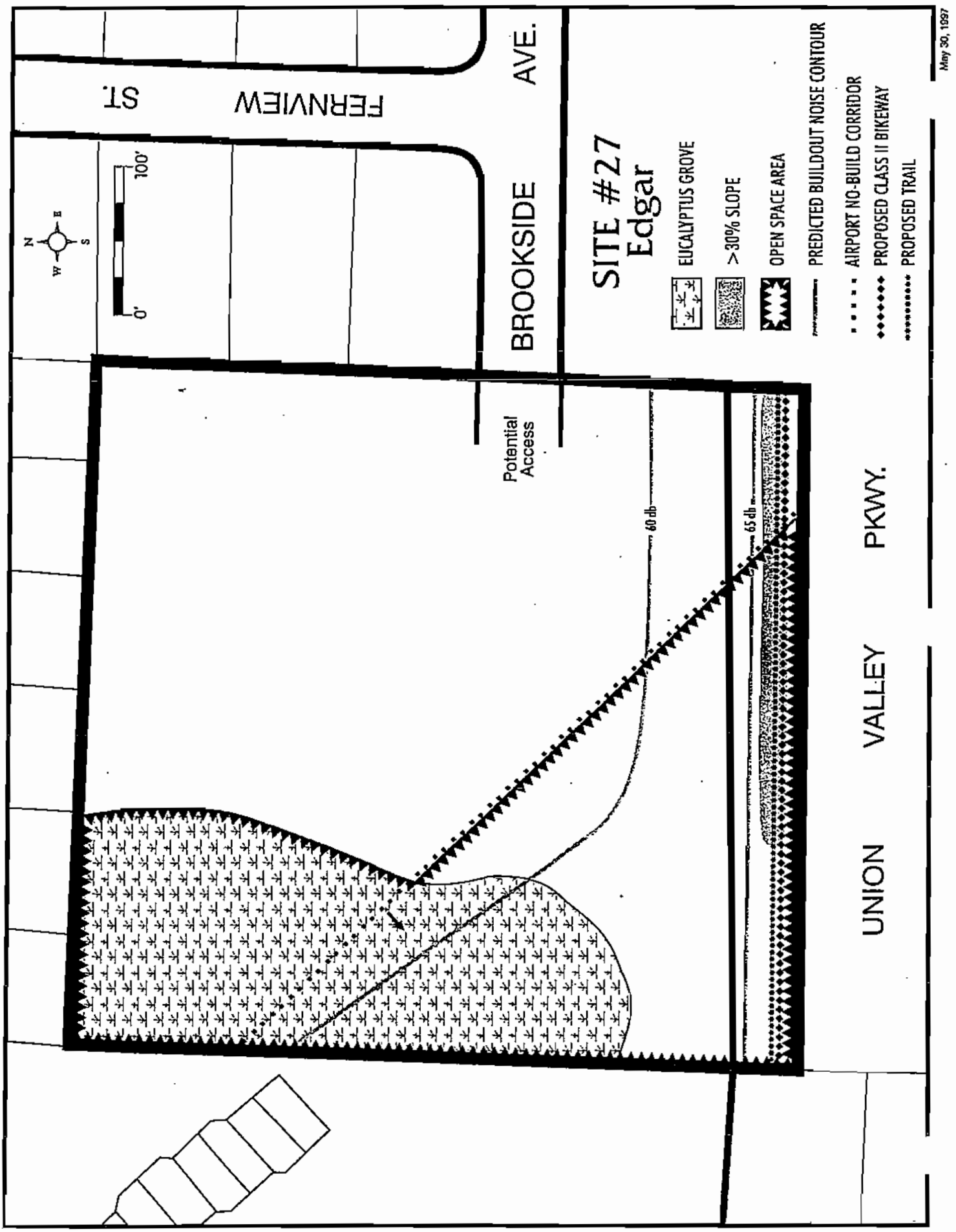


Figure KS 27-1

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KEY SITE 29 (Hummel Drive)

This 15.64 acre site is located at the existing northern terminus of Hummel Drive and consists of 6 parcels: APNs 107-270-02 (1.25 acres), -03 (5.37 acre), -06 (2 acres), -07 (less than one acre), -12 (5.37 acres), and -13 (1.15 acres). Surrounding land uses include undeveloped land to the north and east (Site 30), residential development to the south (3.3 units/acre), and the approved Suncrest Gardens project (Res 3.3/10-R-1) to the west. Existing structures include single-family dwellings on either side of Hummel Drive and a large greenhouse near the southeastern corner of the site (Figure KS29-1).

The site is relatively level with small sand hills that are sparsely vegetated with grasses and coastal scrub. Trees onsite are mostly cedar and eucalyptus and are located primarily on the western side of the site.

Site 29 is within the Santa Maria Airport Flight Approach Zone (Safety Area 2) and may be subject to review by the ALUC. Approximately 1.9 acres in the northeast corner of the site are located within the Airport No-Build Corridor.

The entire site is designated Res 4.6. Zoning is 7-R-1 west of Hummel Drive, and DR 4.6 east of Hummel Drive. Access is likely to be provided from an extension of Hummel Drive through the site and the possible extension of Mooncrest Lane through the Suncrest Gardens site.

The area within the No-Build Zone in the northeast corner is designated Open Space, and a Class II bikeway is proposed along Hummel Drive and its proposed extension.

KEY SITE 29 DEVELOPMENT STANDARDS

Policy KS29-1: **Key Site 29 is designated Res 4.6, and zoned 7-R-1 west of Hummel Drive and DR 4.6 east of Hummel Drive. Any development proposed on Key Site 29 shall comply with the following development standards.**

Policy KS29-2: **The County shall consider zoning APN 107-270-12 to 7-R-1 (with a maximum buildout of 24 residences) only if:**

A. The property owner has entered into an agreement to provide funding for the preservation of natural resources located within adjacent or nearby public recreation areas; and

B. Prior to rezone, easements necessary to complete Hummel Drive across Key Site 29 shall be dedicated to the County. The width and alignment of required easements shall be determined by Public Works.

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DevStd KS29-1: The area within the No-Build Zone in the northeast corner of the site as shown on Figure KS29-1 shall remain in natural, undeveloped open space.

DevStd KS29-2: Non-native trees with a diameter of 25 inches or greater at a height of 48 inches on APN 107-27-12 shall be incorporated into project design to the greatest extent feasible. Where demonstrated infeasible, trees shall be replaced at a 3:1 ratio using native tree species.

DevStd KS29-3: Any development shall be designed to maximize compatibility with nearby agricultural and/or recreational uses. Items for consideration shall include but not be limited to: 1) appropriate setbacks and landscape buffers to minimize conflicts with adjacent agricultural and/or recreational uses, and 2) pedestrian and vehicular access between Hummel Drive and any adjacent recreational uses.

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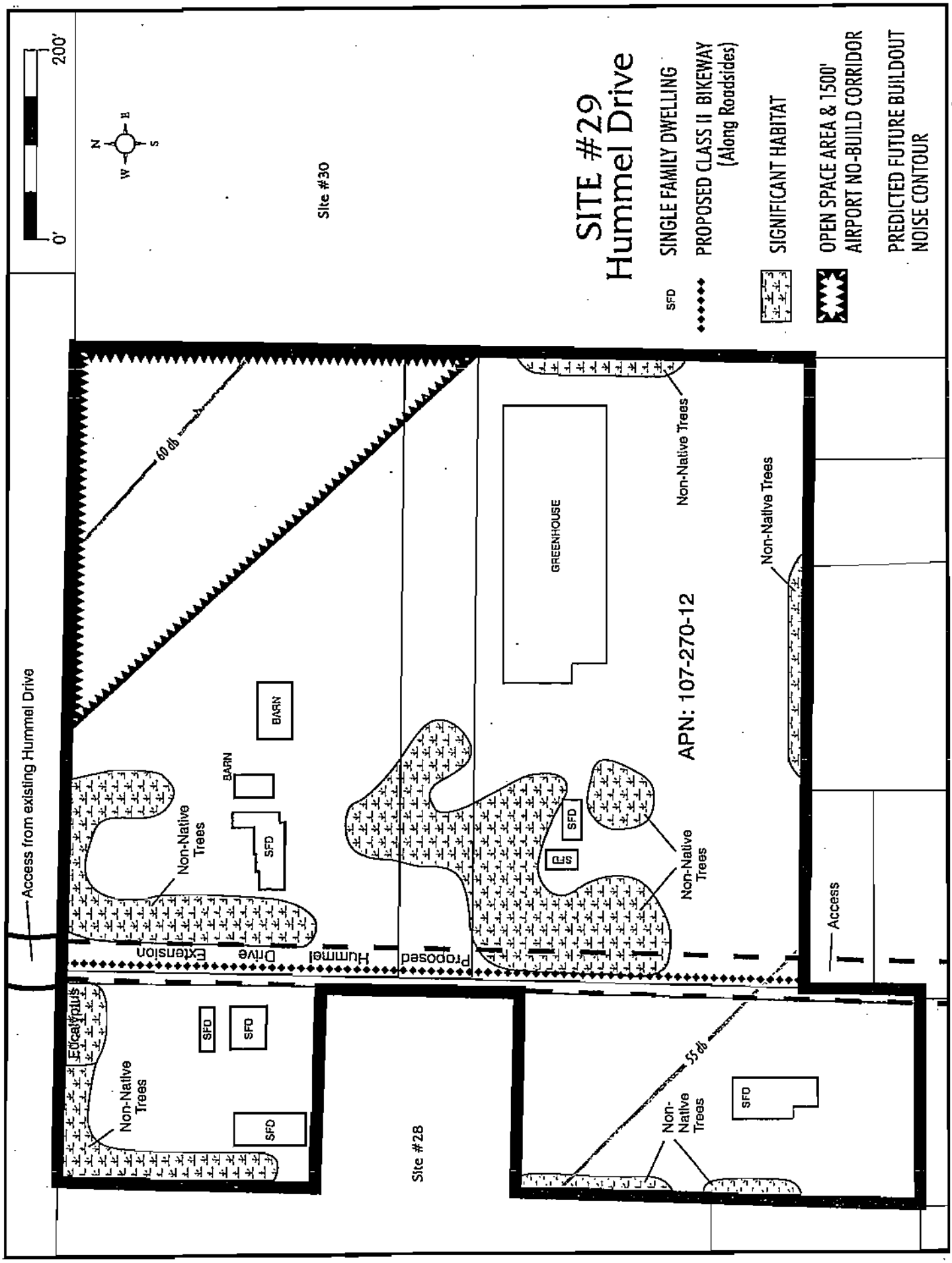


Figure KS 29-1

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KEY SITE 30 (Bradley)

This 78.73 acre site (APN 107-250-08) is located on the west side of Bradley Road, approximately ¼ mile north of Patterson Road and ¼ mile south of Union Valley Parkway in central Orcutt. The site is bounded by the Woodmere neighborhood to the north (Res 3.3/SLP), the Patterson area to the south (Res. 3.3), Bradley Road to the east, and underdeveloped Residential (3.3) to the west (Suncrest Gardens & Site 29). To the northwest is open space which falls under the Airport Clear Zone (Figure KS30-1).

Site 30 is a rectangular piece of land characterized by gently rolling stabilized sand dunes. The northeast corner is fairly flat and the south slopes upwards towards the dunes. A seasonal drainage originates on the south-central boundary from a culvert and crosses the site to the northwest. The western half of the parcel is also gently sloping, with higher elevations on the southern side. Vegetation consists of annual grasses and central coast dune scrub dominated by lupines, with much of this habitat located within the Airport Clear Zone. This parcel contains some of the best remnants of Orcutt Terrace dune sheet topography and dune scrub vegetation remaining in the planning area, which provides habitat for a number of rare plants and animals.

The site is currently undeveloped, but has been used for grazing and oil production by Union Oil Company. An oil well in the center of the site was abandoned in December 1992, and closed by the County Petroleum Department in 1993. The site is crossed by a number of trails and has long experienced moderate (unauthorized) use by the public for walking, jogging, and other recreational activities. Public views of the site exist from Bradley Road and the open area bounded by Hummel Drive and Union Valley Parkway. The southeast corner has driveway access off Bradley Road. Noise levels on the majority of the site are above 60 dB due to aircraft generated noise, above 65 dB along Bradley Road for a 20 foot strip, and above 60 dB for another 100 feet inward due to traffic.

Site 30 is bisected by the County No-Build corridor and the Airport Flight Approach Zone. The corridor covers most of the site, with the exception of approximately 7.7 acres in the southwest corner and approximately 11.9 acres in the northeast corner. Development within the No-Build corridor is restricted to non-residential uses, including roads, parks, and parking lots. The Flight Approach Zone covers most of the site, including the two developable areas outside of the No-Build Corridor. Development within the Flight Approach Zone may be subject to review by the ALUC.

Land use and zoning designations for the site are Agricultural/AG-I-40 and Multi-Family Residential – Orcutt/MR-O. The MR-O zoned portion of the property allows for 20 residential units/acre by right as a result of the General Plan Housing Element Focused Rezone Program. The ± 44-acre area contained within the No-Build Corridor would remain in natural, undeveloped open space. A multi-use trail is proposed to cross the site from southwest to northeast and another one is proposed to enter the site from the east (Bradley Road) and join the main trail. Both trails would be

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located within the open space area. A 5-acre portion of Union Valley Park is proposed for the northwest corner of the site within the "No-Build"/open space corridor.

If this site is purchased by the public for recreational uses, it is to be planned together with Union Valley Park to the north to provide the most useful public park area. Some recreational uses may intrude within the No-Build Corridor, but high-intensity recreation may not be located in the open space areas or on sensitive habitats.

Development constraints include siting development outside of the No-Build corridor, preservation of habitats and views across the site, and access and trails issues.

KEY SITE 30 DEVELOPMENT STANDARDS

Policy KS30-1: **Key Site 30 is designated A-I/AG-I-40 and Res. 20.0. Any proposed development on Key Site 30 shall comply with the following development standards.**

DevStd KS30-1: Residential and/or recreational development shall occur only in the northeast corner (11.9 acres) and the southwest corner (7.7 acres), the southeast corner (9.3 acres), and the northwest 7.6 acres as shown on Figure KS30-1. The remainder of the site shall remain in passive open space.

DevStd KS30-2: No uses or development shall be allowed in sensitive habitat areas within the open space area as shown on Figure KS30-1, with the exception of a multi-use trail. Low intensity recreational uses that don't involve extensive changes to the natural terrain or vegetation (such as passive parks, riding stables and trails, but not golf courses, swim clubs, etc.) may be allowed in the remainder of the open space area. All such recreation facilities shall be sited and designed to avoid removal of dune scrub vegetation to the maximum extent feasible.

DevStd KS30-3: Runoff from this site shall be directed to the greatest extent feasible to the regional basin located to the northwest (see Regional Retention Basin K on Figure 35). If a retention basin is located on Key Site 30, it shall be located in an area of the site lacking sensitive habitat. Peak runoff shall be controlled consistent with appropriate County Flood Control District and National Pollution Discharge Elimination System permits.

DevStd KS30-4: The developer shall construct a multi-use pedestrian trail which shall enter the parcel along the eastern perimeter and traverse the parcel along the central drainage area in a southeast to northwest direction (Figure KS30-1). Additional public trail access to the interior from Bradley Road shall be

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provided by the access road. The trail's entry from Bradley Road shall be linked to a transit stop, if feasible. Signs shall be placed along this trail informing users of the biological sensitivity of the surrounding sand dune ecosystem.

DevStd KS30-5: Access to the northeastern portion of the site shall be limited to one intersection along Bradley Road which shall be aligned with Village Drive. Access to the southwest portion of the site shall be limited to Cherry Avenue.

DevStd KS30-6: Development of the site shall include installation of a minimum 15 foot wide landscaped buffer along the eastern boundary of the site bordering Bradley Road. The buffer shall be landscaped with drought-tolerant trees and shrubs with a minimum of one large, screening tree every 25 feet. Trees shall be planted along Bradley Road which grow to a minimum height of 35-50 feet with a sufficiently large canopy to partially extend over the roadway.

DevStd KS30-7: Development on the portion of the property designated Res. 20.0 and zoned MR-O shall be constructed at a minimum and maximum of 20 dwelling units/acre by right, excluding private and public right-of-way.

DevStd KS30-8: Future development proposals in the airport flight approach zone or in the general airport traffic pattern which result in large concentrations of people (e.g., high density residential) shall be subject to review and recommendation by the Airport Land Use Commission.

DevStd KS30-9: For any new development proposed on Key Site 30 under the Focused Rezone Program in either the "no-build" corridor or the Approach Zone (Airport Safety Area 2) as defined in the Santa Barbara County ALUP, and aviation easement for noise and safety purposes shall be required.

DevStd KS30-10: Future residential development shall, at minimum, include the components listed below:

1. ***Roofing and Feature Color and Material.*** Development shall include darker, earth tone colors on structure roofing and other on-site features to lessen potential visual contrast between the structures and the natural visual backdrop of the area, as applicable. Roof materials shall match the prevailing materials used in the surrounding vicinity in order to preserve, to the extent feasible, current visual characteristics. Natural-appearing building materials and colors compatible with surrounding terrain (earth tones and non-

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reflective paints) shall be used on exterior surfaces of all structures, including fences.

2. ***Compatibility with Adjacent Uses.*** The design and character of the project architecture shall be compatible with the existing development adjacent to the site, to the extent feasible.
3. ***Masonry Walls and Sound Walls.*** All masonry walls, including sound walls, shall provide color in tones compatible with surrounding terrain, using textured materials or construction methods that generate a textured effect. Clinging vines and/or native vegetation planting shall be provided directly adjacent to any walls to soften the visual effect. Vegetation that is planted along walls adjoining habitable structures shall be consistent with the requirements of an approved fire/vegetation management plan (refer to measure FH-1(a) in Section 4.6, *Fire Hazards*).

DevStd KS30-11: All front side and rear elevations for all structures visible from public viewpoints shall incorporate design features that avoid long, unarticulated facades.

DevStd KS30-12: Project entrance monuments that may be provided shall be visually compatible with surrounding development, shall be consistent with the natural character of the area, and shall be illuminated with hooded and downward-directed lighting of the lowest intensity that provide adequate lighting. Excessive lighting intensity shall not be permitted.

DevStd KS30-13: Signs shall be constructed of high quality materials and are encouraged to have borders, trim, and be recessed into their frames. Lettering style and colors shall be consistent with the rural character of Orcutt.

DevStd KS30-14: New lighting shall be oriented away from sensitive uses, and should be hooded, shielded, and located to direct light pools downward and prevent glare. The following standards shall also be implemented:

- All exterior lighting shall be designed as part of the overall architectural concept.
- Fixtures, standards and all exposed accessories shall be harmonious with the building design, the lighting design and hardware of the public spaces, and the overall visual environment of the County.
- Lighting shall be used for safety and security to illuminate building entrances, parking and loading areas, and pedestrian walkways.
- Light fixtures with exposed light bulbs shall generally be avoided.
- All light fixtures shall be shielded or of a type fitted with lenses to confine the cone of light to the extent feasible.

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- Lighting sources shall not cast stray light beyond the property line on which they are installed.

DevStd KS30-15: Finish materials, including glazing, shall be of a low reflectivity to minimize glare. Development shall include low reflectivity glass, subdued colors for building materials in high visibility areas, and the use of plant material along the perimeter of the structures to soften views.

DevStd KS30-16: Streetlights located within the development shall be pedestrian in scale, and range in height from 12 feet to 25 feet, and shall be architecturally compatible with surrounding development. Streetlights, where they are included, shall be primarily for pedestrian safety (at roadway intersections only), and shall not provide widespread illumination. High mast street lighting shall not provide widespread illumination. High mast street lighting shall be shielded and decorative to be compatible with the rural character of Orcutt.

DevStd KS30-17: Future development proposals for the MR-O portion of the site shall be designed in a manner that avoids potential privacy impacts through the use of one or more of the following measures, as appropriate:

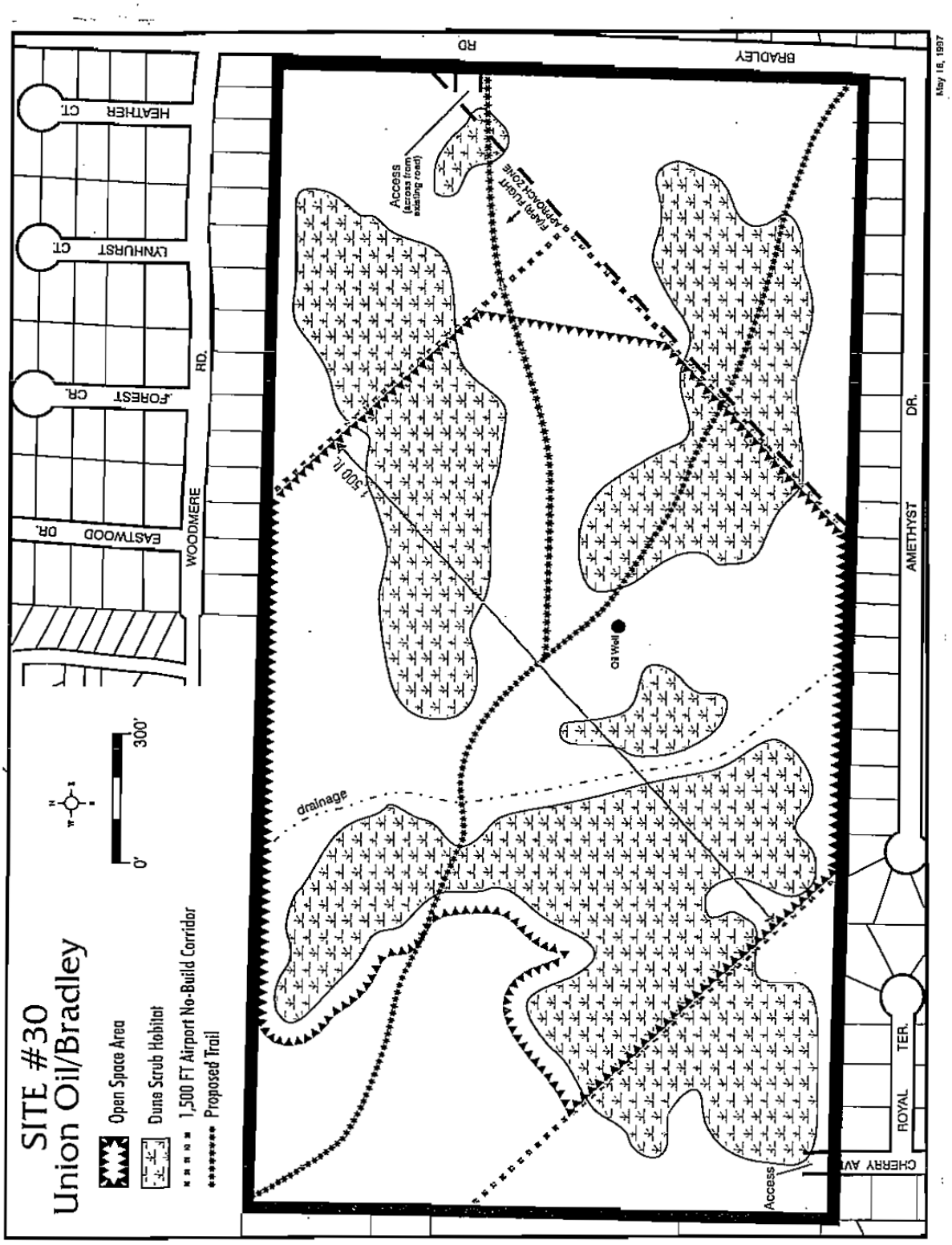
- Use of building setbacks from existing development and/or landscaping to increase privacy and reduce potential nuisance noise impacts;
- Adherence to lower building heights for components of the development closest to existing neighborhoods;
- Ensuring that any proposed balconies and proposed third story windows do not present privacy issues such as having line of sight views into rear yards and other private areas of adjacent existing development.

DevStd KS30-18: No residential or commercial development shall be permitted within the Airport No-Build Corridor as depicted on Figure KS-30-1.

Mitigation Program: Development of Key Site 30 shall also be subject to additional mitigation measures prior to final zoning clearance. Refer to the Mitigation Monitoring and Reporting Program (MMRP) in Appendix F for additional requirements related to development of the site.

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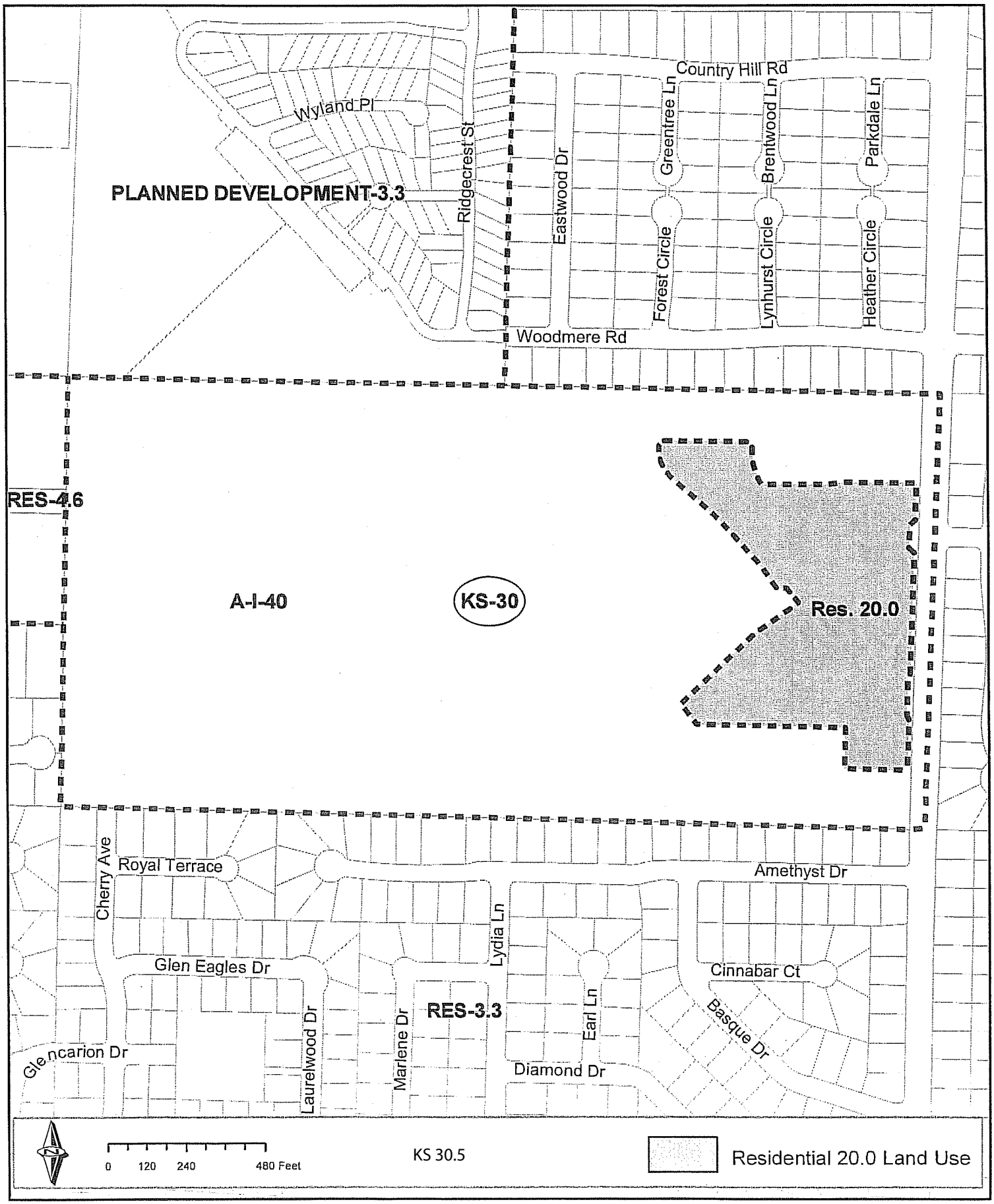
Figure KS30-1



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Figure KS30-2

Residential 20.0 on Key Site 30



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KEY SITE 31 (Griset)

The site, APN 103-031-01 (3.68 acres), is located at 4630 Orcutt Road, between Patterson Road and Eileen Lane. It is bounded on the north, east and south by existing residential development (3.3 units/acre) and by Orcutt Road on the west (Figure KS31-1). Key Site 31 is a residential property with two single family residences and three accessory structures located near its center. Portions of the site are also used for commercial tree farming operations.

Vegetation on the site is primarily non-native trees. The northern, eastern, and southern boundaries are lined with pine trees with some palm trees interspersed throughout. The trees are visible from both northbound and southbound Orcutt Road, and represent a unique visual resource within the urbanized areas east of Orcutt Road. The remainder of the undeveloped area consists of manicured lawn surface and severely disturbed grasslands. Noise levels in excess of 65 dB from Highway 135 and Orcutt Road affect approximately 50 percent of the site.

The site is designated Res. 8 and zoned DR 6 with a potential buildout of 22 units. The Design Residential zoning would allow for the clustering of units on 2.2 acres of the site away from high levels of roadway noise from Highway 135. Access would be from Orcutt Road and could potentially be provided by construction of a new road or through improvement and expansion of the driveways which serve the existing residences.

KEY SITE 31 DEVELOPMENT STANDARDS

Policy KS31-1: **Key Site 31 (APN 103-031-01) is designated Res 8.0 and zoned DR 6.0. Any proposed development on Key Site 31 shall comply with the following development standards.**

DevStd KS31-1: Landscaping shall incorporate and provide for regeneration of existing specimen pine and palm trees along the northern, eastern, and southern site boundaries.

DevStd KS31-2: A minimum 25-foot wide landscaped berm shall be provided along the site's western boundary.

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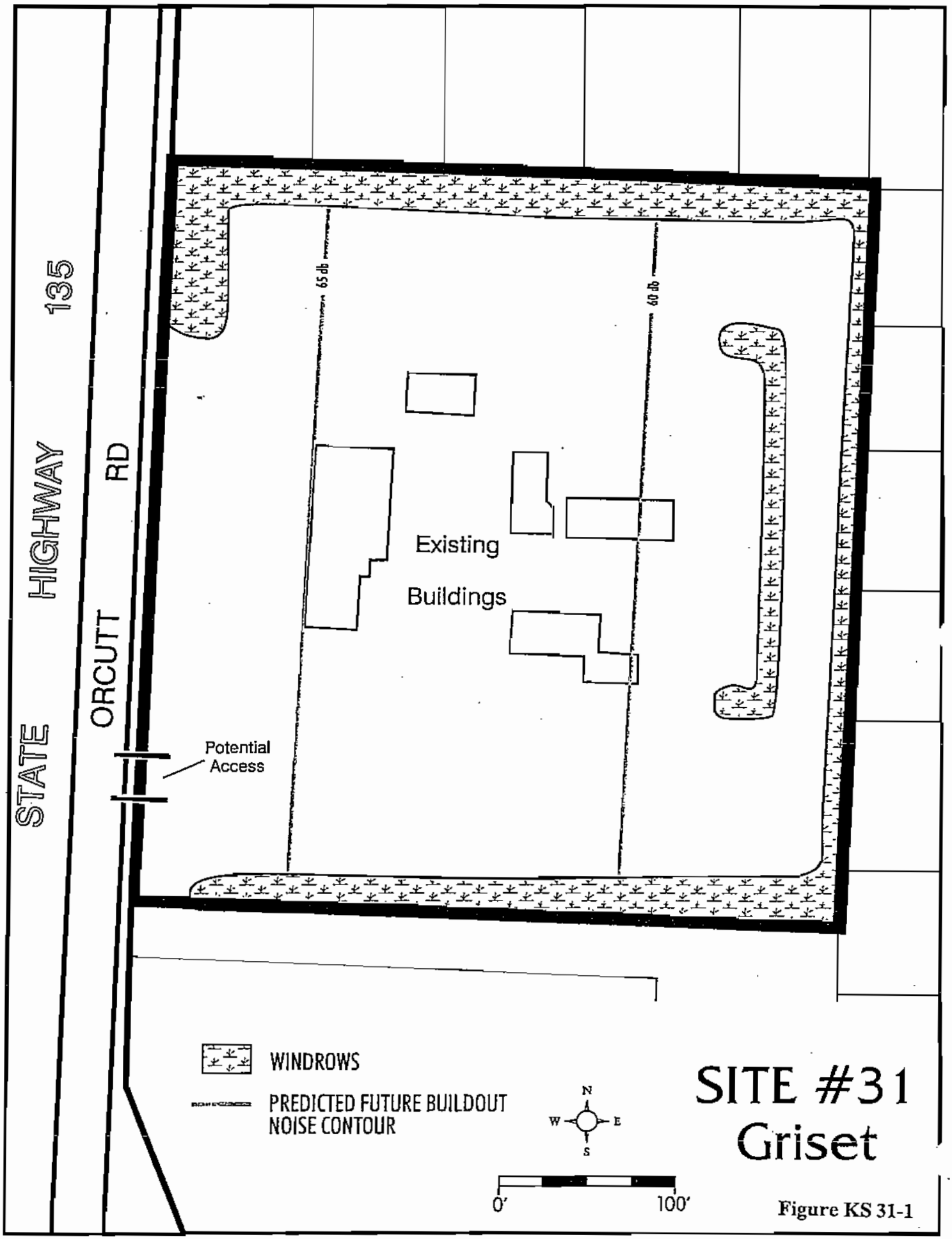


Figure KS 31-1

September 4, 1997

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KEY SITE 32 (First Assembly of God)

This site, APN 109-200-20 (12.97 acres), is located on the south side of Santa Maria Way, north of Lakeview Road between Hillview Road and Bradley Road. Beyond the road network which surrounds the site, a service station and mini-mart are located to the east, 155 SLP units to the southeast (Las Brisas), Quail Meadows condominiums to the northeast, undeveloped Key Site #25 (Gen Comm) to the southeast, small lot (8,000 sf) residential to the north, and larger lot (15,000 sf) residential to the west.

Approximately 9 acres of the site have been developed with a church, school buildings, retention basin, a paved recreation area, and a playground. Approximately 4 acres of the northern portion of the site remain undeveloped (Figure KS32-1). Topography onsite is relatively level throughout the central and northern portions, with slopes (10-20%) toward the southern portion of the property. The undeveloped northern portion of the site has been highly disturbed from past grading activities. Noise levels in excess of 65 dB encroach from 25 to 100 feet into the site surrounding roads.

The land use and zoning designations for the property are Res. 3.3 and DR 3.3. Given existing site development, potential buildout is 16 residential units and units would be clustered within the 4-acre undeveloped northern portion of the property. Access would come from Hillview Road and/or Santa Maria Way.

Development constraints on this site include noise from adjacent roadways and access. Although access to the site is good, access movements to and from the site may cause conflicts with the surrounding roadways. If residential development is proposed for the northern portion of the site, the parcel would be subdivided to separate the future residential development from existing nonresidential development.

KEY SITE 32 DEVELOPMENT STANDARDS

Policy KS32-1: **Key Site 32 is designated Res 3.3 and zoned DR 3.3 with a maximum potential buildout of 16 residential units. Any proposed development on Key Site 32 shall comply with the following development standards.**

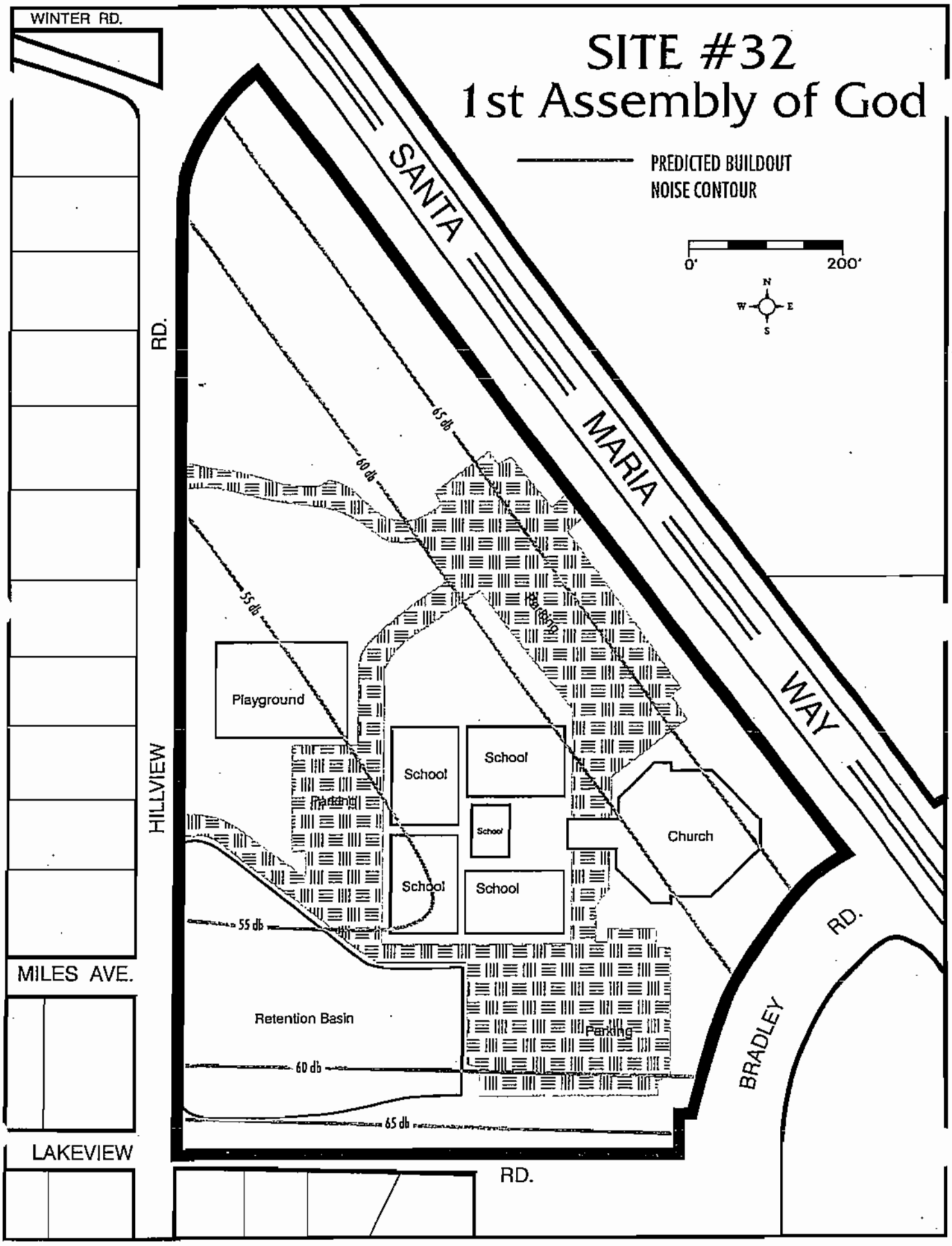
DevStd KS32-1: As part of any development onsite, the developer shall contribute fees to the construction of a landscaped median along Santa Maria Way; or, if a median is not constructed on Santa Maria Way, funds shall be contributed to improving the medians on Bradley Road. The entire length of the center median shall be landscaped with drought tolerant street trees, shrubs, groundcover and decorative flatwork acceptable to County Public Works and P&D, or shall be consistent with the standard established by the landscape/median maintenance district. Trees shall be of sufficient size at maturity and spacing to provide a partial canopy over Santa Maria Way.

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DevStd KS32-2: Any development application shall include requests for the appropriate land division to separate residential uses from existing non-residential uses.

DevStd KS32-3: Where daycare facilities already exist onsite, the Board shall assist in the expansion of these facilities to the greatest degree feasible. This assistance could include expedited processing, reduction in fees, or any other means the Board deems feasible.

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May 15, 1996

Figure KS 32-1

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67

KEY SITE 33 (East of 101)

The site consists of six parcels of various ownership and size located east of the Highway 101/Santa Maria Way interchange (Figure KS33-1). Table KS33-1 depicts parcel number, size and ownership. Surrounding uses include agricultural land which is currently in production to the north; agricultural land which is currently vacant to the south; agricultural land which is currently being used for cattle grazing to the east; and Highway 101 to the west. This site was historically used for oil processing and storage.

Table KS33-1

APN	OWNER	ACREAGE
107-150-13	Blackenburg	24.87 ac
107-150-18	Ikola	13.64 ac
107-150-19	Ikola	10.43 AC
107-240-05	Elks	27.25 ac
107-240-06	Elks	80 ac
107-240-27	Jantz	10 ac
107-240-28	Jantz	10 ac
107-240-29	Jantz	15.3 ac

The 195.49-acre site is characterized by rolling grasslands. Existing structures include a former Highway Patrol Office (presently used as a dog grooming and kennel facility) and three buildings which make up the currently vacant Ikola Historical Park: the Paulding House, the Newlove House, and the Pleasant Valley School. Existing uses of the site include some cattle grazing, a Christmas tree farm north of the Ikola park, a dog kennel, a berry stand, and temporary rodeo facilities in the southeastern portion of the site owned by Elks Recreation Inc. Existing access to the site is provided by Santa Maria Way with exits from both directions off Highway 101 and a frontage road extending the entire western boundary of the site adjacent to Highway 101 with a southern terminus at the gate of the Jantz property. A series of dirt roads extends east off the frontage road to the interior of the site.

Topography is characterized by rolling hills sloping up from Highway 101 to the interior of the site. The entire region east of Highway 101 provides a scenic rural "gateway" to the Santa Maria Valley, providing open views of the Sierra Madre Mountains to the northbound traveler and the Solomon Hills to the southbound traveler on Highway 101. Vegetation consists of grasslands with scattered central coast scrub, scattered eucalyptus trees and eucalyptus windrows. Dense central coastal scrub covers a large hill near the northern border. Wildlife observed on the site includes a variety of birds, especially surrounding the eucalyptus trees, and a variety of mammals are expected to occupy the site.

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67

High noise levels from traffic along Highway 101 affect the western site boundary. Runoff from the site generally flows west toward Highway 101 to a small culvert which runs under the highway and into the storm drainage system on the west side of the highway. Several low points along the frontage road collect excess runoff. Various low points within the site collect excess water which does not drain.

The land use and zone designations for the site are Highway Commercial/CH for the Armstrong, Blackenburg and Ikola parcels and A-II/AG-II-100 on the remainder. The Highway Commercial uses are intended to support commercial uses associated with the Elks rodeo facilities, such as motels, convenience stores, gas stations, and restaurants. Access to the site would remain from Santa Maria Way and exits from both directions off of Highway 101. Eventually, the Santa Maria Way interchange may have to be reconfigured to accommodate traffic to this site. In addition, the County has applied for funding to install a full-diamond interchange at UVP and Hwy 101 in conjunction with Caltrans. If this interchange is constructed, circulation to this area will improve and the Plan contains an option to add additional Highway Commercial parcels.

Concerns on this site include contamination from previous oil activity, traffic and access problems from Highway 101 and Santa Maria Way, visual resources, and noise corridors. Given the existing interchange configuration and the speeds of entering and existing traffic, project generated traffic is anticipated to increase turning movement conflicts and vehicle causing delays at the frontage road. Development of restaurants, potential two story motels, gas stations and associated extensive areas of paving, roads, signs and brightly lit parking lots and buildings would introduce a highly urban development into a currently rural area, dramatically altering the nature of the region east of Highway 101.

KEY SITE 33 DEVELOPMENT STANDARDS

Policy KS33-1: **The Ikola parcels (APN 107-150-19 and -18), the Blackenburg parcel (APN 107-150-13), and the Armstrong parcels (APN 107-150-07, -15, -16) are designated Highway Commercial/CH. All other parcels are designated Agriculture II and zoned AG-II-100. Any proposed development on Key Site 33 shall comply with the following development standards.**

DevStd KS33-1: Development and/or a change in agricultural uses on Key Site 33 should not increase storm runoff to basins off-site. If storm runoff cannot be entirely contained onsite, the amount and method of conveying such runoff to other basins shall be reviewed and approved by the County Flood Control District under agreement with the owners of those basins. If runoff is contributed to other basins, the owners of responsible parcels on Site 33 shall pay a proportional share of the maintenance costs of the basin(s) to the owners.

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DevStd KS33-2: Onsite retention basin(s) and adequate downstream conveyance systems as specified by SBCFCD shall be required to reduce flooding impacts from non-agricultural development of the site.

DevStd KS33-3: Any new non-agricultural development in close proximity to Highway 101 or the frontage road shall include a 50 foot wide landscaped buffer along the western boundary. The buffer shall include sufficient plantings of drought tolerant and/or native trees and shrubs to screen parking areas and "break up" building masses. The landscaping shall incorporate trees reaching a minimum height of 35 feet at maturity.

Action KS33-4: When a full diamond interchange (as defined by CalTrans) for Union Valley Parkway and U.S. Highway 101 is funded and timing is established, the County may consider a redesignation and a rezone of one or more of the Jantz parcels (APNs 107-240-27, -28, -29) to Highway Commercial/ CH.

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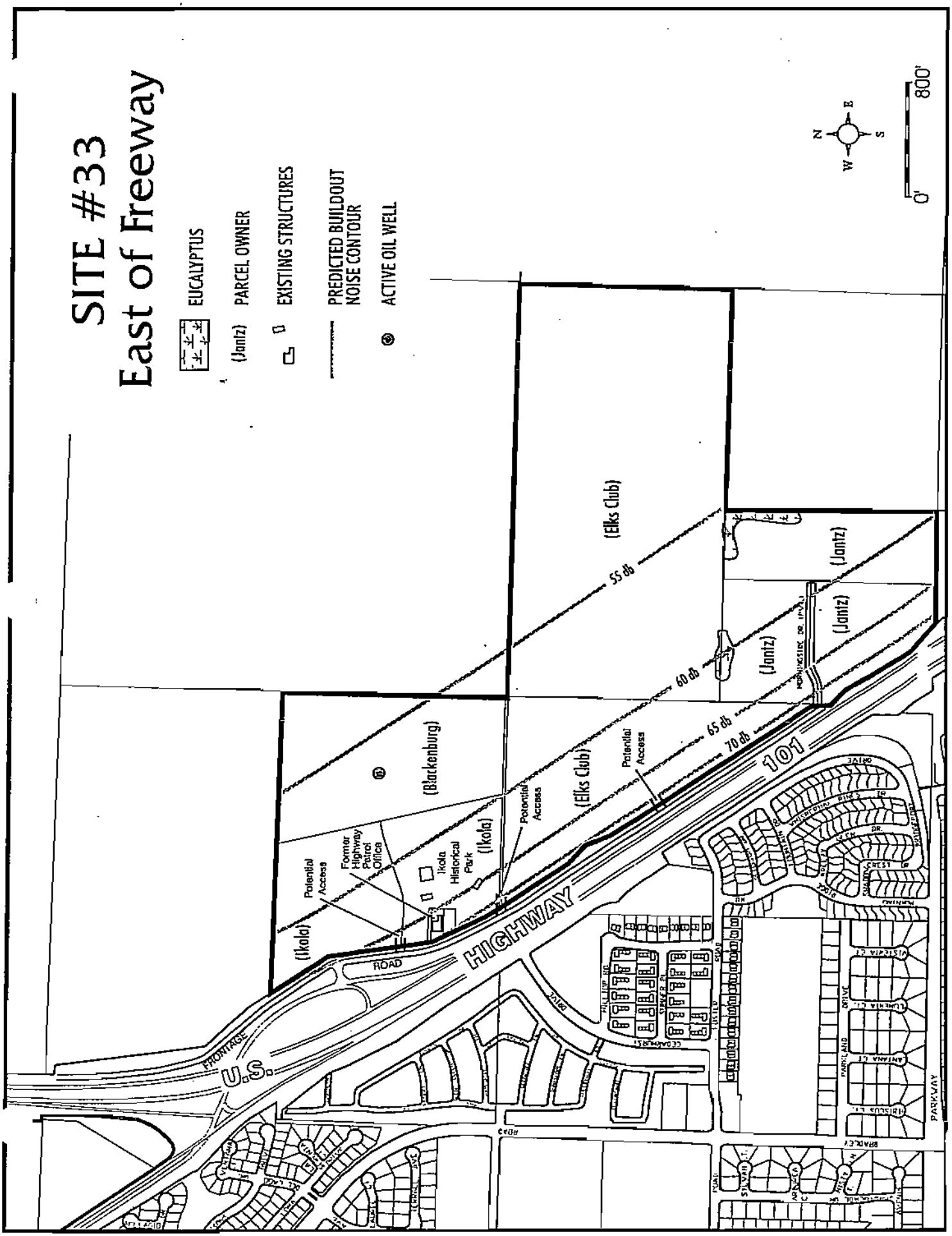


Figure KS 33-1

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67

KEY SITE 34 (Gloria Dei Lutheran)

This five-acre site, APN 107-250-14 (2.04 acres - southern parcel) and 107-250-15 (2.96 acres - northern parcel), is located at 4380 Orcutt Road. The surrounding land uses include Residential 3.3 to the north and south; vacant land to the east; and Orcutt Road and State Route 135 to the west. Existing structures onsite include the Gloria Dei Evangelical Lutheran Church, a children's playground, and a parking lot on the northern parcel, and undeveloped land on the southern parcel (Figure KS34-1). Existing access to the site has been graded through the western slope of the northern parcel serving the existing church parking lot. A LCSD sewer easement runs north and south through the western portion of the site.

Topography of the site slopes gently to the north and the western border slopes to Orcutt Road at approximately 25-30%. Vegetation consists of non-native grasses, three clusters of eucalyptus trees, and a cluster of non-native trees along the northern boundary. The site is exposed to high noise levels from Orcutt Road and Highway 135.

The land use designation for the site is Res. 8 with a zone of DR 6. Due to the existing development on the northern parcel, potential development is limited to about 12 residential units on the southern parcel clustered within a 1.2 acre area. Potential projects within the developable area would likely consist of multiple family dwellings including townhouses and condominiums.

Constraints associated with this site include noise along the western boundary and ingress/egress problems due to the steep slope and poor line of sight along the western boundary.

KEY SITE 34 DEVELOPMENT STANDARDS

Policy KS34-1: **Key Site 34 (APN 107-250-14 and 107-250-15) is designated Res 8.0 and zoned DR-6 with a potential buildout of 12 dwelling units on the southern parcel (APN 107-250-14). Any proposed development on Key Site 34 shall comply with the following development standards.**

DevStd KS34-1: To reduce visual impacts, a landscape plan shall provide for a minimum 25-foot wide buffer of drought tolerant landscaping along the southern and western borders of the site and the preservation of existing specimen trees.

DevStd KS34-2: Where daycare facilities already exist onsite, the Board shall assist in the expansion of these facilities to the greatest degree feasible. This assistance could include expedited processing, reduction in fees, or any other means the Board deems feasible.

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Figure KS 34-1

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67

KEY SITE B (Southeast Orcutt/Orcutt Creek)

This 78.79 acre site consists of 23 assessor's parcels and is located approximately 600 feet south of Clark Avenue, 1,500 feet east of Bradley Road and 1,000 feet west of Stillwell Road (Figure KSB-1). It is bounded by residential development (3.3 units/acre) on the north, and vacant land on the east, west and south (Key Sites 5, 6 & 7, and 8 respectively). The following parcels are likely to be developed and were included in the environmental review of the Orcutt Community Plan: 103-200-48 (10 ac), -52 (9.55 ac), -55 (9.11 ac), -56 (5.5 ac), -64 (4.04 ac), and -65 (5.75 ac). Access to the site is currently from the end of Olive Hill road and consists of sub-standard private roadways/driveways which serve existing residences. There are no major roadways adjacent to the site.

The site is largely undeveloped, with single family residences and accessory structures located on some of the parcels. Parcels 103-200-48 and 103-200-52 contain large contiguous undeveloped tracts of land. The site slopes steeply towards the south near the northern site boundary. A level terrace is present between the base of this slope and Orcutt Creek, which travels east to west through the center of the site. Immediately south of the creek, steep slopes (many exceeding 30%) rise sharply towards the south. These slopes are cut by a canyon near the center of the site. At the top of the slopes, another level terrace extends to the southern site boundary. A canyon formed by a tributary of Orcutt Creek cuts across the southwestern corner of the site.

The Orcutt Creek floodplain covers much of the northern lowlands and portions south of the creek. A small bridge near the eastern boundary of the site impedes high volume flows of the creek, causing sedimentation buildup. This sedimentation has caused flooding of the northern portions of the site during severe storm events. All site runoff flows to Orcutt Creek.

Vegetation on the site consists of scattered oaks, pine and eucalyptus, and much of this vegetation is associated with the riparian corridor of Orcutt Creek. The biological habitats along Orcutt Creek include a mix of coastal sage scrub, willow riparian, and oak woodland near the eastern boundary. While the integrity of this section of Orcutt Creek has previously been impacted by erosion and human activities, it still functions as an important wildlife corridor. Approximately 16 acres north of Orcutt Creek contain non-native grasslands with coyote brush and coastal sage scrub re-colonizing this area after past disturbances. Oak woodlands and coastal sage scrub are the primary vegetation types throughout the area south of Orcutt Creek. A mixed stand of eucalyptus and oak trees is also present in the northeast corner of the site.

Land use and zoning designations for the site are Res. 1.0/1-E-1 in the northern portion on the less constrained parcels, Res. 1.0/2-E-1 in the southern portion where some constraints occur, and Res. 0.3/3-E-1 on the most severely constrained parcels in the middle of the site.

The area extending approximately 200 feet on either side of Orcutt Creek and a small oak woodland in the southwestern corner of the site would be retained as natural, undeveloped open space. The

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area within the open space would total approximately 25 acres and would encompass the most flood-prone and biologically sensitive portions of the site. A multi-use public trail and Class I bikeway are proposed on the site. The bikeway would follow the northern side of Orcutt Creek and the trail would cross a small portion of the southwestern corner, and where feasible these trails should align with sewer easements to minimize disruption of the area and provide dual use of the easements.

Development constraints on this site include restricted access, biological resources, and flood hazards. Construction of residential units within the floodplain and floodway north of Orcutt Creek could result in the exposure of residents and property to flood hazards during a 100 year storm event. Impervious surfaces could increase stormwater runoff, resulting in flooding and localized erosion at drainage outlet points, and contribute to downstream siltation. To minimize those risks and protect the creek, potential development could be transferred off-site through a TDC program. Project related traffic would create turning conflicts at the intersection of Kenneth Road and Clark Avenue. Construction of additional units south of Orcutt Creek would substantially increase the number of trips over existing bridges. These structures currently serve a very limited amount of traffic and additional trips could exceed their capacity, increasing the necessity for maintenance and the potential for collapse.

KEY SITE B DEVELOPMENT STANDARDS

Policy KSB-1: **Key Site B is designated Res 1.0 and zoned 1-E-1 on APNs 103-200-20, -56, -79, -80, -84, -85, -88, -89, -90 and -91; Res. 1.0 and zoned 2-E-1 on APNs 103-200-56, -57, -58, -59, -60, -64, -65, and -74; and designated Res. 0.3 and zoned 3-E-1 on APNs 103-200-48, -52, -55, -86, and -87. The County shall consider redesignating/rezoning parcel 103-200-65 to Res. 1/1-E-1 if access to all new development on this parcel is provided from the south (on Key Site 7). Any proposed development on Key Site B shall comply with the following development standards.**

DevStd KSB-1: The area extending along Orcutt Creek, including the riparian corridor and associated woodlands as well as the woodlands in the southwestern corner of the site, shall remain in natural, undeveloped open space (Figure KSB-1). No development except flood control/emergency access, bikepaths, hiking trails, roads and the existing bridges, or a park shall be permitted within this open space and no structures except the trail and/or bikepath shall be permitted within 100 feet of the top of the creek bank. The 100-foot setback shall be delineated by a low fence and plantings of native trees and shrubs as a condition of any development project.

DevStd KSB-2: Development on the parcels south of Orcutt Creek shall be reviewed for adequate access. If deemed necessary by P&D, Flood Control and Public

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Works, the existing bridges and/or creek crossings across Orcutt Creek shall be reinforced or reconstructed. Plans for reinforcement or reconstruction shall be submitted for review by P&D/PW. The County shall work with the developer on appropriate reimbursement agreements with other owners. Any development located south of the creek shall utilize existing bridges or culverts to the maximum extent feasible, and if additional crossings are required, bridges, rather than culverts, shall be used to the maximum extent feasible. All new bridges and/or culverts shall be sited and designed to minimize potential for sediment accumulation, debris plugs, removal of native trees and shall be sized to adequately permit the passage of sediment and debris, as well as wildlife.

DevStd KSB-3: Development on Key Site B shall coordinate east-west through access with Key Sites #5 and #8. A minimum of one emergency access (e.g., gates with Knox locks) shall be provided on the site's eastern and western boundaries if no through road access is provided between Key Site B and adjacent Key Sites (Sites 5 & 8).

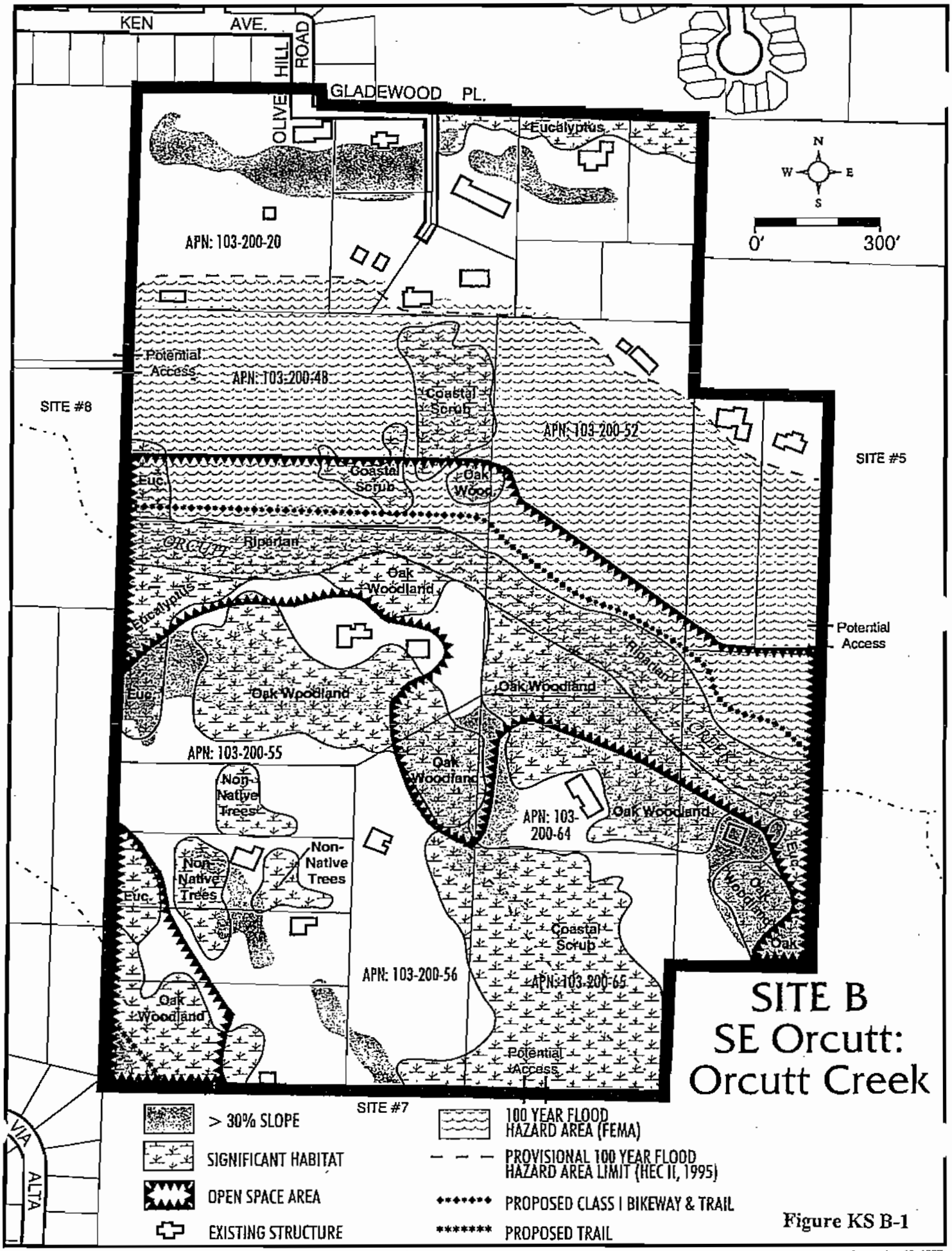
DevStd KSB-4: If feasible, access to the southern portion of this site shall be coordinated with/provided through Key Site 7.

DevStd KSB-5: If feasible, the sewer trunk line easement should double as a trail easement and the trail constructed over the areas disturbed by the sewer line.

DevStd KSB-6: To facilitate the acquisition of a public trail easement and to protect the resources of Orcutt Creek, parcels in Key Site B shall be allowed to transfer the development credits off-site through a TDC program.

DevStd KSB-7: In order to facilitate through access between Key Sites 8 and B along Olive Hill Road, the County shall consider rezoning parcel 103-200-020 to PRD (maximum 10 units) if the application for rezone includes the provision of such through access.

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SITE B
SE Orcutt: Orcutt Creek

Figure KS B-1

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KEY SITE C (Orcutt Creek/Clark Avenue)

This 47-acre site contains 23 parcels with different owners (APNs 103-180-07, 9-13, 15, 35-39 and 103-740-04-14) and is located on the south side of Clark Avenue, east of Bradley Road in central Orcutt. It is bounded by Site 11 (PD 0.3/PRD) to the west, Site 10 and commercial development to the east, Clark Avenue and residential development to the north, and residential development to the south (Figure KSC-1). There is an average of one residence per parcel, plus accessory structures. Orcutt Church of Christ occupies one parcel (-09), Glad Tidings Church occupies another (-21), and one parcel is undeveloped (-36). Access to the existing homes is from driveways along Clark Ave.

Site C is a long, relatively narrow site (3200' long x 600' wide). It is bisected lengthwise by Orcutt Creek and its 100-year floodplain and associated riparian/wildlife corridors. In places, the riparian corridor contains large stands of mature native trees (e.g., willows, oaks, cottonwoods). Existing development is located along the relatively level canyon floor of Orcutt Creek, with the northern and southern site boundaries located generally at the top of steep slopes along the canyon rim. Views of the site from Clark Avenue are mostly obscured by the steep drop in elevation and a large row of pines and other trees located along the north canyon rim.

The project would retain existing land use and zoning designations of Res. 1.0 and 1-E-1. Potential buildout would allow up to 18 additional single family "estate" homes on one acre lots. Consistent with existing development patterns, most development would be located north of the creek due to the cost of providing bridges to access the area south of the creek. Access would be provided from Clark Avenue.

The Orcutt Creek corridor and 100-year floodplain would remain in natural, undeveloped open space. Recognizing the existing single family units, the open space would be private and would total approximately 8 acres. A multi-use public trail and Class I bikeway is proposed to cross parcel -14 in the eastern portion of Site C and parallel the creek on Site 10 within an existing Open Space corridor. The right-of-way for the trail would be about 12 feet wide.

Primary constraints for this site relate to the floodplain and riparian corridor of Orcutt Creek, access difficulties, and potential fire hazards. Grading and clearing associated with the construction of up to 18 new residences could result in the loss of riparian vegetation and disruption of wildlife along the Orcutt Creek wildlife corridor. Homes located in or adjacent to the 100-year floodplain could be exposed to flooding hazards. The addition of new bridges or culverts across Orcutt Creek to access the south side of the creek could restrict channel capacity, resulting in localized flooding.

Due to the drop of the slope from Clark Avenue down to the floodplain, existing driveways are extremely steep and the line of sight entering and exiting the road is very poor. In addition, Clark Avenue is lined with heavy vegetation and experiences relatively high speeds and volumes of traffic. The creation of additional driveways and the addition of project-generated traffic would create traffic hazards due to substantial increases in turning movements onto and across Clark Avenue. Siting of additional residences south of Orcutt Creek could expose future residents to high

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fire hazards due poor access and the presence of highly flammable vegetation (e.g., eucalyptus windrow, coastal sage scrub, and grassland).

KEY SITE C DEVELOPMENT STANDARDS

Policy KSC-1: **Key Site C is designated Res 1.0 and zoned 1-E-1. Any proposed development on Key Site C shall comply with the following development standards.**

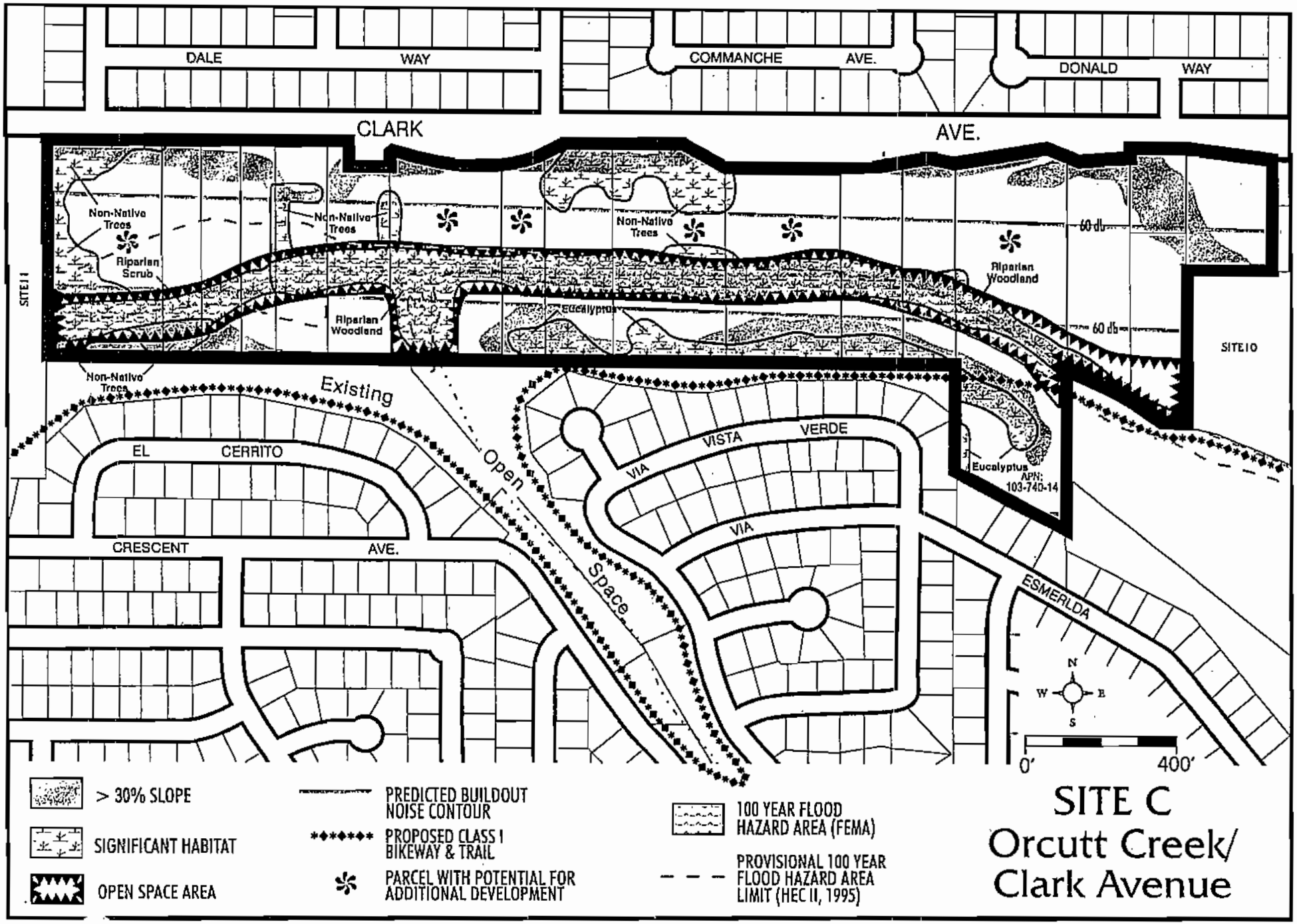
DevStd KSC-1: The area along Orcutt Creek shall remain in natural, undeveloped open space (Figure KSC-1). New structures shall be located outside of the floodway, and where feasible, outside of the floodplain.

DevStd KSC-2: All development shall be located on the north side of Orcutt Creek unless it would deny reasonable use of a property. Any development located south of the creek shall utilize existing bridges or culverts to the maximum extent feasible. All new bridges and/or culverts shall be sited and designed to minimize potential for sediment accumulation, debris plugs, removal of native trees and shall be sized to adequately permit the passage of sediment and debris, as well as wildlife.

DevStd KSC-3: Development on the site shall use existing driveways along Clark Avenue. Where feasible, driveways shall be shared by adjoining properties. No new access points/driveways shall be constructed off Clark Avenue, unless this would preclude reasonable use of a parcel.

DevStd KSC-4: To the greatest degree feasible, any development on APN 103-740-14 shall accommodate a trail, as shown on Figure KSC-1.

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KSC 3

Figure KS C-1

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67

KEY SITE D (Ranchette Area South)

Key Site D consists of 15 parcels under separate ownership. The parcels range in size from 1 acre to 8.38 acres and have a combined area of 60.99 acres. This triangle-shaped site is located approximately 1,600 feet west of Blosser Road, and is bounded by Solomon Road, low density residential development (Key Site E), and agricultural land (Key Site 22) to the north, Highway 1 and rural agricultural land to the south, and the Westtrail Estates sub-division to the east (Figure KSD-1).

The site is fairly level with small areas of steep slopes along the southern boundary. Orcutt Creek and its riparian corridor and floodplain cross the site from east to west, parallelling the southern site boundary. All but one of the parcels are developed with a single family residence and many of the parcels are developed with private equestrian facilities. The entire site was subject to the Orcutt "Ranchette Area" Special Area Development Standards in the Land Use Element; however, these standards have been incorporated within the Orcutt Community Plan and the site-specific development standards for Sites 19, D and E.

Infill construction of additional residential units on large lots would be appropriate on the site, given the large amount of existing residential development. Such development would maintain the site's low-density rural character. Due to the location of existing structures, any future development will need to be constructed relatively close to Orcutt Creek.

The site has land use and zoning designations of Residential 1.0/1-E-1 and Residential 0.3/3-E-1 with a potential buildout of up to 28 residential units on 1 to 3 acre ranchette lots. Currently, 14 single family residences exist onsite, resulting in the potential for 14 additional units. The units would likely be similar to existing residences onsite, with single family houses on large lots. Access would likely be provided from Solomon Road. Since access from State Hwy 1 is not allowed, it is probable that little development will occur south of the creek due to the cost of providing bridges to access the area.

Approximately 23 acres of the site are designated as natural, undeveloped open space. The open space would extend a minimum of 200 feet north and south from the creek centerline, varying occasionally to remain 100 feet from existing structures. Consistent with the Special Area Development standards, a bikeway/multi-use trail is also currently proposed within the open space. This bikepath/trail would be part of a regional bikeway and trails network for the whole Orcutt area.

Constraints on this site include flooding and the natural drainages of Orcutt Creek. Buildout in the existing or provisional floodplain could expose residents and property to a 100-year storm event. Grading and clearing associated with development would disturb the scenic nature of the Orcutt Creek wildlife corridor through the removal of riparian vegetation and disturbance and removal of habitat adjacent to the stream corridor.

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KEY SITE D DEVELOPMENT STANDARDS

Policy KSD-1: **Key Site D is designated Residential 1.0 and zoned 1-E-1 on APNs 015-010-28, -32, -40, -41, -71, and -74, and designated Residential 0.3 and zoned 3-E-1 on APNs 105-010-29, -31, -33, -36, -37, -38, -39, -43, and -72. Any proposed development on Key Site D shall comply with the following development standards.**

DevStd KSD-1: The area extending 200 feet to each side of the creek top-of-bank shall remain as natural, undeveloped open space, and no development except the Class I bikepath/multi-use trail and the future sewer trunk line shall be permitted within the open space.

DevStd KSD-2: At the time of development application, the County shall determine whether an easement across the riparian corridor for use as a hiking trail and bikepath can be acquired. If this easement cannot be acquired, the trail should be located within the r.o.w. along Hwy. 1.

DevStd KSD-3: As long as Key Site 22 remains zoned in a district which allows agricultural operations (e.g., residential ranchette) any future residential structures located along the western portion of Solomon Road (adjacent to Site 22) shall be set back at least one hundred (100) feet from the western property boundaries, and shall include all other feasible measures which serve to avoid and/or minimize conflicts between agricultural operations and new residential uses within the boundaries of this rezone. Such other measures may include, but shall not be limited to, the notification of prospective residential property buyers, prior to sale or contract for sale, that agricultural uses exist in the immediate area, and the inclusion of recorded easements, deed stipulations, or other instruments which guarantee that nuisance actions shall not be brought by the residential users against the agricultural operators.

DevStd KSD-4: Future development[19] of lands planned and zoned for residential densities of 0.33 or more units per acre (e.g., 1-E-1 and 3-E-1) shall be served by public sewers. An exception to this standard may be granted where the County can make all of the following findings:

[19] For the purpose of this Standard, "development" does not include the construction of a primary single family dwelling on a lot legally created prior to March 2, 1987, nor to development which can be accommodated by an existing private sewage disposal (septic) system and permitted by the County without discretionary action, in compliance with applicable regulations and policies.

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i. The application is for the two-way division of a lot legally created prior to March 2, 1987, and both resultant lots would contain a gross area of at least one acre;

ii. Public sewer service to the property would not be feasible[20] during the time legally allowed for map recordation, including any permissible time extension(s);

iii. All septic systems on the property shall comply with all customary County requirements and standards, to the satisfaction of County Environmental Health Services Division.

In any case where this exception is granted, the project shall be conditioned such that: no further division of the property shall be permitted until such time as public sewer service becomes feasible; and, all existing and new structures served by septic systems shall be required to connect to public sewers as soon as service becomes feasible.

[20] For the purpose of these Development Standards, "feasible" means "capable of being accomplished in a successful manner, taking into account economic, environmental, legal, and technological factors." The Orcutt "Ranchette Area" is within the Laguna County Sanitation District, and it is the responsibility of the project applicant to provide a compelling factual demonstration that service would not be "feasible" under finding e.ii.

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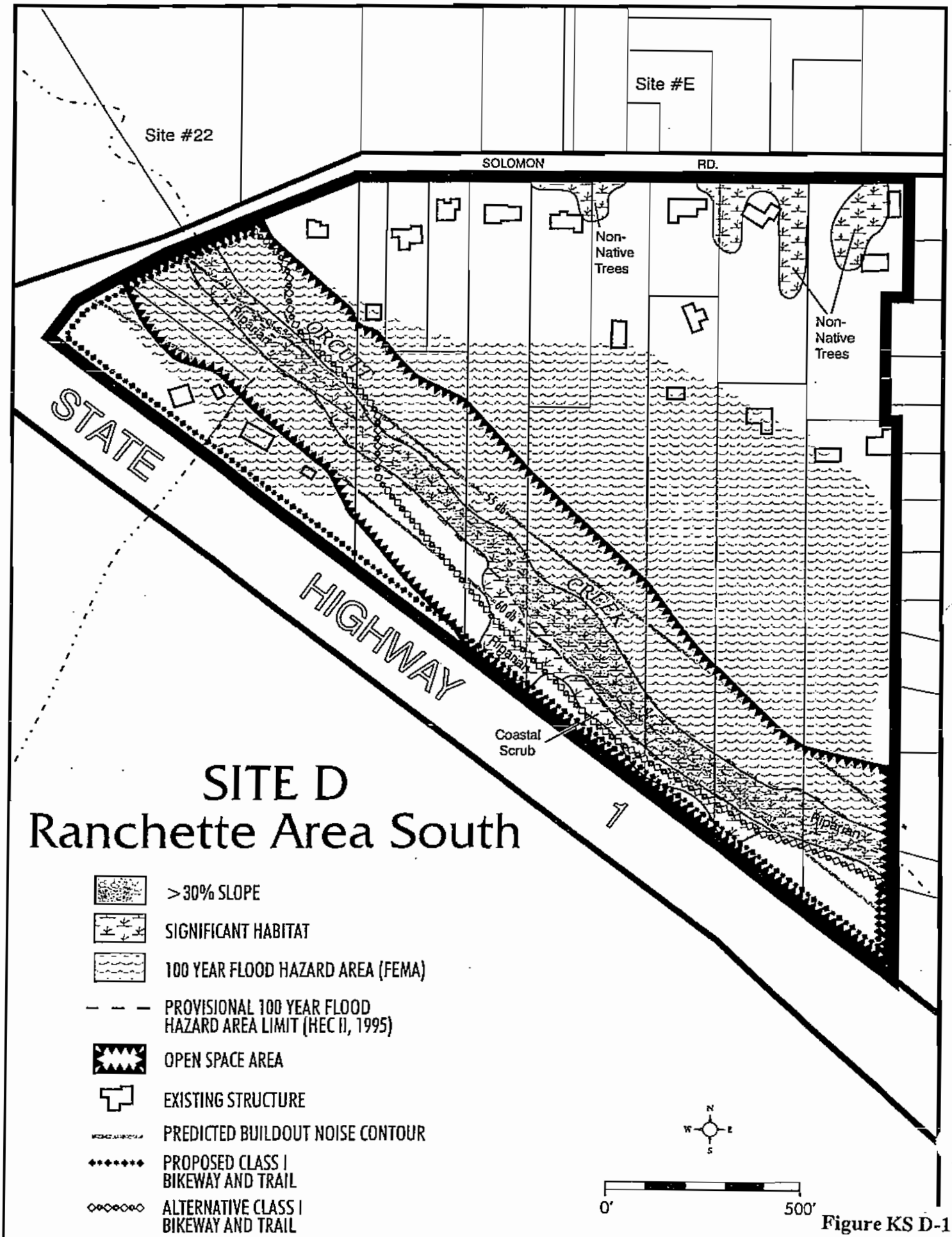


Figure KS D-1

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KEY SITE E (Ranchette Area North)

Key Site E consists of 42 parcels under separate ownership, with a combined area of 113.43 acres. The site is located northwest of the Solomon Road/Blosser Road intersection in west Orcutt. It is bounded by Solomon Road and Site D to the south, Blosser Road to the east, the Deerfield Subdivision (1 acre lots) to the north, and agricultural land (Key Site 22) to the west (Figure KSE-1).

The entire site is relatively flat and includes a large amount of existing residential development. The site's vegetation consists of introduced non-native and ornamental plants. A eucalyptus windrow with trees exceeding 50 feet in height is also present along the western site boundary with Key Site 22. The entire site was subject to the Orcutt "Ranchette Area" Special Area Development Standards in the Land Use Element; however, these standards have been incorporated within the Orcutt Community Plan and the site-specific development standards for Sites 19, D and E.

One residential development project is under construction and two additional residential projects have been approved on the site. The Lorraine Estates project is currently being built and will result in the construction of 43 single family dwellings on one acre lots. The Transco and Solomon Estates projects have been approved by the County, and site preparation and construction for these residential developments has begun. If construction begins prior to expiration of the approved tract maps, these projects will provide an additional 29 single family residential units on the site. For the most part, these units will be located on one-acre parcels.

Infill construction of additional residential units on large lots would be appropriate on the site, given the large amount of existing residential development. The land use and zoning designations are Res. 1.8/20-R-1 east of Lorraine Estates and Res.1/1-E-1 on the remainder of the site. Currently, 40 single family residential units exist onsite, with 64 single family dwellings (7-Transco, 21-Solomon, 36-Lorraine) pending development. Two parcels, APNs 111-250-58 and -73, could accommodate 5 or more additional units and the remaining parcels onsite have less development potential. Access would likely be provided from Solomon Road to the south and Blosser Road to the east, as well as from Kapalua Drive and Beverly Drive to the north.

Development issues for this site include compatibility with the adjacent agricultural uses on Site 22 to the east, providing adequate access, and preserving to the degree feasible the existing eucalyptus windrows on site.

KEY SITE E DEVELOPMENT STANDARDS

Policy KSE-1: **Key Site E is designated Res 1.8/20-R-1 east of the western boundary of Lorraine Estates (TM 14,282) with the remainder of the site designated Res 1.0/1-E-1. Any proposed development on Key Site E shall comply with the following development standards.**

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DevStd KSE-1: To the greatest degree feasible, the existing eucalyptus windrows shall be preserved where they would not preclude reasonable use of a parcel.

DevStd KSE-2: Future development[21] of lands planned and zoned for residential densities of 0.33 or more units per acre (e.g., 1-E-1 and 3-E-1) shall be served by public sewers. An exception to this standard may be granted where the County can make all of the following findings:

i. The application is for the two-way division of a lot legally created prior to March 2, 1987, and both resultant lots would contain a gross area of at least one acre;

ii. Public sewer service to the property would not be feasible[22] during the time legally allowed for map recordation, including any permissible time extension(s);

iii. All septic systems on the property shall comply with all customary County requirements and standards, to the satisfaction of County Environmental Health Services Division.

In any case where this exception is granted, the project shall be conditioned such that: no further division of the property shall be permitted until such time as public sewer service becomes feasible; and, all existing and new structures served by septic systems shall be required to connect to public sewers as soon as service becomes feasible.

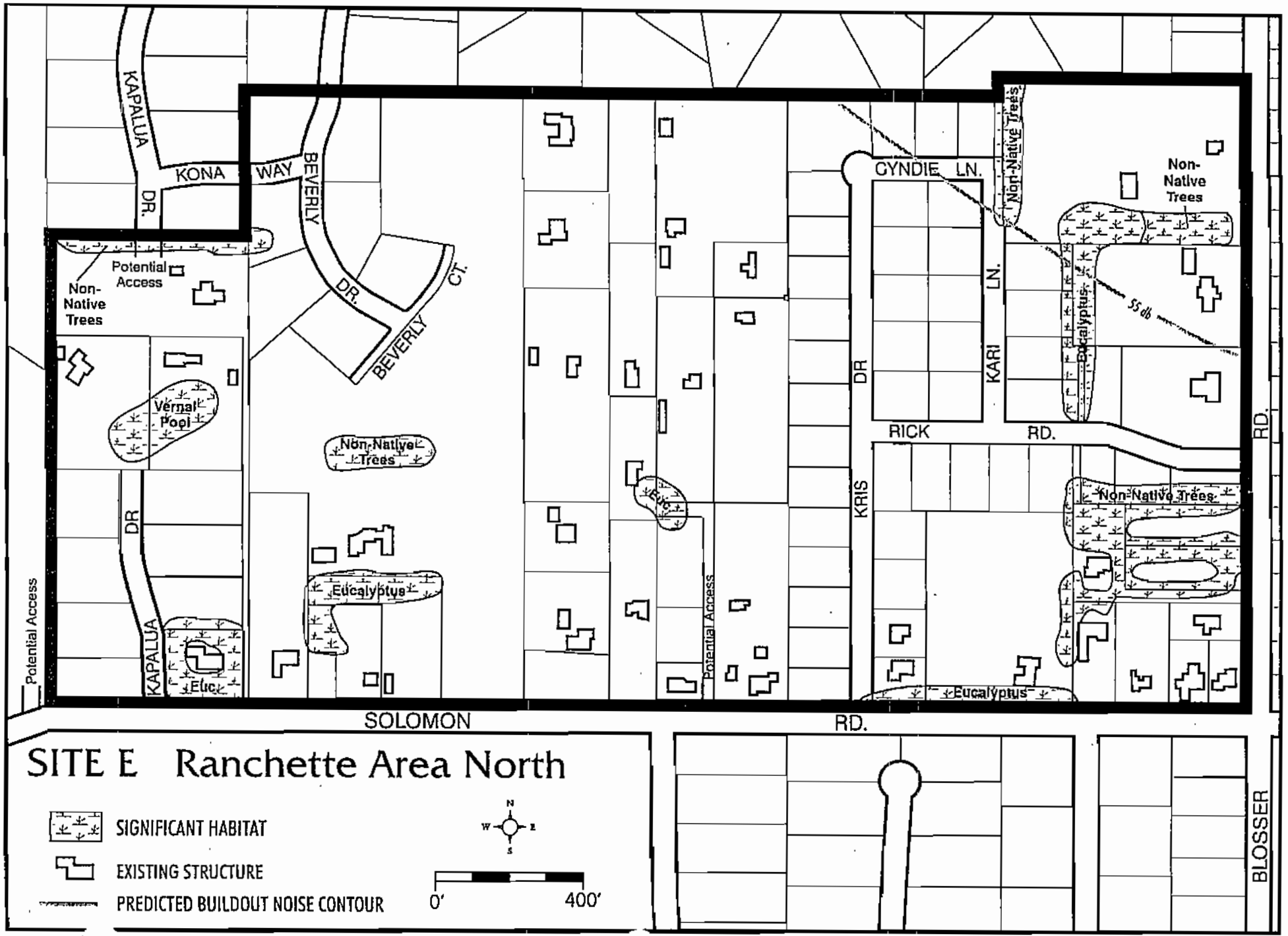
DevStd KSE-3: As long as Key Site 22 remains zoned in a district which allows agricultural operations (e.g., residential ranchette), any future residential structures located along the western portion of Solomon Road (adjacent to Site 22) shall be set back at least one hundred (100) feet from the western property boundaries, and shall include all other feasible measures which serve to avoid and/or minimize conflicts between agricultural operations and new residential uses within the boundaries of this site. Such other measures may

[21] For the purpose of this Standard, "development" does not include the construction of a primary single family dwelling on a lot legally created prior to March 2, 1987, nor to development which can be accommodated by an existing private sewage disposal (septic) system and permitted by the County without discretionary action, in compliance with applicable regulations and policies.

[22] For the purpose of these Development Standards, "feasible" means "capable of being accomplished in a successful manner, taking into account economic, environmental, legal, and technological factors." The Orcutt "Ranchette Area" is within the Laguna County Sanitation District, and it is the responsibility of the project applicant to provide a compelling factual demonstration that service would not be "feasible" under finding e.ii.

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include, but shall not be limited to, the notification of prospective residential property buyers, prior to sale or contract for sale, that agricultural uses exist in the immediate area, and the inclusion of recorded easements, deed stipulations, or other instruments which guarantee that nuisance actions shall not be brought by the residential users against the agricultural operators.



KSE.4

Figure KS E-1

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KEY SITE F (Southeast Orcutt Foothills)

This site consists of 18 parcels with multiple owners covering approximately 161.3 acres. The site is located in southeast Orcutt at the southern terminus of Stillwell Road, with parcels ranging in size from 5 to 20 acres. It is bounded by low density residential development to the north and undeveloped lands to the west (Key Sites 6 and 12), south, and east (Key Site 3). Four parcels are undeveloped, with large estate residences on the remaining fourteen parcels. Public access is provided by Stillwell Road and the majority of the site is accessed from 3 private roads: Chancellor Street, Hamilton Lane and Vanessa Way (Figure KSF-1).

Portions of the site are within the view corridor of US Hwy. 101 south, a State eligible scenic highway. Topography of the site is characterized by steep hills (many in excess of 30% slope) cut by drainages. Orcutt Creek extends from east to west across the northeast section of the site, with its floodplain extending approximately 30 feet north and south from the creek centerline. A diversity of sensitive habitats occur onsite, including coastal sage scrub, chaparral, oak/sage complexes, oak woodlands, and eucalyptus groves. The riparian corridor along Orcutt Creek is vegetated mostly by live oak. The corridor serves as important habitat and a migration route for a variety of wildlife. A large eucalyptus grove is located along the central drainage.

The entire site lies within a County-designated "High Fire Hazard" area. The Fire and Police Protection map identifies the central and southern portions of the site as areas most subject to wildfires. These areas are characterized by dense vegetation and steep slopes. The 1994 Department of Oil and Gas maps identify a plugged and abandoned dry hole, located on parcel 129-151-20 near the southern boundary of the site.

Land use and zoning designations are Residential Ranchette 5 and RR-5. Currently, 14 single family residences exist onsite, resulting in the potential for 13 additional units. Units would likely be similar to existing residences onsite, with single family houses on large lots located outside of biologically significant habitat areas and steep slopes. Most new homes would use septic systems for sewage disposal since it is not likely that public sewer will be extended into this area within the next 10 years. Access would potentially come from Chancellor Street, Hamilton Lane, and/or Vanessa Way.

The site is visually prominent and constrained by steep slopes, access concerns, former oil uses, riparian woodlands and other habitat areas. Development of 13 additional residential units on the site would introduce residential development to a largely undeveloped natural area, with accompanying buildings, extensive night lighting, roads, etc. Grading and clearing could remove vegetation and disturb the Orcutt Creek wildlife corridor and coastal scrub and oak woodland habitats, as well as increase polluted run-off into creek areas.

The Orcutt Creek corridor and 100-year floodplain, steep slopes and sensitive habitat areas would be retained as natural, undeveloped open space. This open space would extend 100 feet north and

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south from the centerline of Orcutt Creek and would include a majority of the eucalyptus and oak woodlands as well as the central drainage corridor onsite. A Class III bikeway is proposed along Chancellor Street. In addition, two multi-use trails are proposed onsite, one along the south bank of Orcutt Creek north of Chancellor Street and the other along the southern property boundary. These trails would be located within the open space.

KEY SITE F DEVELOPMENT STANDARDS

Policy KSF-1: **Key Site F is designated Residential Ranchette and zoned RR-5. Any proposed urban development on Key Site F shall comply with the following development standards.**

DevStd KSF-1: The area extending 100 feet from the top of the creek bank as shown in Figure KSF-1 shall remain in natural, undeveloped open space, and no development except the proposed flood control/emergency access route/ multi-use trail shall be permitted within the open space. The multi-use trail shall be located a minimum of 50 feet from top of creek bank.

DevStd KSF-2: All development, including but not limited to roads, parking, and walls shall be setback a minimum of 100 feet from the top of the creek bank. These setbacks shall be revegetated with appropriate native species depicted on a landscape/ revegetation plan.

DevStd KSF-3: In order to minimize grading, development should utilize existing and/or shared access roads where feasible.

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Figure KS F-1

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KEY SITE G (Orcutt Youth Organization)

This 8.46-acre site contains four Assessor's Parcels: 107-200-14 (2.86 ac), 107-200-20 (2.11 ac), 107-200-22 (3.12 ac), and 107-200-26 (0.37 ac). All four parcels are under separate ownerships and the westernmost parcel is a 20 foot wide denial strip owned by the County. The site is located on the north side of Foster Road between Highway 135 and Bradley Road in central Orcutt, and is bounded by Foster Road to the south and residential development to the east, west and north (Figure KSG-1).

Each of the three buildable parcels on the site are relatively level. However, steep manmade berms which slope upward to the east are present along the boundaries between these parcels. An area of approximately three acres adjacent to Foster Road is occupied by existing development including two churches, the Orcutt Youth Organization building, and parking areas for each of the three structures. The remaining portion of the site (approximately 5.5 acres) is undeveloped. Vegetation on the site consists of annual grasses and a small group of pine trees located along the eastern border.

The land use and zoning designations for the site are Residential 4.6 and DR 4.6 with a potential buildout of 25 units on the undeveloped 5.5 acres. Access to the site could be provided from an extension of Tilia Street which terminates at the western boundary of the site and/or possibly through the west side of the existing youth facility.

Given the site's location within an existing residential area and lack of significant physical or environmental constraints, it would be an appropriate location for residential development similar to existing development in the adjacent neighborhood. Provision of adequate access would be a primary focus of any development plan proposed for the site. With three existing driveways on Foster Road, three additional access points to serve development on the northern part of the site are not feasible due to turning movement hazards.

To make the most efficient use of the available land and to minimize access difficulties, the entire site, or the northern undeveloped portion of the site should be developed as a single unit. Coordinated development would allow for one access point, allow for less land to be lost to setbacks, and create a more unified project design. If any or all of the existing uses are abandoned, residential development would be most appropriate for the entire site. If the existing development is retained, an additional concern would be the potential for conflicts between the established public and semi-public uses, and future residential uses.

KEY SITE G DEVELOPMENT STANDARDS

Policy KSG-1: **Key Site G is designated Res 4.6 zoned DR 4.6, which will allow for a potential buildout of 25 units to be clustered on the northern 5.5 acres of**

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the entire site. Any proposed development on Key Site G shall comply with the following development standards.

DevStd KSG-1: Due to access constraints and the size of the parcels, density should be no greater than 4.6 units per acre. However, if the three parcels are planned together, provide a single access to Foster Road, and provide affordable housing onsite, the County shall consider granting a 50% density bonus consistent with the County's Housing Element Guidelines.

DevStd KSG-2: If residential development is proposed on any of the parcels, the owner shall concurrently apply for a land division to separate the residential development from the existing uses.

DevStd KSG-3: If the existing uses are retained on the site, access to the northern portion of the parcels shall be provided through one coordinated access and/or an extension of Tilia Street.

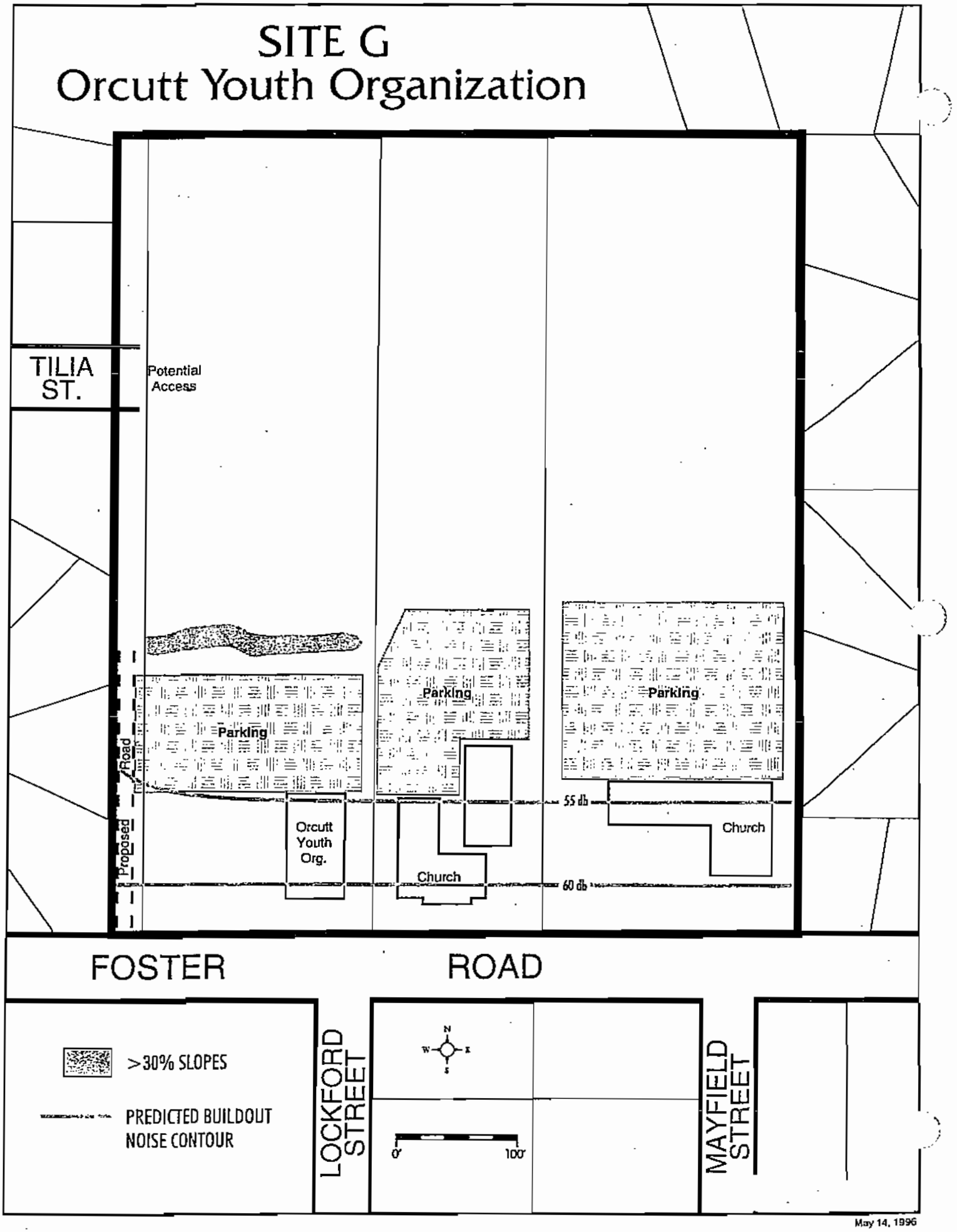
DevStd KSG-4: If one or more of the existing uses are abandoned and residential development is proposed along Foster Road, a 25-foot wide drought tolerant landscaping buffer shall be provided along the road.

DevStd KSG-5: If a density bonus is granted to this site, a landscape buffer shall be provided on the east, north and west.

DevStd KSG-6: Where daycare facilities already exist onsite, the Board shall assist in the expansion of these facilities to the greatest degree feasible. This assistance could include expedited processing, reduction in fees, or any other means the Board deems feasible.

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SITE G
Orcutt Youth Organization



May 14, 1996

Figure KS G-1

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KEY SITE H (Palmerston)

Key Site H (APN 107-240-25) is a 3.33 acre parcel located on the north side of the eastern terminus of Foster Road. It is bounded by a frontage road adjacent to US Highway 101 to the northeast, single family residential development (SLP) to the south, and condominiums (DR 12.3) to the west (Figure KSH-1).

The site is relatively level and is highly visible to surrounding developed properties and both north and southbound travelers on Highway 101. A residence and a Montessori school are located near the center of the site. The northeast perimeter of the property is exposed to noise levels in excess of 65 dB from US Highway 101. Vegetation onsite consists primarily of introduced grasses with scattered pines located north of the school facility.

Site H is located within the Lakeview Watershed of the urbanized Orcutt area. Runoff from the site drains to the Lakeview Basin, and then enters the Lakeview storm drain which runs along Lakeview Road to the Waller-Skyway channel, located just north of the Santa Maria Public Airport. The existing facilities are not adequate to convey current urban runoff volumes and significant flooding often results along Lakeview Road between Bradley Road and Highway 135. The SBCFCD has proposed a parallel storm drain along Lakeview which would provide 100-year flow capacity for existing development in the area.

Due to its small size and lack of significant physical or environmental constraints, the site could accommodate a limited amount of high density residential development similar to that which surrounds it. If the existing structures are retained on the site, the northern portion should not be developed and buildout of the southern undeveloped area should be limited to eight units. This would ensure that the density on this portion of the site is consistent with the density of existing development to the south.

The land use and zoning designations are Residential 8.0 (Res 8.0) and Design Residential 8.0 (DR 8.0). If the existing school and ancillary structures are removed, up to 26 units could be developed onsite. Potential projects would likely consist of single family dwellings on 5,000 to 6,000 square foot lots. A multi-use public trail along the Highway 101 right of way will connect with the private trail system through adjacent developments to form a loop trail. Roadway access to the site could be from an existing paved driveway off Foster Road or from Cedarhurst Drive to the north. Access may also be possible from the continuation of Morning Ridge Road.

Issues affecting the development of this site include the potential for long-term exposure of future residents to high noise levels generated by traffic on Highway 101, and the preservation of the scenic value of the site. The development standards for Key Site H address the design issues including consistency with surrounding development and reduction of potential noise impacts.

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KEY SITE H DEVELOPMENT STANDARDS

Policy KSH-1:Key Site H (APN 107-240-25) is designated Res 8.0 and zoned DR 8.0 with a maximum buildout of 26 residential units. As long as the existing school and residence remain, maximum buildout shall be eight residential units located in the southern area of the site between existing development and Foster Road. Any proposed development on Key Site H shall comply with the following development standards:

DevStd KSH-1: Concurrent with any development plan application, the owner shall apply for a land division to separate the existing house and school from new residential development.

DevStd KSH-2: An acoustical analysis which demonstrates that all development can be sited and designed to reduce interior and exterior noise levels from US Highway 101 to below County thresholds shall be required prior to consideration of any residential development.

DevStd KSH-3: The developer shall construct a sound barrier between the site and US Hwy 101. This barrier should be an earthen berm with appropriate landscaping of drought tolerant trees and shrubs. However, the barrier may be a combination wall and berm as long as the exposed portion of the wall does not exceed 50% of the total height of the barrier. The total height of the barrier should not exceed the height of barriers adjacent to the site to the north and south on US Hwy 101 and shall contain compatible masonry.

DevStd KSH-4: The developer shall consult with County Public Works Department to determine the feasibility of abandonment of the road to the east of property as a means of providing additional noise buffering (e.g., berms) between the project site and US Hwy 101.

DevStd KSH-5: The design, scale and character of the project shall be compatible with neighboring development. Landscaped buffer areas along project perimeters (except US Hwy 101) shall include decorative masonry walls and/or landscaped berms to provide additional screening. All buffer and/or screening walls shall be planted with fast-growing vines and shrubs along the base.

DevStd KSH-6: Any future residential development onsite shall include dedication of an easement for and construction of a multi-use public trail along the US Hwy 101 right of way connecting with the frontage road or Cedarhurst to the north and the private trail to the south. Any abandonment of r.o.w. along US Hwy 101 shall provide an easement for this trail.

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DevStd KSH-7: Project design shall ensure that no garage door openings are visible from US Hwy 101.

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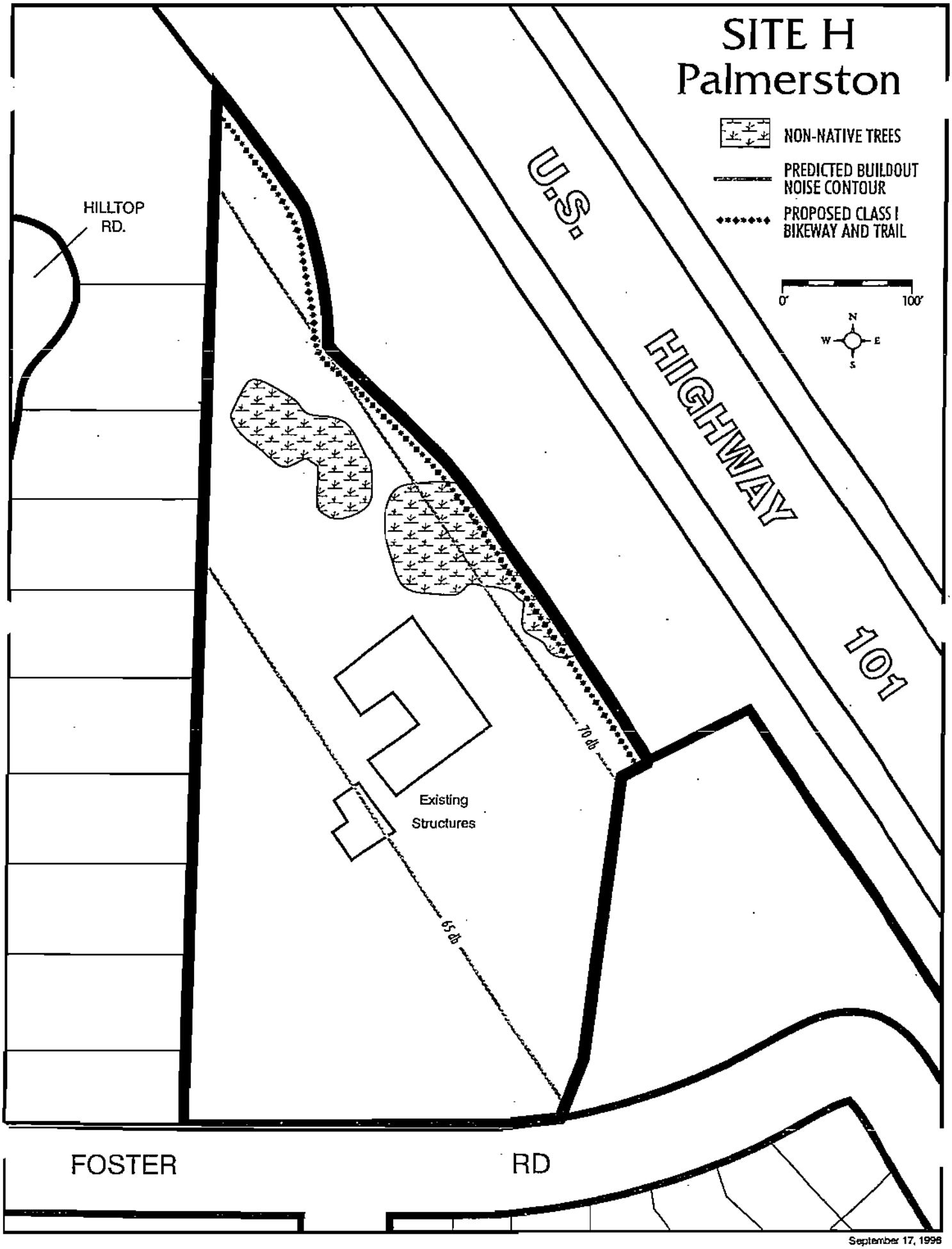


Figure KS H-1

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KEY SITE EVERGREEN

This 5.87-acre site consists of six assessors parcels: 109-200-12 (1.0 acre); -13 (1.0 acre); -15 (.55 acres); -16 (1.8 acres), 109-200-10 (1.2 acres), and -11 (0.32 acres). The site is bounded by Orcutt Road and Highway 135 to the west, Winter Road to the north, residential development (4.6 units/acre) to the east, and Lakeview Road to the south (Figure EVG-1).

The site is currently developed with a 50,346 s.f. convenience shopping center. The majority of the floor area (42,300 s.f.) lies within a single structure near the southern end of the site which includes a grocery store and 27,300 s.f. of retail lease space for uses such as restaurants, offices, liquor stores, etc. The remainder of the space is located within three detached structures: a veterinary clinic, a muffler repair shop, and a car wash. Approximately 1.3 acres in the center of the site are vacant, with the exception of a truck storage lot on an area previously occupied by a nursery.

Primary access to the site is from two entrances off Lakeview Road and four from Orcutt Road. An "alley" along the site's eastern boundary is frequently utilized for through access across the site. Several of the homes adjacent to the site to the east access garages from this "alley."

The majority of the site is covered by impervious surfaces which produce a significant amount of stormwater runoff. The northern section drains on to Winter Road, where flows travel east and enter a drop inlet on the north side of the roadway. From this point, drainage is conveyed through a series of storm drains and open ditches to the west side of Highway 135, where it eventually enters the Waller/Skyway Channel. Drainage from the southern section drains across the site's paved parking areas and enters a drop inlet on the western site boundary. This runoff is conveyed under Orcutt Road into a drainage ditch and travels 20 feet to the north where it enters the Lakeview Storm Drain through a large drop inlet. The site is also occasionally flooded by runoff from urbanized areas to the east.

Traffic levels east of this site along Lakeview Road currently exceed the LOS C threshold and future development is expected to exacerbate this condition. In addition, adjacent to the southern end of this site, Lakeview has three intersections within a span of 200 feet (at Hwy 135, Orcutt Rd., and Marvin St.). Any redesign of this center will need to minimize conflicts with existing intersections.

Redevelopment has been proposed for this site to provide more shopping opportunities for local residents and to increase economic return into the community. Redevelopment of the site could involve partial or total demolition and remodeling of existing structures, and reconfiguration to provide for an increase in commercial space (Figures EVG-2 and EVG-3). Such reconfiguration could include County abandonment of Orcutt Road between Lakeview and Winter Roads as a means of stimulating economic revitalization of this center. This would add approximately 0.88 acres to the shopping center, increasing the site area to 6.75 acres.

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Planning issues include reconfiguration of the project site which could cause localized flooding through modification of the drop inlet to the Lakeview Storm Drain. Reduction of inlet volumes could lead to flooding problems on new parking areas and at the Lakeview/Highway 135 intersection. The Lakeview/Orcutt Road and Lakeview/Hwy 135 intersections result in a large number of turning movements concentrated within a small section of roadway. An access point to the project near either intersection would add to the existing problem.

KEY SITE EVG DEVELOPMENT STANDARDS

Policy EVG-1: **Key Site EVG is designated General Commercial and zoned C-2. Any proposed development on Key Site EVG shall comply with the following development standards.**

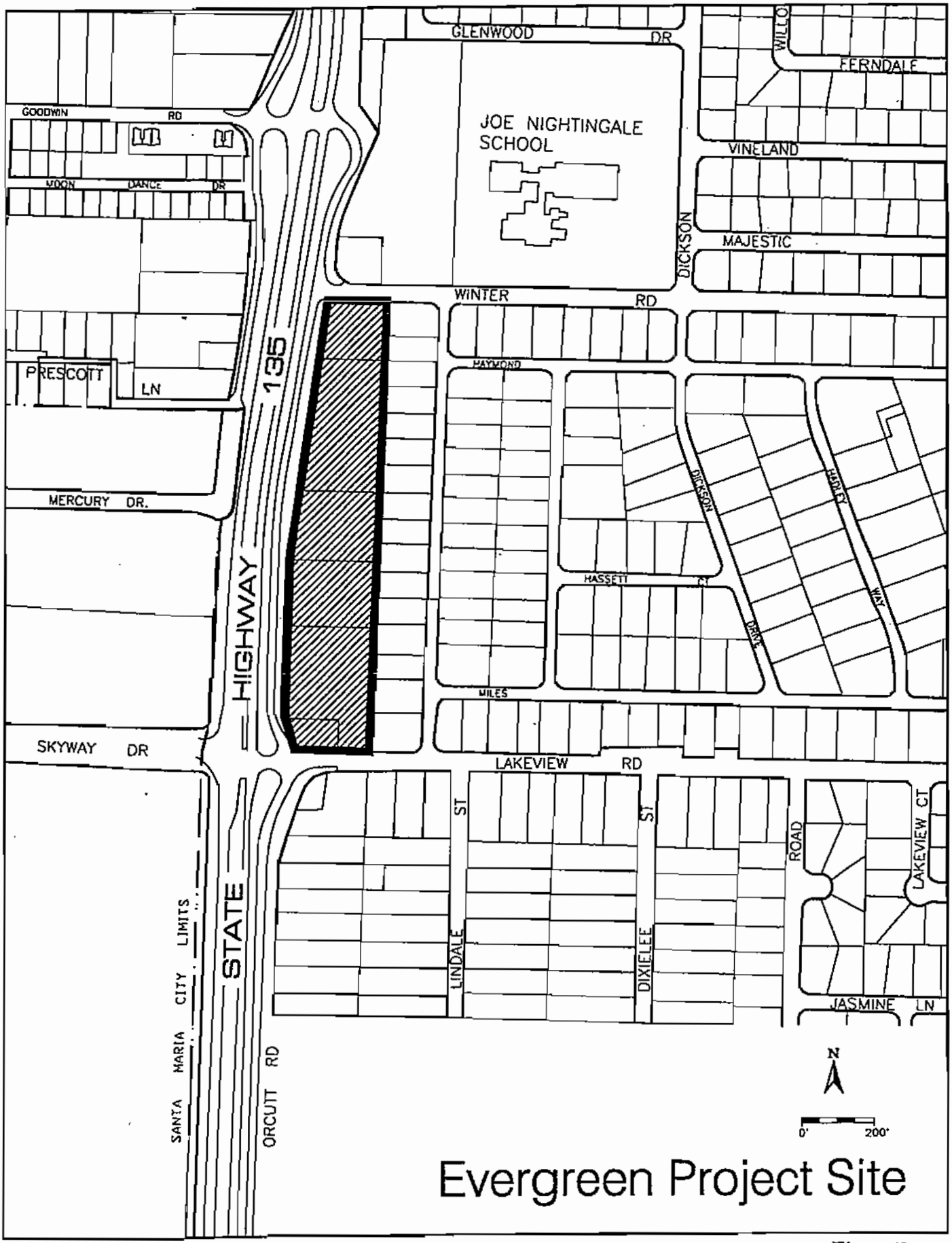
DevStd EVG-1: Site design shall incorporate drains designed to convey stormwater flow from developed areas to the east at an adequate rate to avoid localized flooding at the Lakeview/Highway 135 intersection. The areas which drain to Winter Road shall be re-graded, or storm drains installed in such a manner that runoff from the site is intercepted prior to entering the roadway, and conveyed directly to the Lakeview Storm Drain, or an alternative solution acceptable to County Flood Control. Final plans for these improvements shall be subject to review by SBCFCD.

DevStd EVG-2: The developer shall install a soundwall and trees on the eastern site boundary to buffer the site from existing residences.

DevStd EVG-3: Improvement of the shopping center's signage shall be part of any development proposal for the site.

DevStd EVG-4: If the owner/developer submits a development application for demolition and/or redevelopment of the center, the County shall consider abandonment of the segment of Orcutt Road fronting the site and shall work with Caltrans on options to provide direct roadway access from Highway 135.

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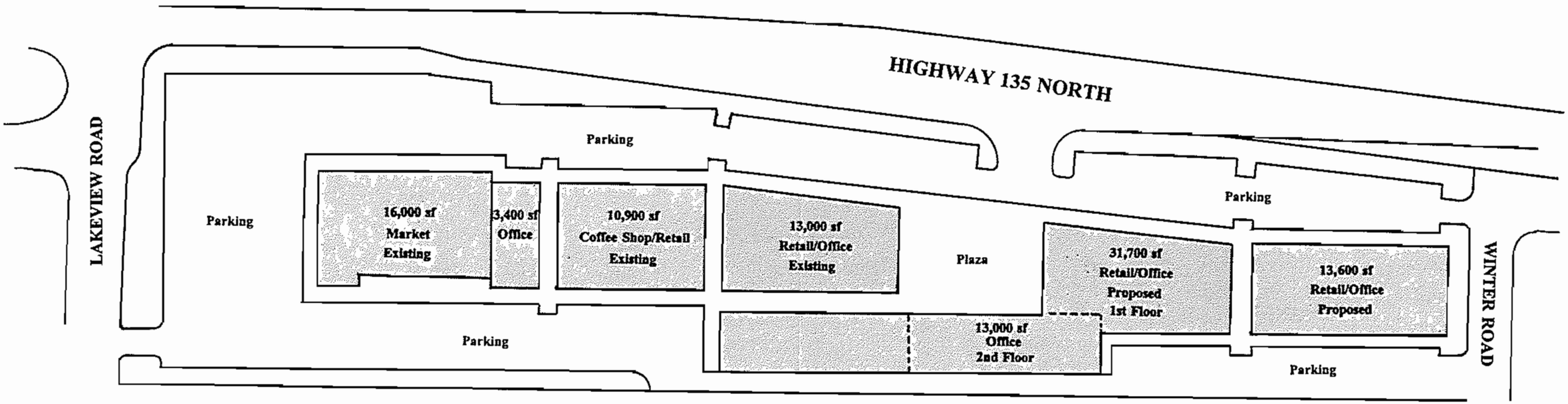


FigureEVG-1

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67

EVERGREEN SHOPPING CENTER

POTENTIAL DEVELOPMENT CONCEPT: PARTIAL REDEVELOPMENT



EXISTING: 43,300 SQUARE FEET
PROPOSED: 58,300 SQUARE FEET

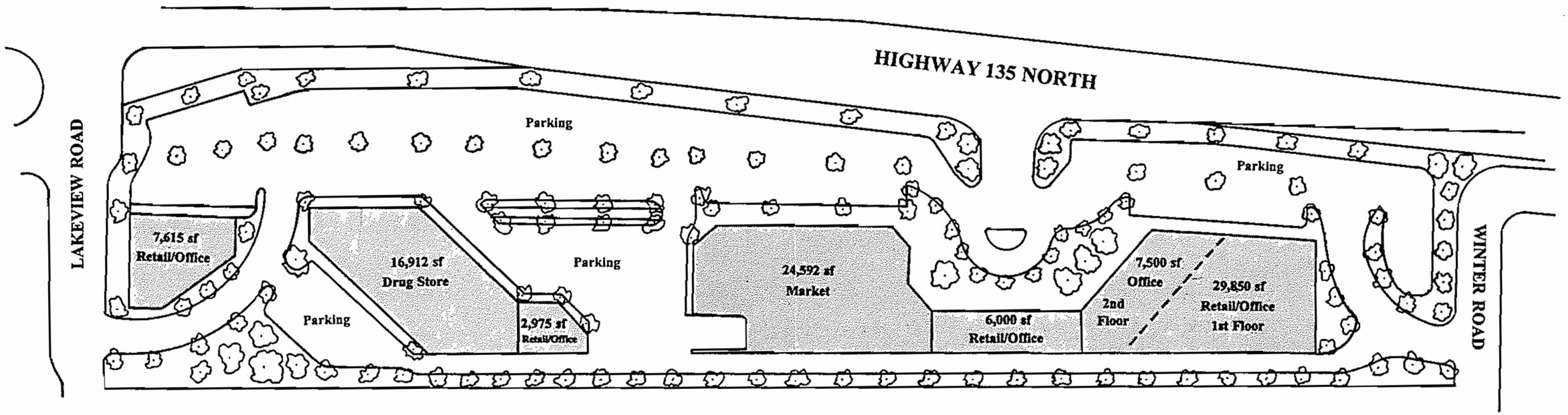
TOTAL AREA: 101,600 SQUARE FEET

FigureEVG-2

Docusign Envelope ID: 4170F4A1-82F0-430A-9F62-11C37E654D67

EVERGREEN SHOPPING CENTER

POTENTIAL DEVELOPMENT CONCEPT: TOTAL REDEVELOPMENT



TOTAL AREA: 95,444 SQUARE FEET

Figure EVG-3

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OAK KNOLL PARK

This 15.1-acre site consists of four parcels (APNs 103-530-69, 107-510-21, 107-690-01, and 107-710-22) owned by the County and located east of Bradley Road, between Clark Avenue and Union Valley Parkway. The site is bounded by Via Santa Maria on the north, Kenneth Avenue and residential development on the east, and residential development to the south and west (Figure OAK-1).

The project site currently serves as a major retention basin which accommodates stormwater runoff from the extensive residential development which surrounds it. Three sub-basins are present on the site. The largest basin is approximately 8.25 acres and extends across parcels 107-510-21 and 107-710-22. The other basins are located on each of the remaining parcels. Slopes of 25 to 30% surround the site on all sides and graded berms are present along the boundaries between the sub-basins. Low rainfall and rapid absorption allow the basin to remain empty for much of the year.

The entire site has been severely disturbed by grading activity to create the basins. Vegetation onsite consists of a row of trees along the parcel boundary between 107-710-22 and 107-690-01, and non-native grasses on the slopes and level areas at the bottom of the retention basins. A large spillway conveys urban runoff from Karnes Avenue, immediately to the south of the site, into the southernmost portion of the site.

This site is an excellent location for a dual-use public park/retention basin. Development onsite would consist of a 11.3 acre public park. Plans for the park include irrigating and seeding the level areas at the bottom of the three existing basins to provide an informal recreation area and youth practice soccer/softball fields. A children's play area would be developed on a raised knoll, located centrally to the three basins. Additional recreational facilities would include a small wooden covered gazebo, four family picnic sites, restroom facilities, a hard surface court game area, and polecraft fencing.

Access will be provided by concrete walkways, with access points located along the northern site boundary at the intersection of Via Santa Maria and Kenneth Avenue, opposite Boardwalk Lane, and just west of Valley Drive. An additional access will be provided at the northern end of the existing spillway between Karnes Road and the southern boundary of parcel 103-530-69. On-street parking would be provided along Via Santa Maria. A parking lot for approximately 40 cars could also be provided on the vacant area of 107-690-01, adjacent to Kenneth Avenue. Figure OAK-1 shows the proposed locations for the features described above.

The primary constraints associated with development of this site are related to noise disturbance to adjacent residents, flood hazards, and adequate parking. Development of a public park on the site could cause disturbances to adjacent residents through the introduction of play areas in proximity to their rear property lines. Development of a park would modify spillways between the existing sub-basins, which could cause stormwater backup onto adjacent roadways. The lowest level area of the

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site becomes inundated during storms and may remain flooded for up to three weeks, thus users of the park could be exposed to flood hazards.

KEY SITE OAK DEVELOPMENT STANDARDS

Policy OAK-1: **Key Site OAK is designated Existing Public or Private Recreation and/or Open Space and zoned REC. Any proposed development on Key Site OAK shall comply with the following development standards.**

DevStd OAK-1: No play areas shall be located within 25 feet of the western or southern site boundaries.

DevStd OAK-2: Development of the park shall not result in modification of the existing configuration of sub-basins and spillways between the basins. Development plans shall be subject to review by SBCFCD.

DevStd OAK-3: Project design shall incorporate features such as fencing and signage to restrict or discourage access to the lowest level area during storms and periods of inundation.

DevStd OAK-4: The Park Department shall investigate an on-street parking control program which may include no parking zones, limited time parking, and/or a parking permit system to minimize on-street parking conflicts with adjoining neighborhoods.

DevStd OAK-5: The park shall be closed from sunset to sunrise.

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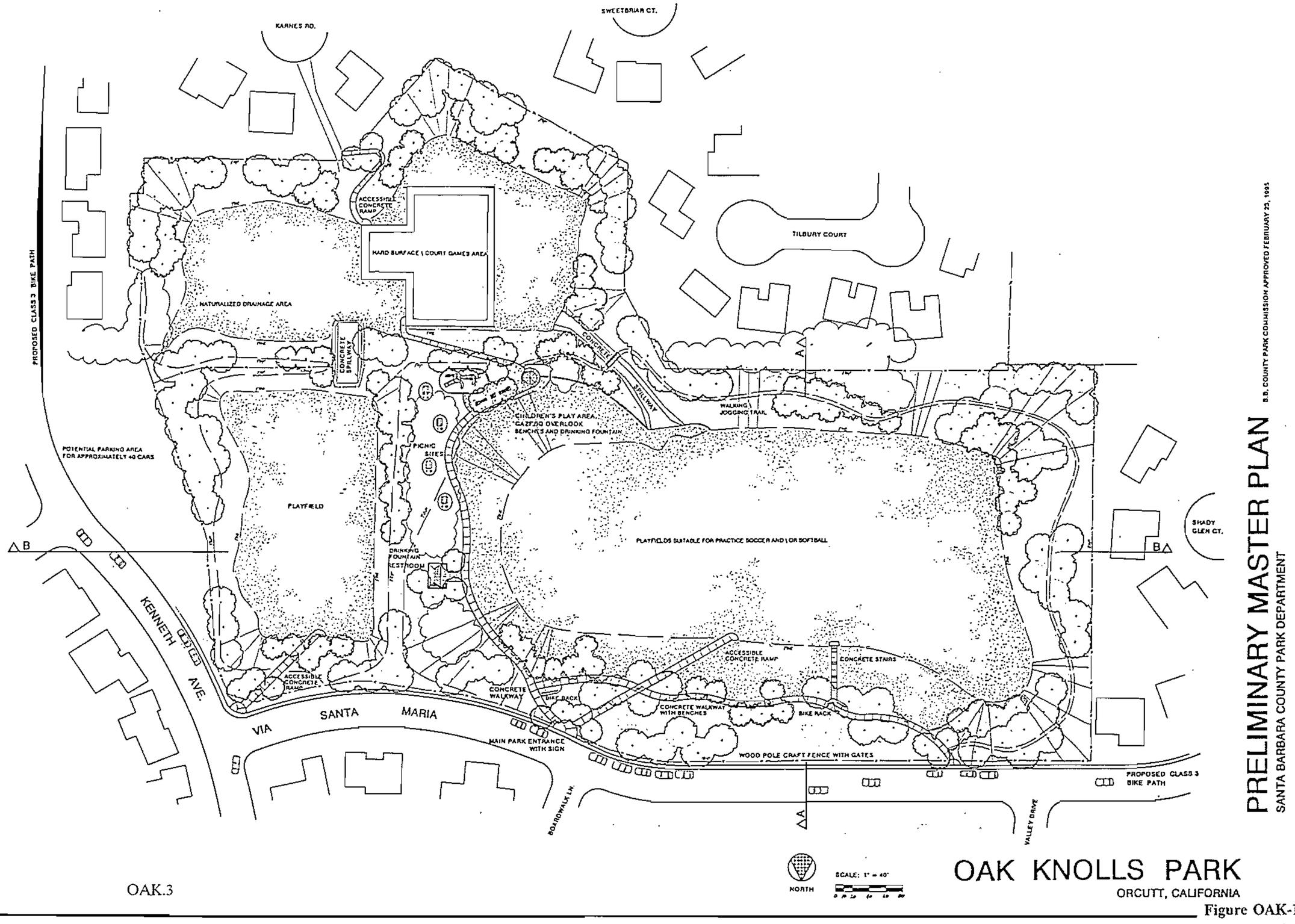


Figure OAK-1

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KEY SITE YMCA

This 14.2-acre site is located on APN 111-100-04, a 76.47-acre parcel adjacent to the southeast corner of the intersection of Skyway Drive and Airpark Drive, approximately 1,000 feet west of the intersection of State Route 135 and Skyway Drive. It is bounded by Skyway Drive and the Santa Maria Public Airport (SMPA) to the west, the Hagerman Softball Center and Waller Park to the north and northeast, auto dealerships and residential development (12.3 units/acre) to the east, and agricultural fields and SMPA runway 12-30 to the south (Figure YMCA-1).

Existing development includes an approximately 30,000 s.q. ft. YMCA main facility building, a 186-space parking lot, a swimming pool and one basketball court, all of which are located near the northwest portion of the site. Access is currently provided from Skyway Drive, opposite the entrance to the Santa Maria Airport. Vegetation onsite consists mostly of introduced grasses and weeds.

Stormwater runoff generated onsite is conveyed to the Waller/Skyway Channel. Capacity of the existing drainage infrastructure serving the site is sometimes exceeded during 25-year storms as a result of extensive urbanization to the east. The Orcutt Master Drainage Plan Update (SBCFCD 1992) identifies several improvements to the infrastructure in this area which would help to alleviate existing problems and raise the capacity of the system to accommodate a 100-year event.

Due to the site's few environmental constraints and its proximity to existing recreational areas, expansion of the existing YMCA facility could be accommodated onsite. The project would involve an expansion of the existing facilities and uses permitted under the existing modified Conditional Use Permit (CUP). In addition to these uses, the YMCA has identified a long range plan consisting of 39,572 square feet of additional structures, and outdoor facilities including an 11-space campground, tennis and basketball courts, playground equipment, and a soccer field. The plan would be implemented in five future phases which would consist of the following:

- Phase I: a 6,496 square foot indoor pool and wading pool complex;
- Phase II: an 8,000 square foot gymnastics center, 11 campsites, and a restroom facility;
- Phase III: locker rooms, racquetball courts, and a childcare facility (16,692 square feet);
- Phase IV: a 7,600 square foot gymnasium for indoor volleyball and basketball;
- Phase V: 4 tennis courts, 2 outdoor basketball courts, and soccer field

(SMVYMCA letter and map, dated 01/19/95) (Figure YMCA-2).

Constraints on this site are associated with access, sewer service, and flooding. The project could cause significant impacts to Levels-of-Service on Lakeview Road and would contribute to an increase in traffic along Skyway Drive and Airpark Drive, worsening congestion along these roadways. Increased amount of impervious surfaces associated with additional structural development would raise runoff levels from the project site. Development of the site could cause the City of Santa Maria's treatment plant to exceed its long-term physical plant capacity.

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KEY SITE YMCA DEVELOPMENT STANDARDS

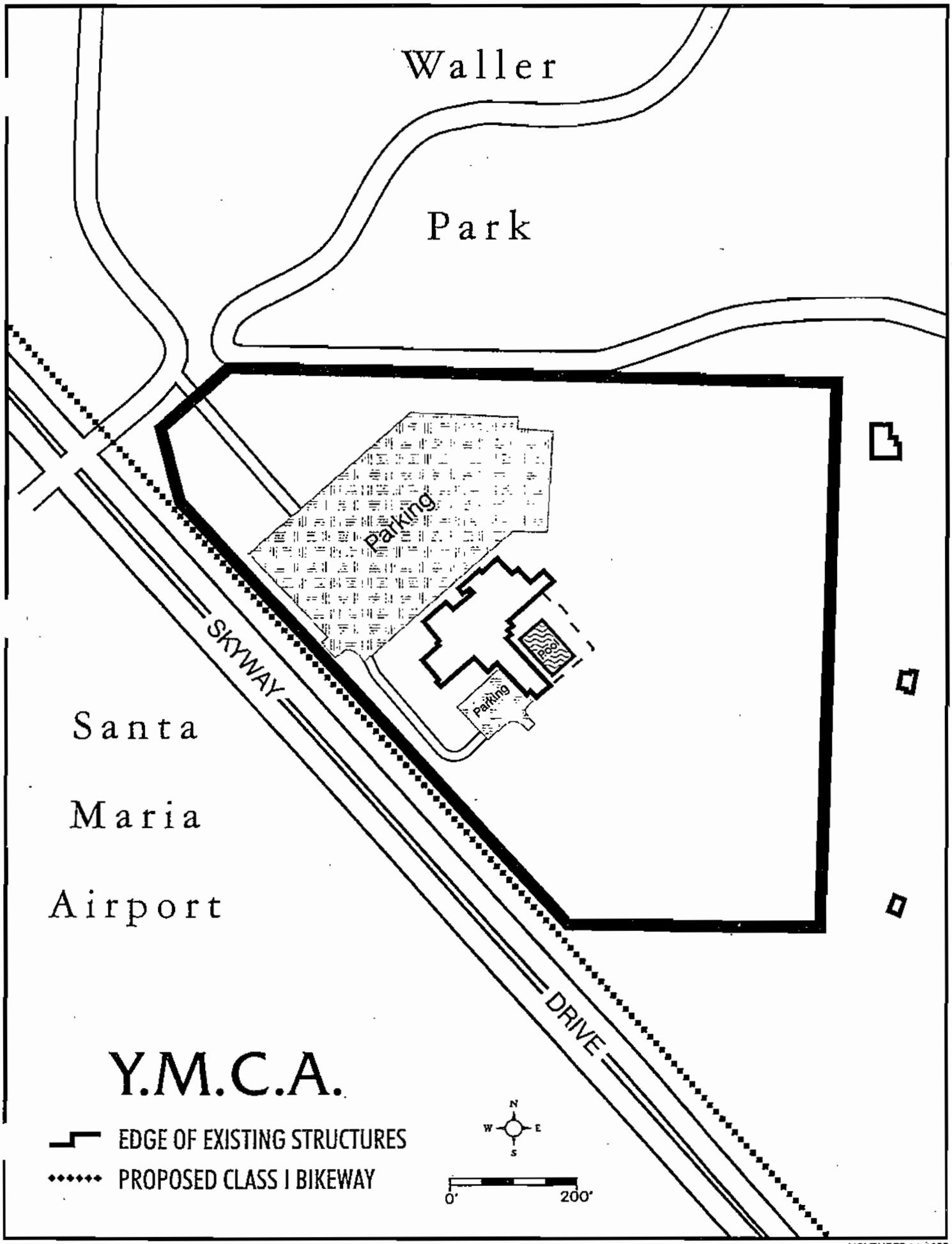
Policy YMCA-1: **Key Site YMCA (APN 111-100-04) is designated REC-OS and zoned REC. Any proposed development on Key Site YMCA shall comply with the following development standards.**

DevStd YMCA-1: Site design shall include measures to ensure that stormwater runoff does not exceed existing levels, unless the SBCFCD issues a letter stating that the system can accept the additional runoff without adversely impacting the system. Final plans for improvements shall be subject to review by SBCFCD.

DevStd YMCA-2: A Can-and-Will-Serve letter from the City of Santa Maria's Wastewater Treatment facility shall be required prior to project approval.

DevStd YMCA-3: The County shall explore methods of pedestrian, bike and vehicular connection between the recreational/park areas around the YMCA to reduce vehicle trips.

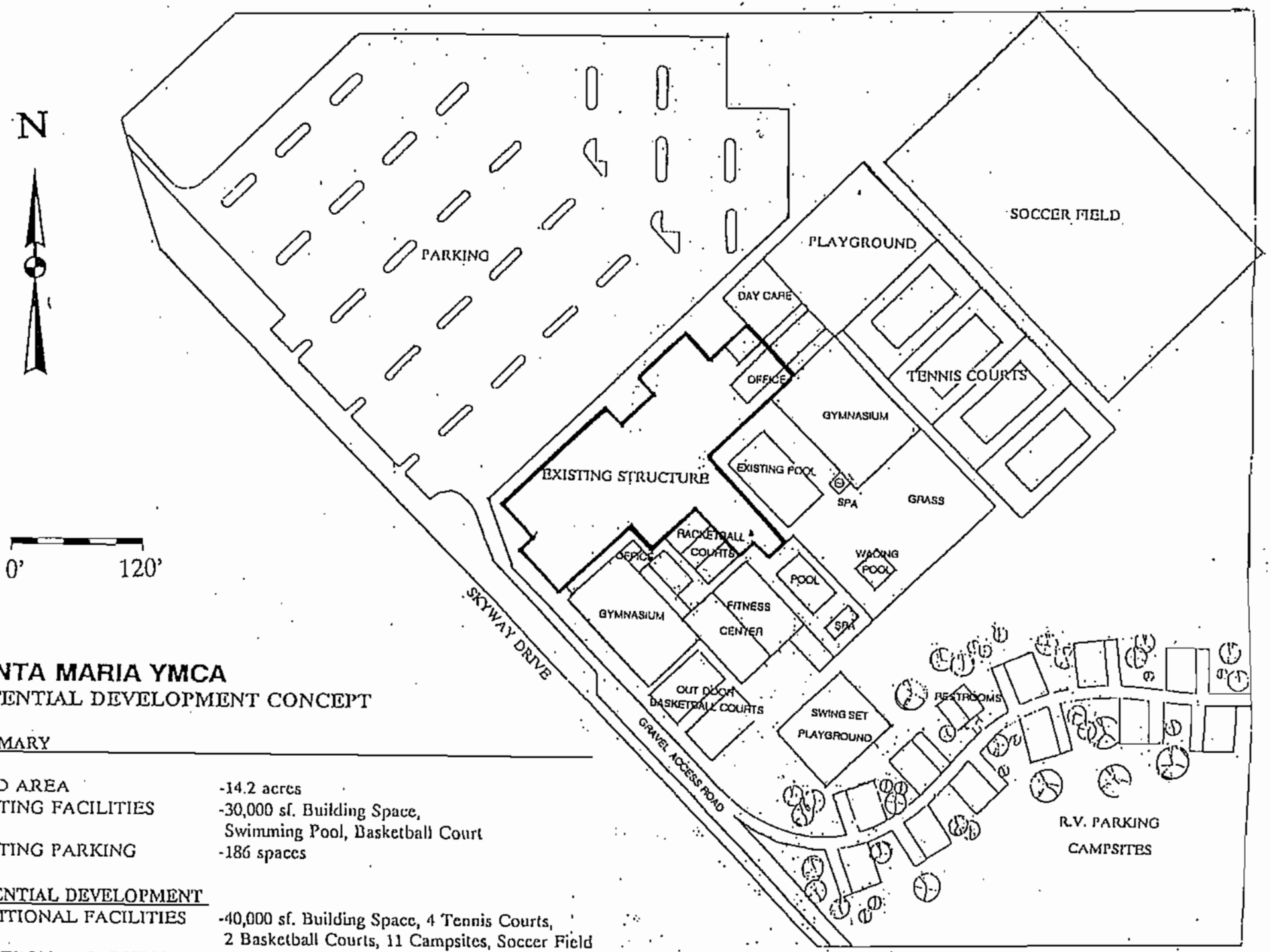
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NOVEMBER 14, 1995

YMCA-3

FigureYMCA-1



YMCA.4

SANTA MARIA YMCA
POTENTIAL DEVELOPMENT CONCEPT

SUMMARY

LAND AREA	-14.2 acres
EXISTING FACILITIES	-30,000 sf. Building Space, Swimming Pool, Basketball Court
EXISTING PARKING	-186 spaces

POTENTIAL DEVELOPMENT

ADDITIONAL FACILITIES	-40,000 sf. Building Space, 4 Tennis Courts, 2 Basketball Courts, 11 Campsites, Soccer Field
ADDITION PARKING	-140 spaces

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APPENDICES

Appendices

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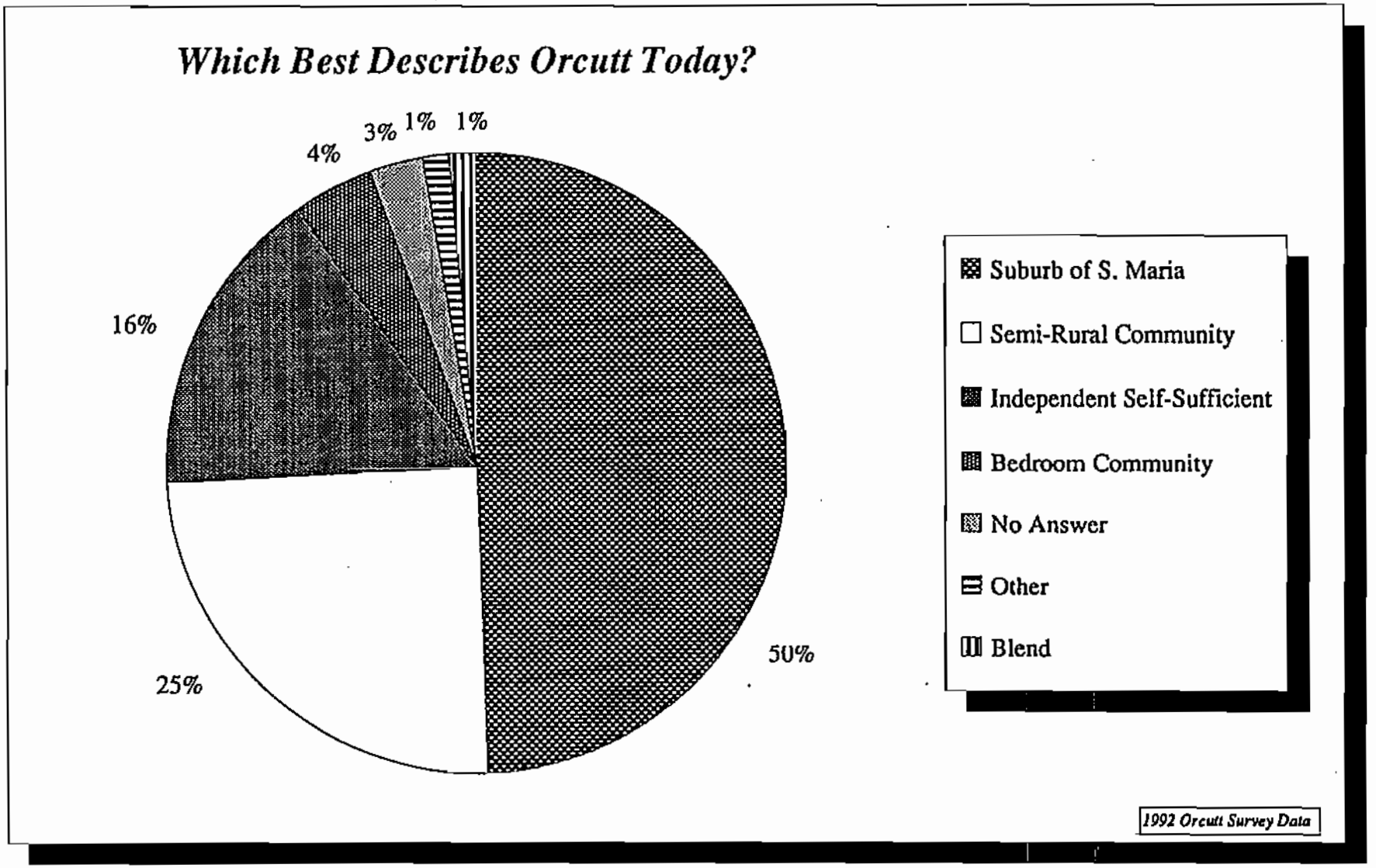
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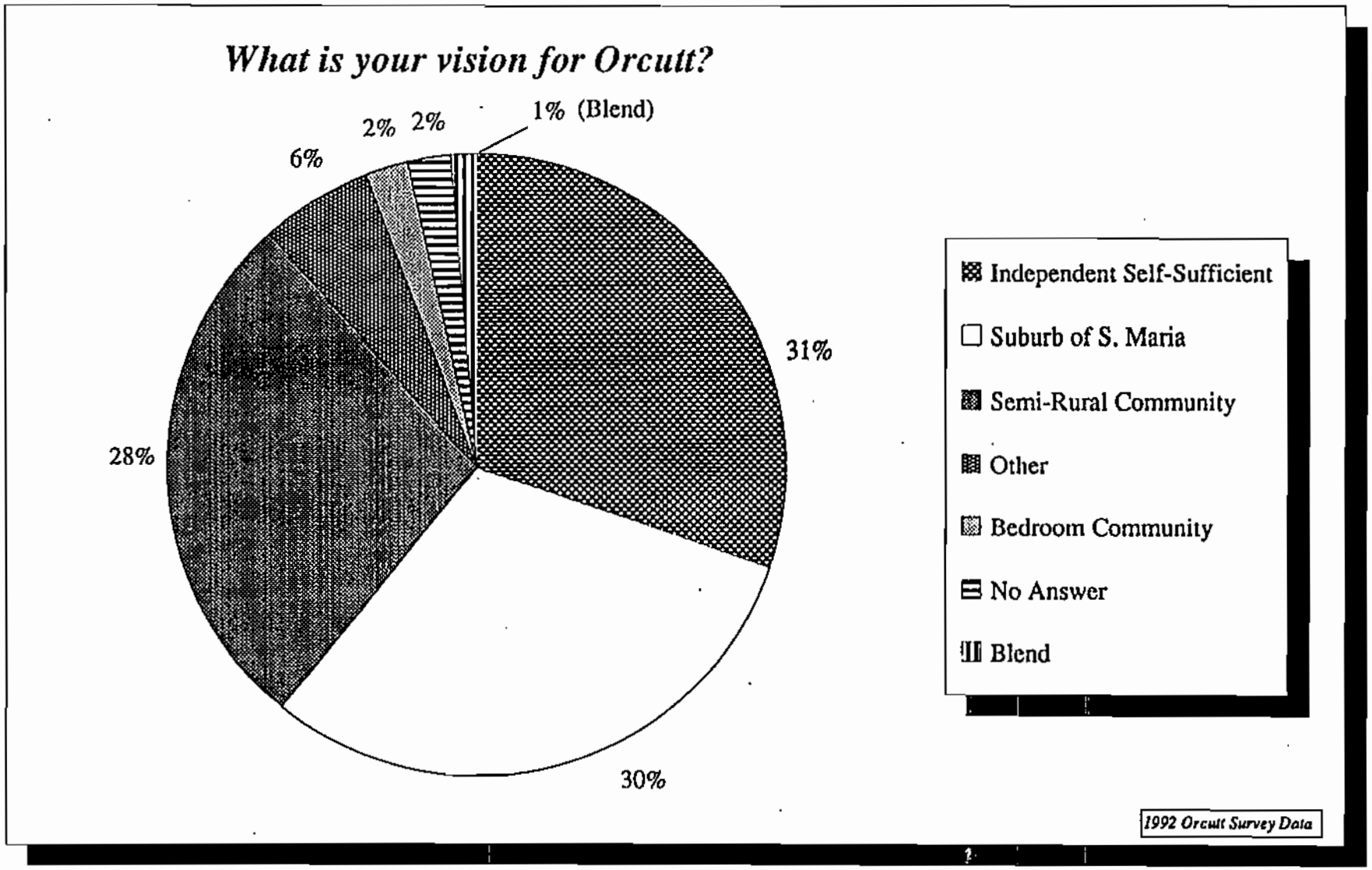
APPENDIX A

COMMUNITY SURVEY RESULTS

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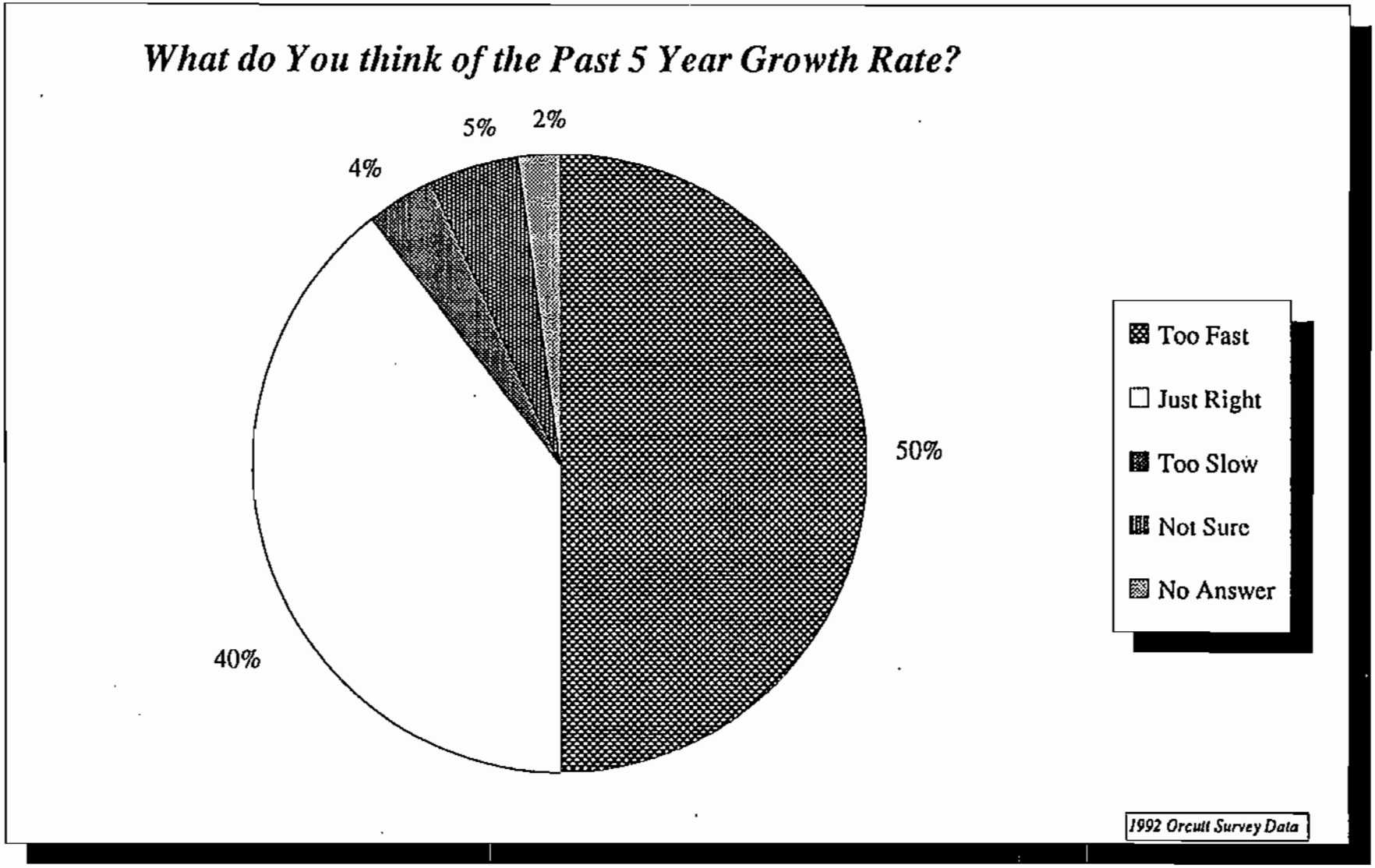
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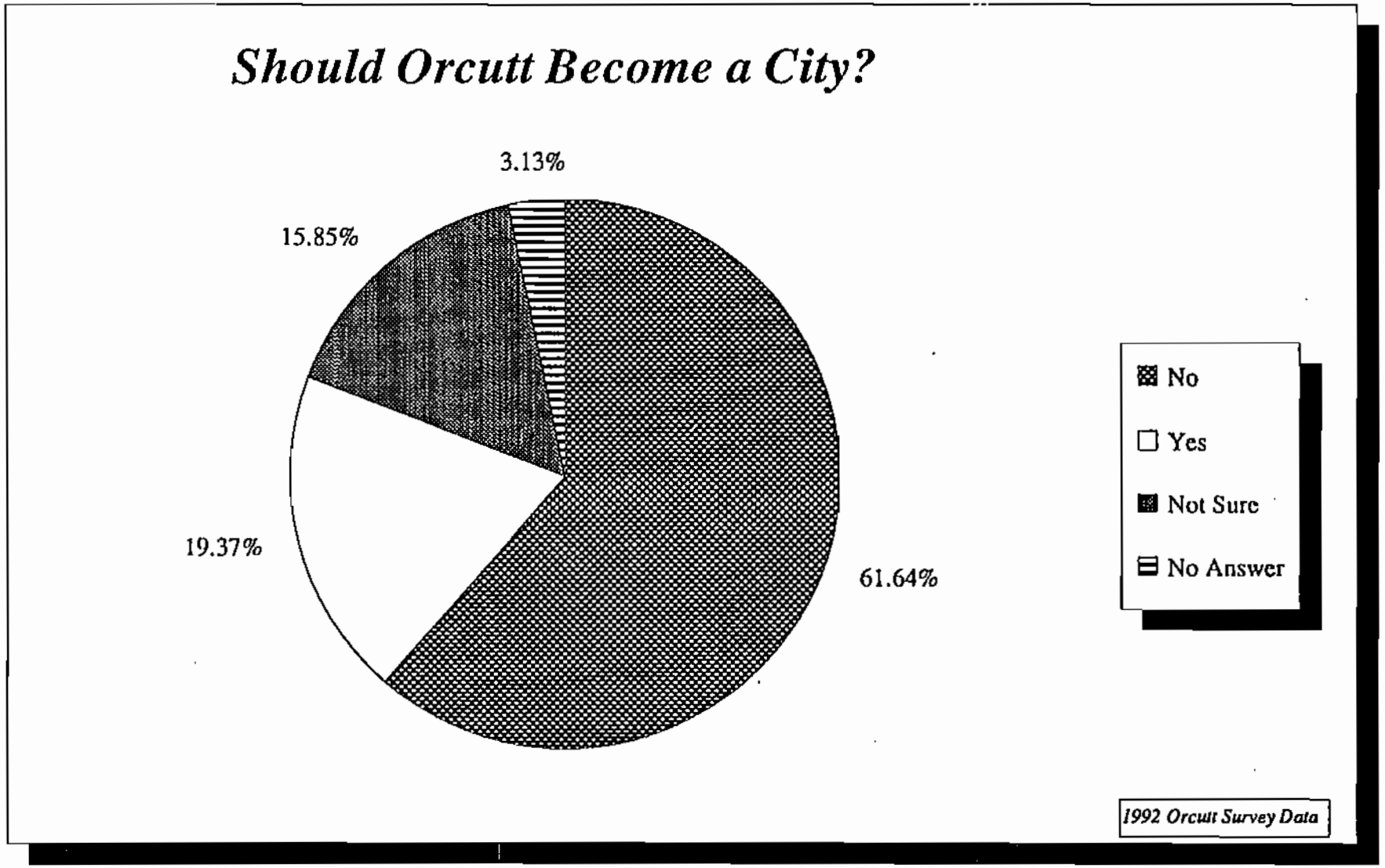


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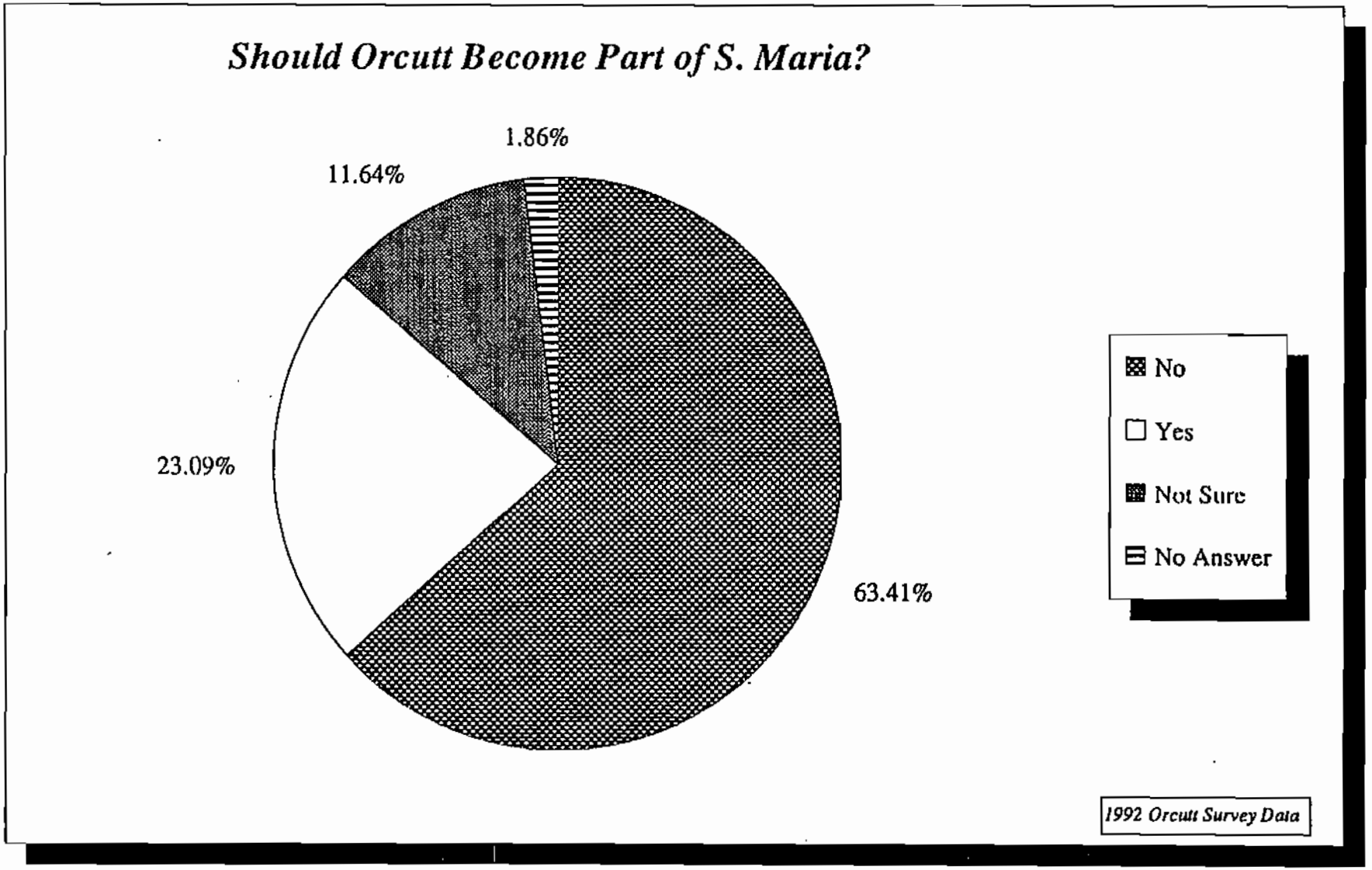
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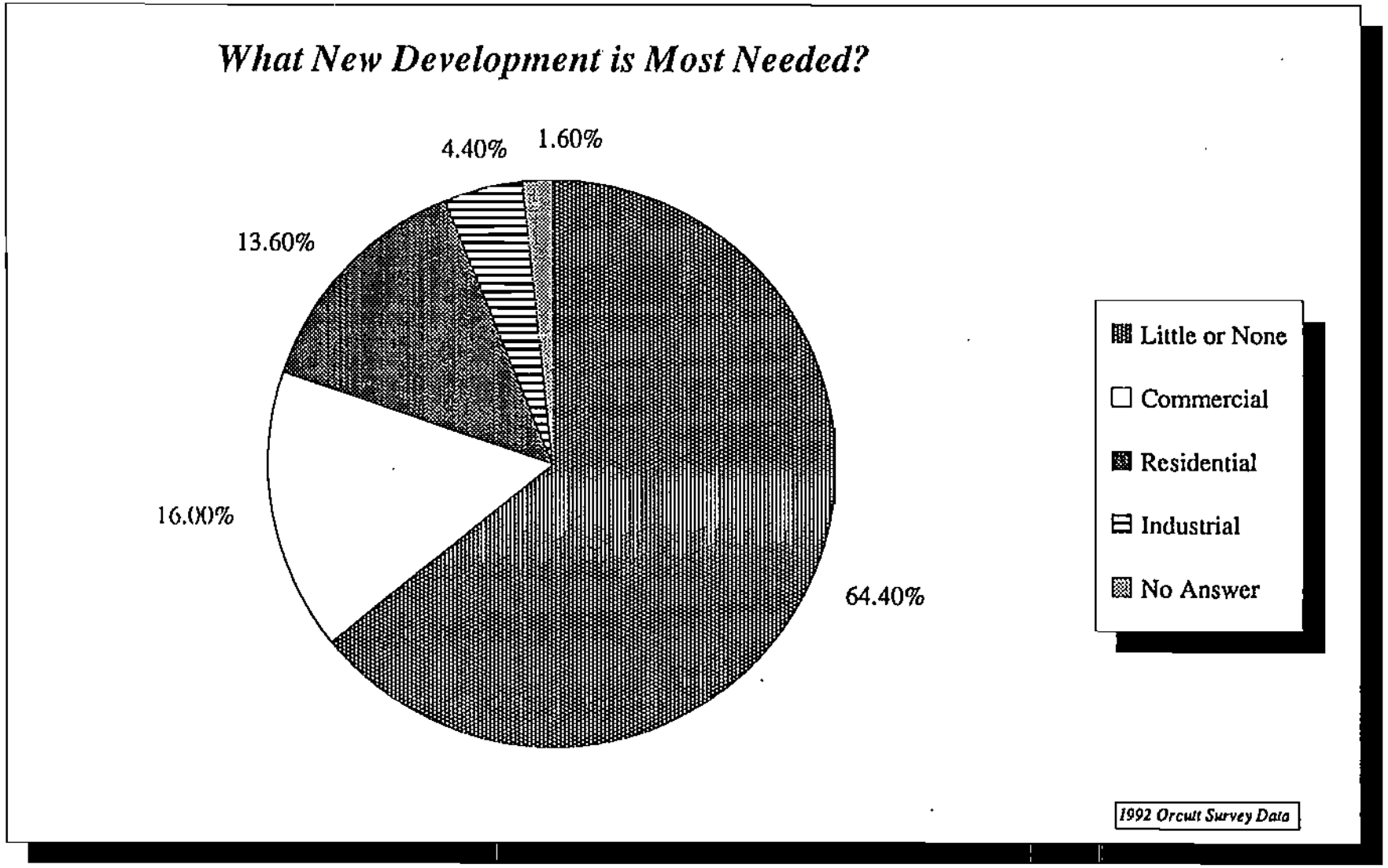
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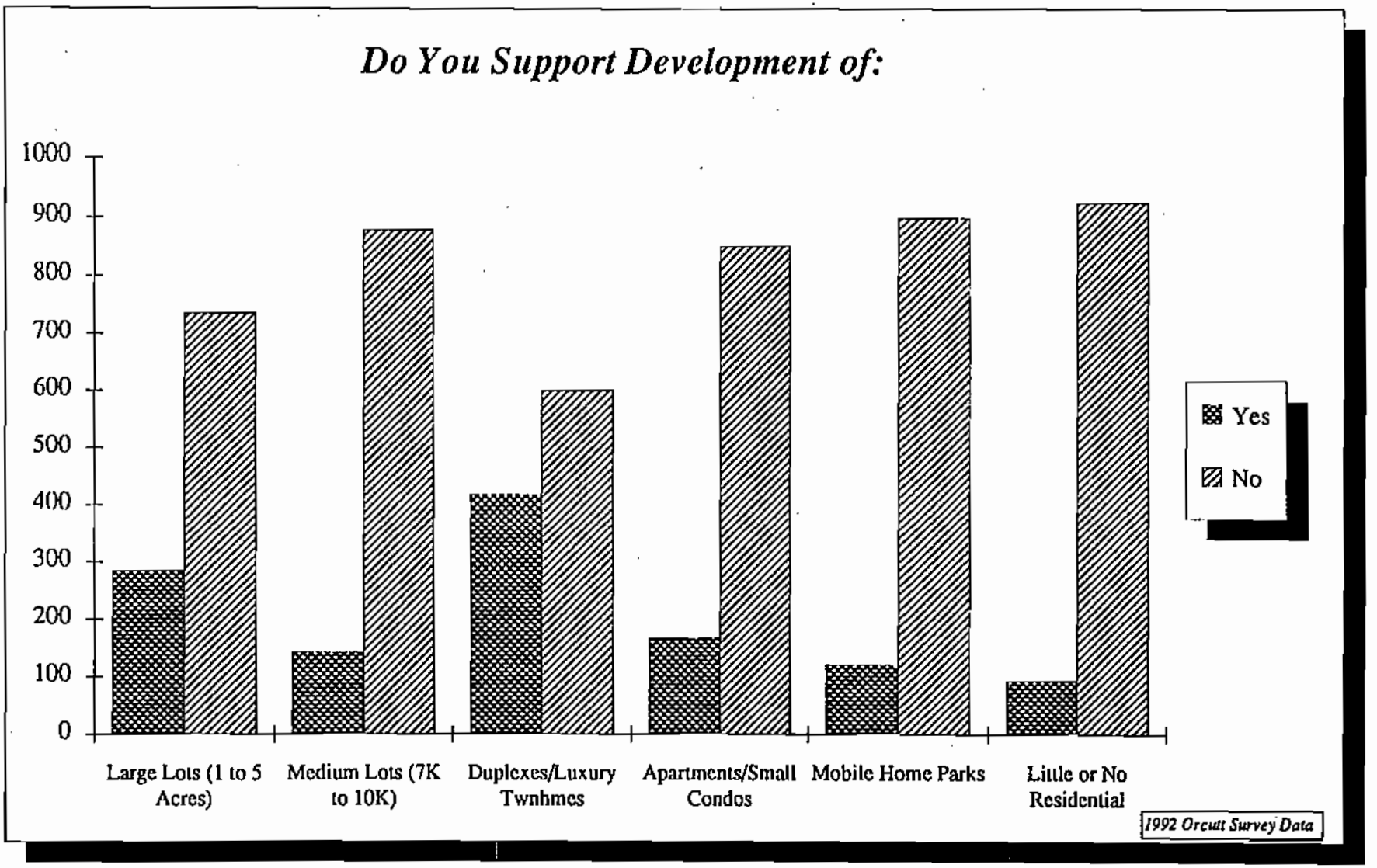
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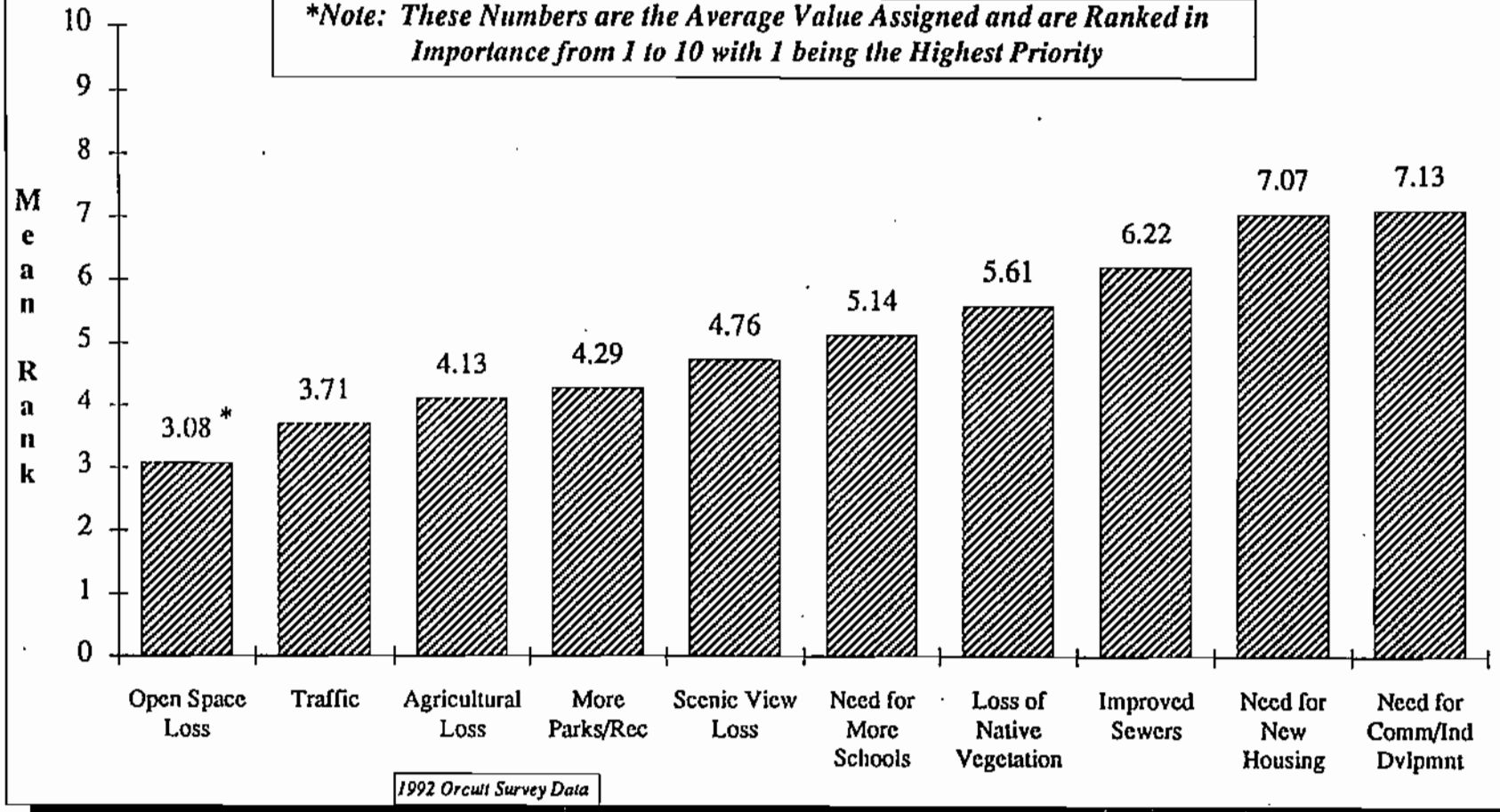
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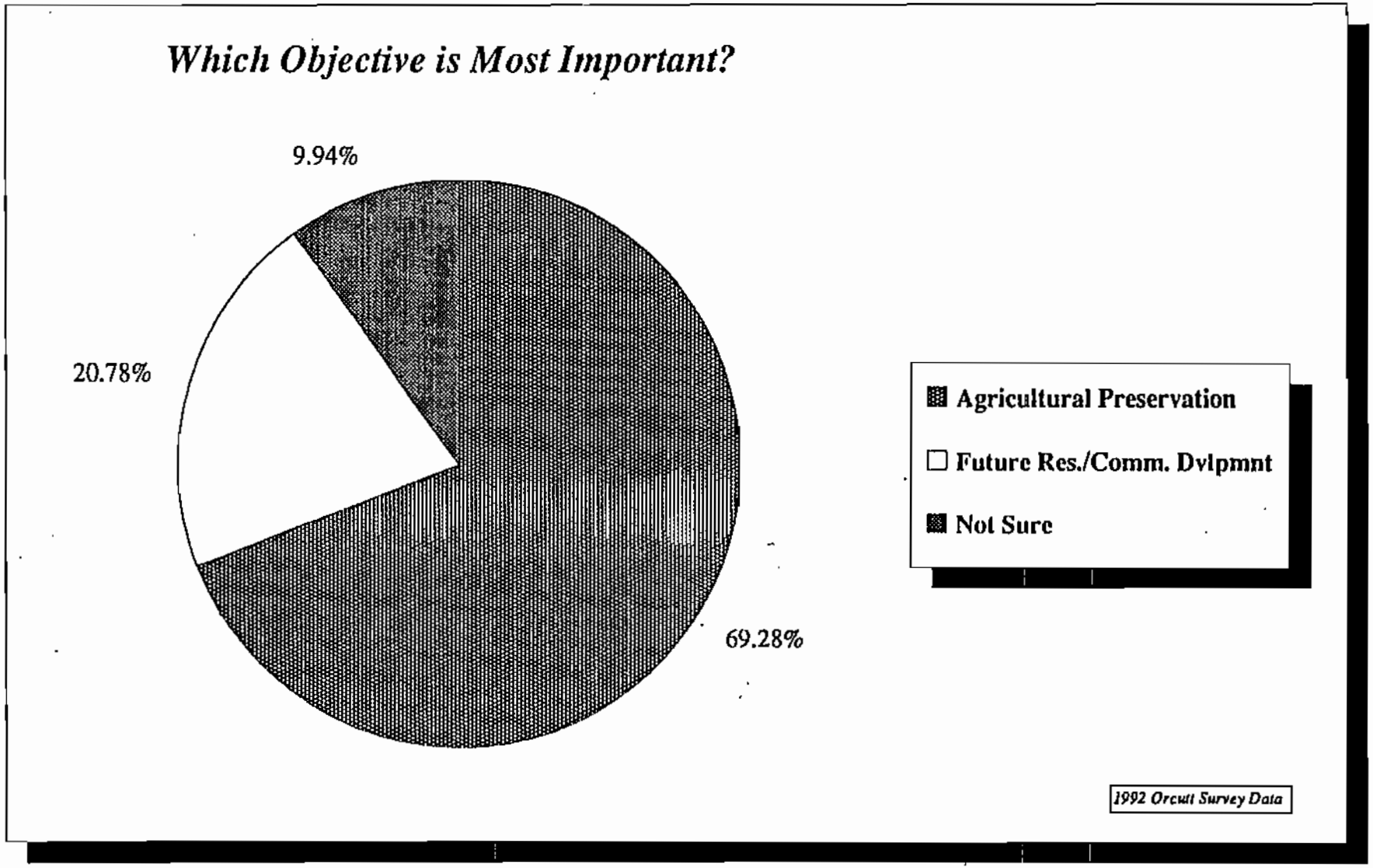
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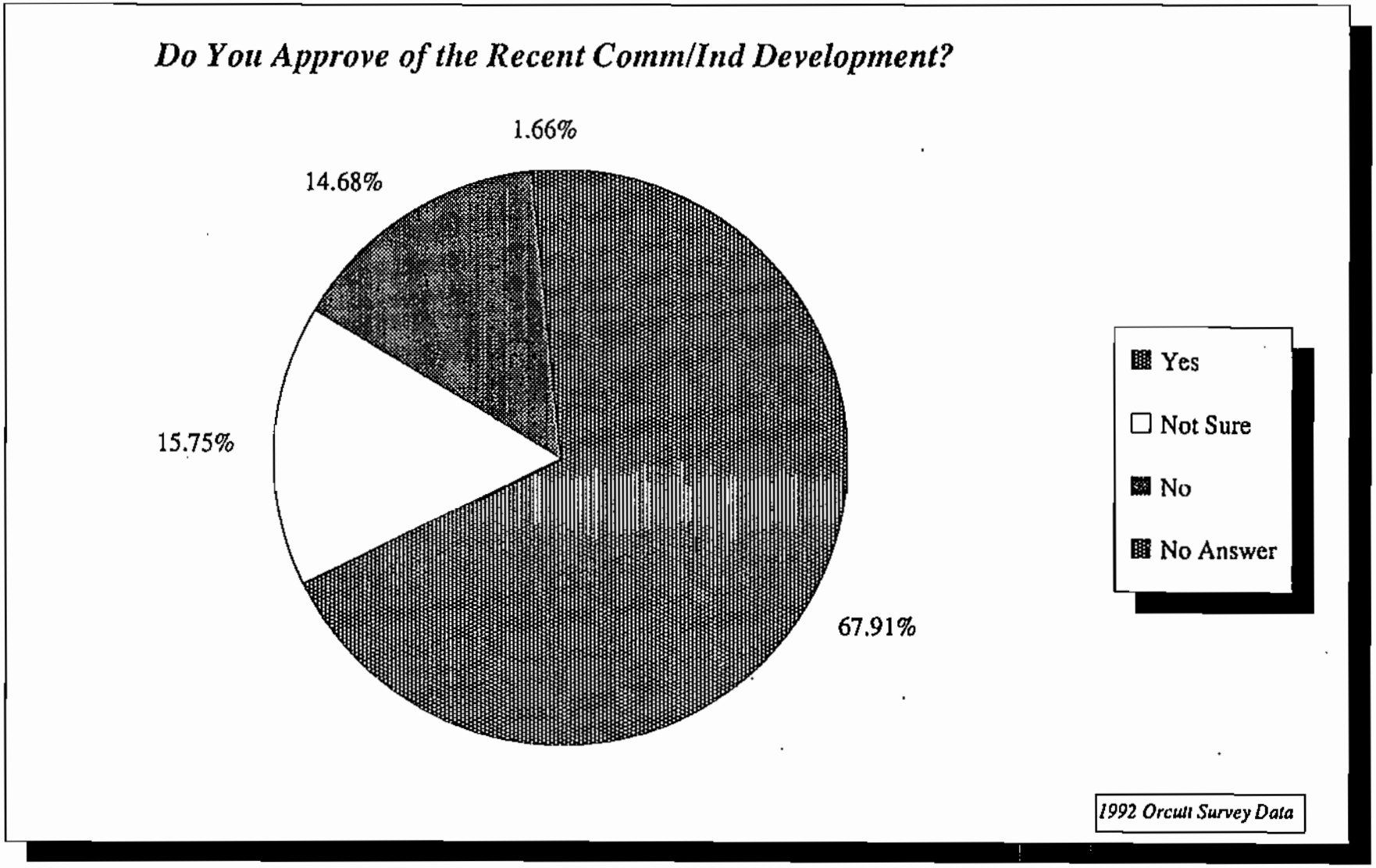
***Note: These Numbers are the Average Value Assigned and are Ranked in Importance from 1 to 10 with 1 being the Highest Priority**



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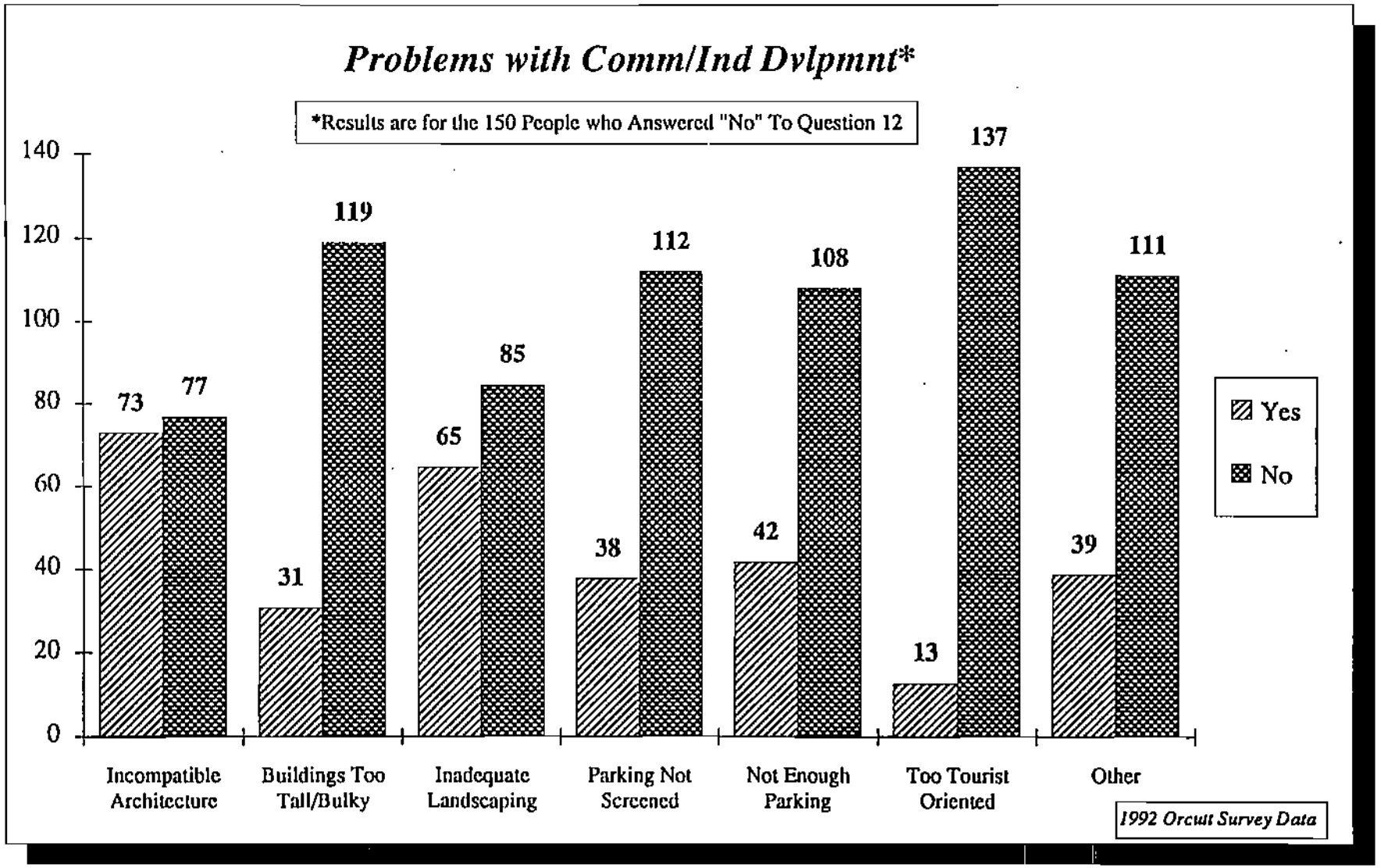
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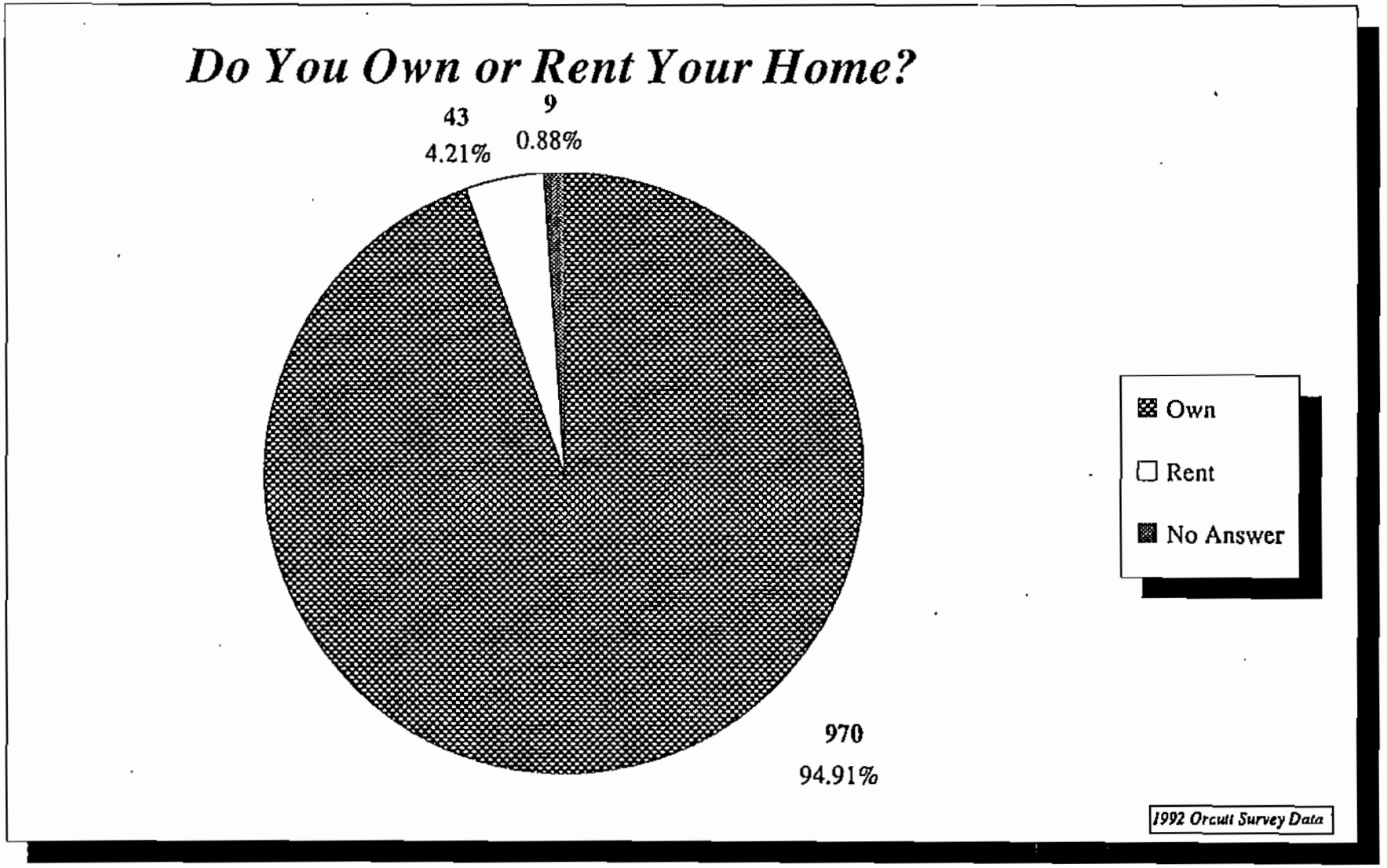
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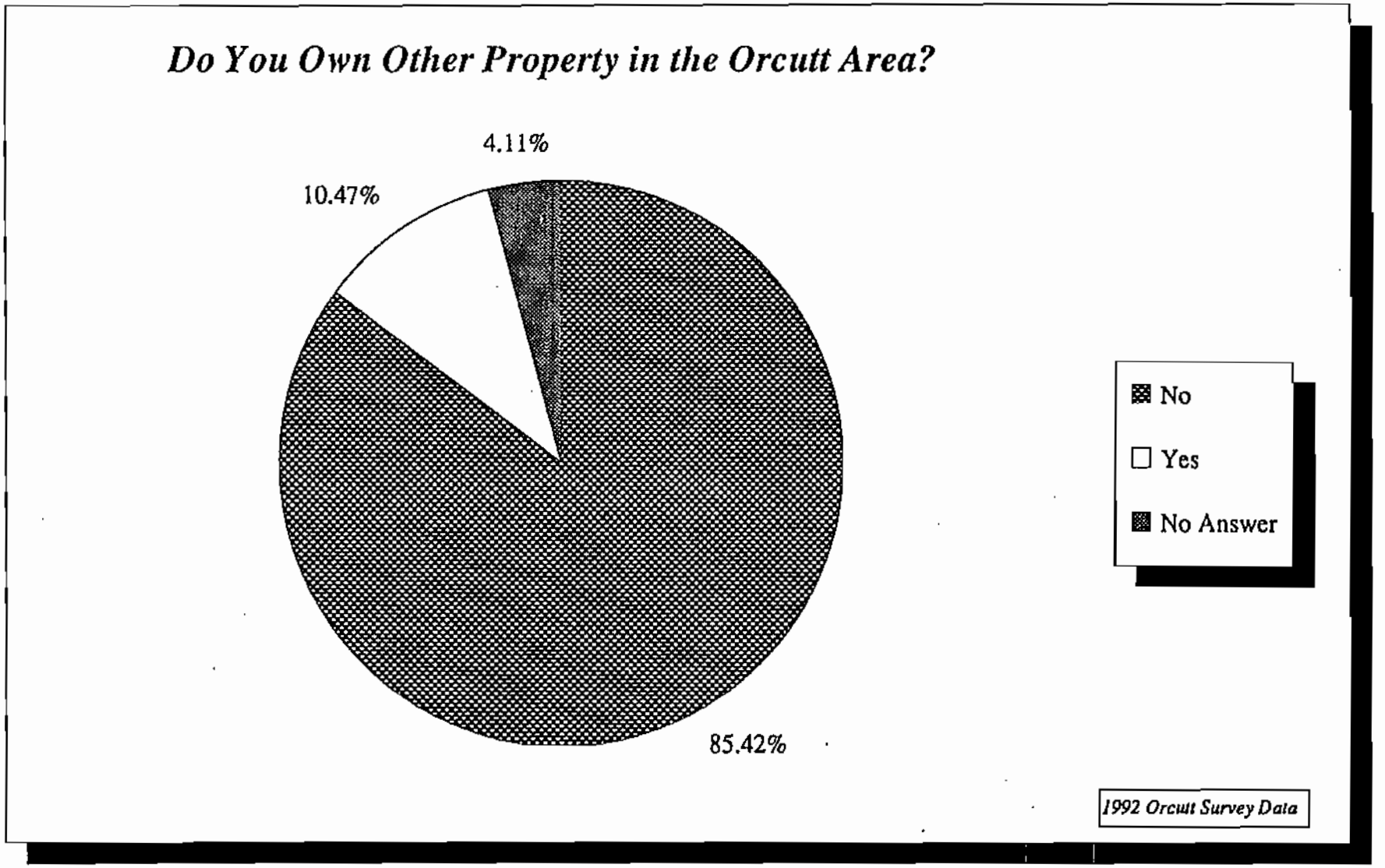
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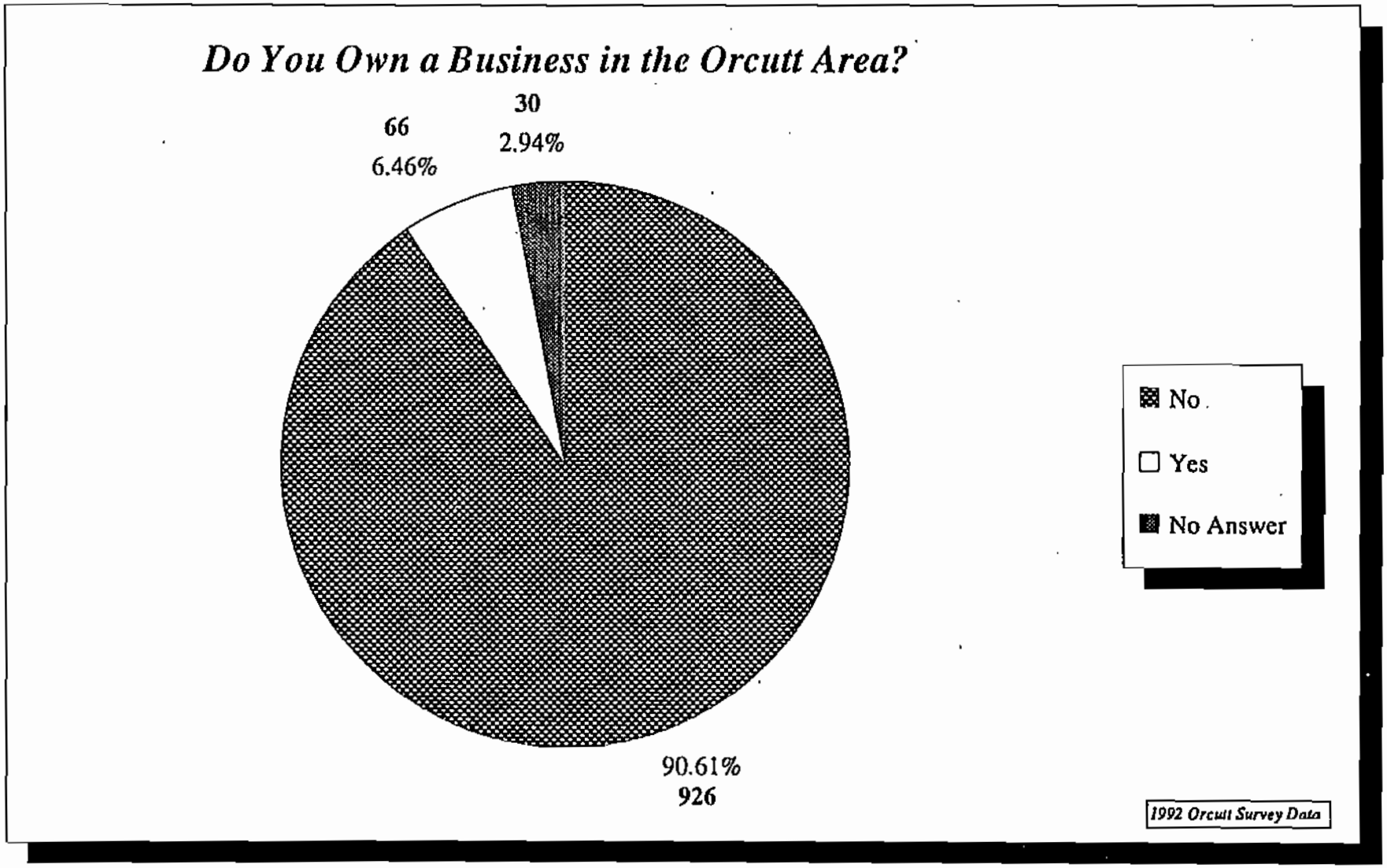
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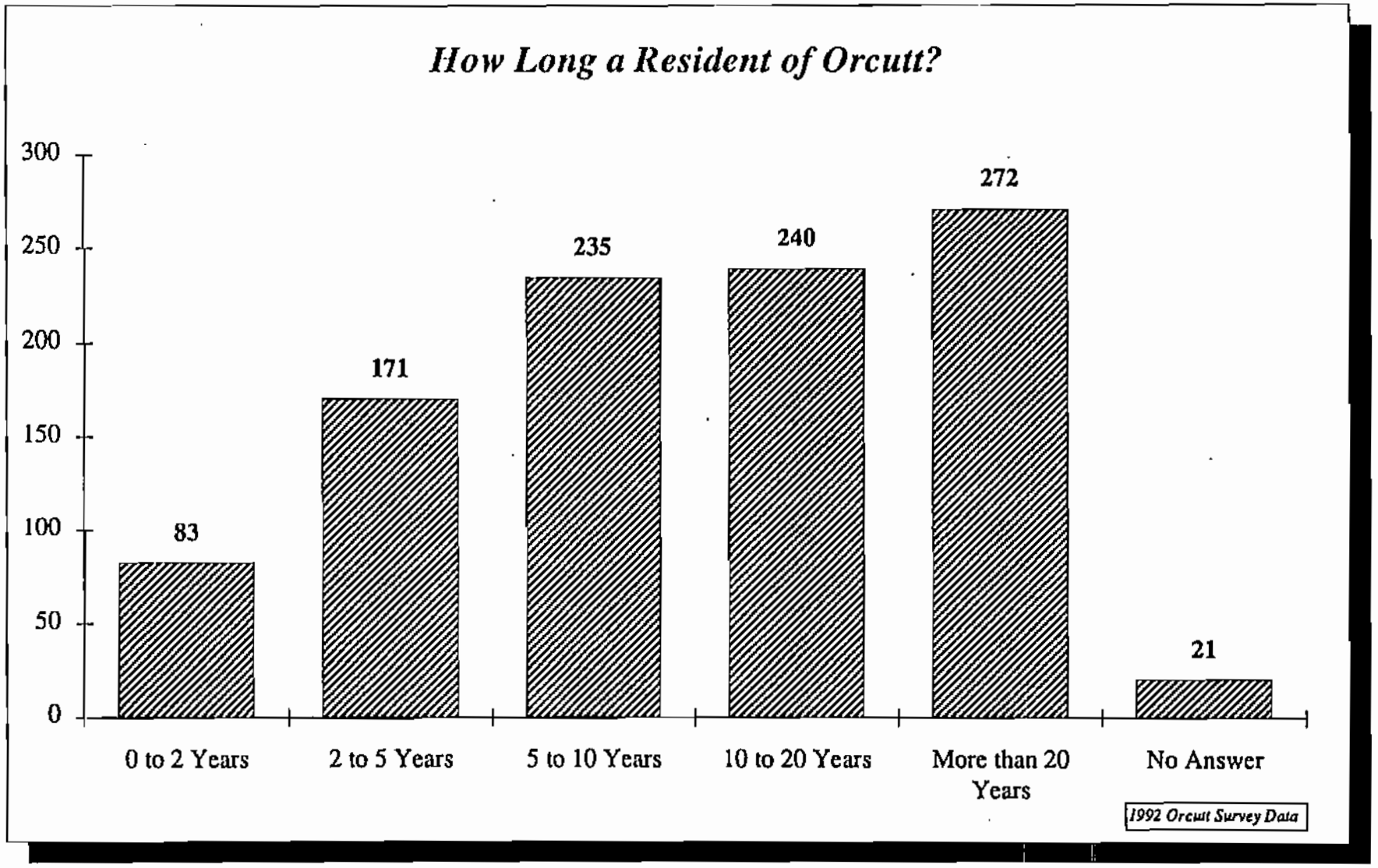
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APPENDIX B

AFFORDABLE HOUSING PROGRAM

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APPENDIX B

AFFORDABLE HOUSING

The following excerpts from the Regional Housing Needs Plan (RHNP, 1992) and the County Housing Element Implementation Guidelines are provided to give background information on the important and sometimes controversial issue of affordable housing. In their recent adoption of a new countywide Housing Element for the County's Comprehensive Plan, the Board of Supervisors made the provision of affordable housing a high priority goal for the County. A wide range of programs were adopted and are continuing to evolve to attain the goal of increasing the amount of affordable housing available to the County's residents. A key issue to be addressed in this community plan update will be how to provide housing opportunities for all segments of the community while addressing community concerns such as protection of open space, maintaining community character, etc.

Four Levels of Affordable Housing

Affordable housing is housing restricted for occupancy to households with an annual income that is no greater than 120% of the County's median income. Median income is the midpoint between annual gross income for all persons living in the County. This figure is calculated by the Federal Department of Housing and Urban Development (HUD) on an annual basis. Accordingly, the County adjusts the affordable rental and sales prices annually to reflect the current median household income. HUD estimates that the 1994-95 County median income for a family of four is $48,600.

The County has four classifications of affordable housing which correspond to a percentage of County adopted median income of the occupants (income ranges referenced correspond to the 1994-95 County median income)*:

- Very Low Income - 0% to 50% of median income ($0 - $24,300);
- Low Income - 51% to 80% of median income ($24,301 - $38,900);
- Lower-Moderate Income - 81% to 100% of median income ($38,901 - $48,600):
- Upper-Moderate Income - 101% to 120% of median income ($48,601 - $58,300).

* The State has three income classifications: very low (0-50% of median income), low (50-80% of median income) and moderate (80-120% of median income). The County has divided the State's moderate category into two separate categories (lower-moderate and upper-moderate) for more flexible program administration.

Affordable housing units are similar to market rate units as they can range in size from studios to four or more bedrooms. They range in various types of dwellings including: single

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family units, apartment complexes, dormitories and bunkhouses; and they may be available as both for-sale or rental units. The County encourages affordable units to be dispersed within development projects and architecturally integrated with the market rate units.

The Difference Between Market Rate Housing and Affordable Housing

Affordable housing is generally price controlled through an affordable housing agreement, and sold or rented to individuals in specified income categories. Certain types of housing needs such as homeless shelters, dormitories, or bunkhouses may not require price controls because they generally provide housing for a special need. Before an affordable housing unit is built, the developer enters into an agreement with the County to ensure that unit(s) will remain affordable for a certain time period. Affordable units are generally required to remain price restricted for 30 years. If affordable units are developed through state or federal grant monies, the length of the resale control defaults to the term of the grant agreement. The Board of Supervisors has recently initiated a 10-year shared appreciation resale mechanism for units developed through the County's inclusionary program. This special mechanism would allow the owner of an affordable inclusionary unit to sell their home at market price but would share any appreciation with the County. The appreciation split between the home seller and the County would depend on how long the unit had remained in the affordable housing program.

Maximum Allowable Household Sales and Rental Prices

In order to ensure units identified as affordable are sold or rented at an appropriate price, the County has established maximum allowable sale and rental prices which are based on a percentage of median income. The price varies depending on the size of the unit and the income category. Maximum sale and rental prices are annually updated to reflect annual changes in median income. Table 1 shows the current Maximum Sales Prices for 1994/95, and Table 2 shows the current Maximum Allowable Rents for 1994/95.

TABLE 1
Maximum Sales Prices for 1994/95
(by income category and bedrooms per unit)

Number of Bedrooms	Very-Low Income (0-50% median income)	Low-Income (above 50%-80%)	Lower-Moderate-Income (above 80%-100%)	Upper-Moderate-Income (above 100%-120%)
Studio	$51,030	$81,650	$102,060	$122,470
1 Bdrm	$58,320	$93,310	$116,640	$139,970
2 Bdrm	$65,610	$104,980	$131,220	$157,460
3 Bdrm	$72,900	$116,640	$145,800	$174,960
4 Bdrm	$77,460	$123,930	$154,910	$185,900

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TABLE 2
Maximum Allowable Rents for 1994/95
(by income category and bedrooms per unit)

Number of Bedrooms	Very Low Income Units (0-50% median)	Low Income Units (above 50%-80% median)	Lower-Moderate Income Units (above 80%-100% median)	Upper- Moderate Income Units (above 100%-120% median)
Studio	$ 360	$ 510	$ 660	$ 800
1 Bdrm	$ 460	$ 640	$ 820	$ 1,000
2 Bdrm	$ 550	$ 760	$ 980	$ 1,200
3 Bdrm	$ 640	$ 900	$ 1,160	$ 1,420
4 Bdrm	$ 730	$ 1,020	$ 1,310	$ 1,600

HUD Fair Market Rents may be used as an alternative to the County established rental rates for state or federal affordable housing programs (e.g. Section 8 Certificate Program). The maximum allowable rents are adjusted to ensure that the units in each category will be affordable for qualifying tenants.

Orcutt Specific Affordable Housing Demand

The inventory of residentially-zoned properties in the unincorporated Santa Maria Valley Housing Market Area, which consists mostly of Orcutt, could potentially accommodate approximately 6,868 additional units from the development of vacant and underdeveloped acreage, with the vast majority being developed from vacant acreage. This number was based on buildout corresponding to zone designations of individual parcels (8,065 additional units could be provided as calculated by land use designations). However, the 1980 comprehensive plan update for this area changed many of the land use designations without corresponding zone changes, therefore, the most restrictive (land use vs. zone designation) buildout figure of 3,770 units should be used until consistency rezones and land use changes are adopted as part of this update (Table 5). Of these 3,770 potential new units, as developed under current zoning, approximately 125 would be very low density, 500 would be low density, 1,300 would be moderate density, 400 would be high density, and 1,425 would be planned developments of varying densities.

Ability to Achieve Regional Housing Need Allocation

According to figures in the RHNP, the unincorporated portion of the Santa Maria Valley Housing Market Area (HMA) has an estimated housing need of 2,581 additional units by July 1999 (unit number adjusted to reflect development since 1990). As shown in the land inventory, the housing market area has ample vacant and underdeveloped land to accommodate this total housing need.

In addition to total housing need, RNHP differentiates between the housing need of various income households (i.e. upper moderate, lower moderate, low, and very low). Of the area's total housing need of 2,581 units, approximately 250 should be affordable to upper moderate income households, 250 to moderate income households, 498 to low income households, and

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502 to very low income households (numbers adjusted to reflect development since 1990). Based on the table of "Distribution of Market Rate Units' Affordability by Land Use Density" (see Table 6), the unincorporated portion of the Santa Maria Valley HMA has enough land to meet its RNHP-identified housing need in every income category except low (28 units) and very low (189 units). As the affordability distribution table shows, market rate units affordable to low income households can be generated at a density of 12.3 units per acre and very-low at 20 units per acre; lower densities typically do not accommodate market rate housing for very low income households. Because the Planning horizon for the Orcutt Community Plan is expected to be approximately 15 years, the provision of available adequately designated land for 1,000 units at the low and very low designations would be needed to meet the projected demand for affordable housing.

Table 3 shows the regional housing need allocation for the unincorporated portion of the Santa Maria HMA and the number of units which could result from the development of vacant and under developed land. Table 7 breaks down the potential buildout by Comp. designation, showing affordable housing potential in each.

TABLE 3
Unincorporated Santa Maria Valley Regional Housing Need Allocation and Available Land

Income Category	Regional Housing Allocation	Possible Buildout from Vacant and Underdeveloped Land*
Total	2,581	3,770
Above Market	1,081	1720
Upper Moderate	250	633
Lower Moderate	250	634
Low	498	470
Very Low	502	313

* Buildout needs to be updated and verified. Approximately 1,300 units resulting from Planned Development parcels were not included in individual income categories. Totals for potential buildout may not match exactly due to rounding.

Source: Regional Housing Needs Plan

Table 4 provides some preliminary estimates of the affordability of various types of housing built at selected densities. These should be considered very preliminary and need to be reviewed in light of market realities and County programs such as the Affordable Housing Overlay program.

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TABLE 4
Distribution of Market Rate Units' Affordability by Land Use Density

Please see the attached memo on how the figures in the following table were derived

Density per acre	Affordability Level	
	For Sale Unit	For Rent Unit
<1.8	Above Market	Upper Moderate
3.3	Above Market	Lower Moderate
4.6	Upper Moderate	Low
8.0	lower Moderate	Very Low
12.3	Low	Very Low
14.0	Low	Very Low
20.0	Very Low	Very Low
30.0	Very Low	Very Low

Source: Available Orcutt area "for-sale" and rental units, October 1994

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APPENDIX C

MULTI-USE TRAILS PLAN & TRAILS SITING GUIDELINES

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ORCUTT TRAILS

I. INTRODUCTION

As part of the Orcutt Community Plan, the Planning Commission, County Park Department, and the General Plan Advisory Committee proposed updating the Parks, Recreation, and Trails map for Orcutt with several additional potential trails (**Figure 1**).

This document is not intended to be a comprehensive review of each trail and its associated environmental, legal, and policy issues. Rather, this study provides a clearly defined trail network with substantial background information on trail siting and design, liability and funding issues, along with a general set of guidelines for how the network should be eventually implemented. Depending upon individual circumstances, some of the trails may be easily implemented through the discretionary review process with little need for mitigation, while others may require complex negotiations with property owners and more detailed review.

BACKGROUND

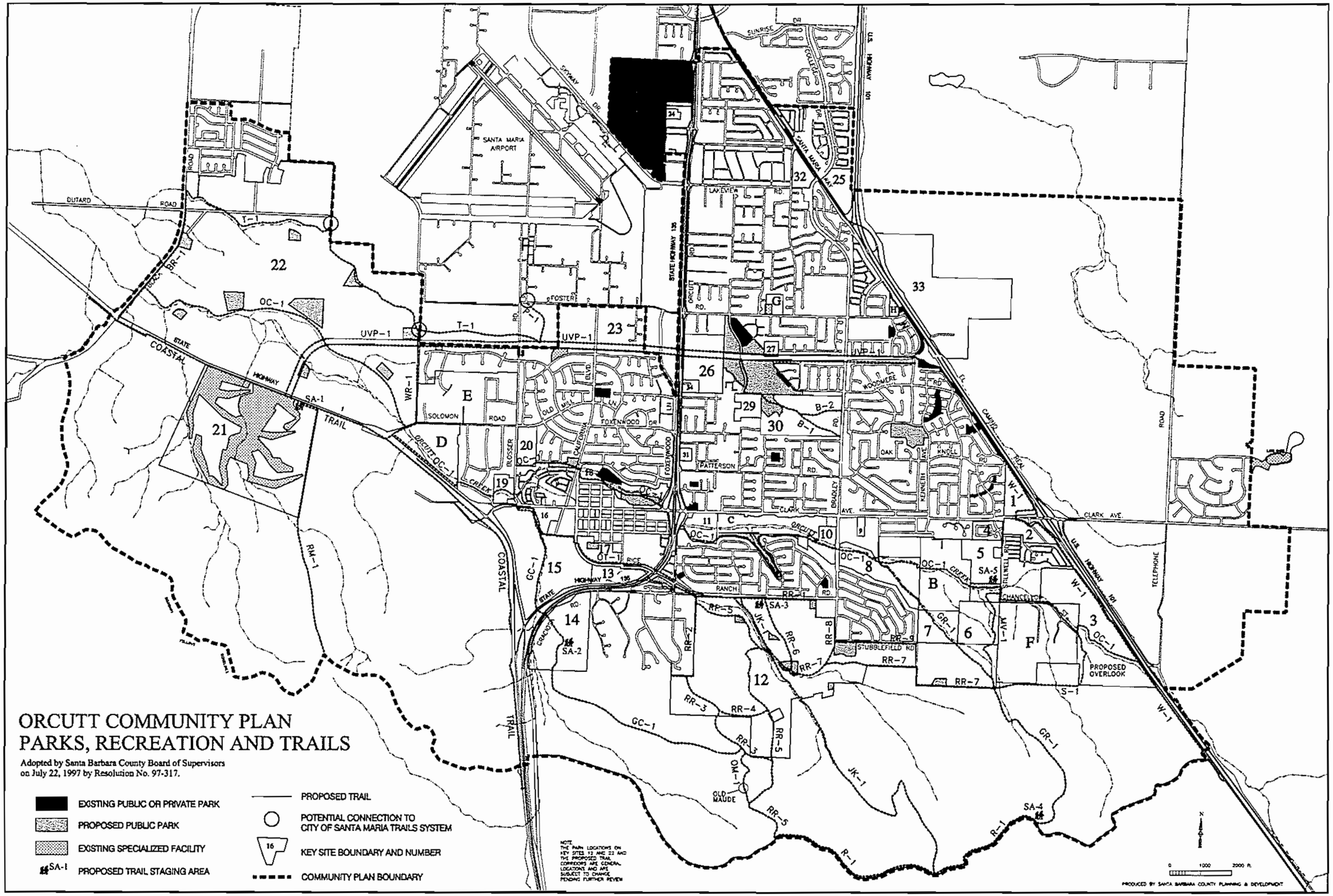
Historically, much of Orcutt and the Solomon hills have been used for oil exploration and cattle grazing. Informal trails existed over most of these areas and were highly utilized by the public. However, over the last 20 years Orcutt has seen a significant increase in urbanization which has led to the loss of many informal trails, which where at one time available to the community. In particular, South Orcutt which has seen tremendous growth and as a result historically used trails along Orcutt Creek and within the Solomon Foothills have slowly been removed or closed to public use.

The Orcutt Planning area contains approximately 14,650 acres, of which nearly 8,600 acres are agriculturally zoned. The planning area boundary contains both the unincorporated urban areas of the community of Orcutt and adjacent rural unincorporated areas which either have some potential for urbanization, or are related to the urban area from a resource perspective.

Existing Setting

With the exception of a short 500-foot section of a road-shoulder trail east of US 101, there are currently no officially dedicated public hiking or equestrian trails or off-road bikepaths

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ORCUTT COMMUNITY PLAN
PARKS, RECREATION AND TRAILS

Adopted by Santa Barbara County Board of Supervisors
on July 22, 1997 by Resolution No. 97-317.

- EXISTING PUBLIC OR PRIVATE PARK
- PROPOSED PUBLIC PARK
- EXISTING SPECIALIZED FACILITY
- SA-1 PROPOSED TRAIL STAGING AREA
- PROPOSED TRAIL
- POTENTIAL CONNECTION TO CITY OF SANTA MARIA TRAILS SYSTEM
- 16 KEY SITE BOUNDARY AND NUMBER
- COMMUNITY PLAN BOUNDARY

NOTE
THE PARK LOCATIONS ON KEY SITES 13 AND 22 AND THE PROPOSED TRAIL CORRIDORS ARE GENERAL LOCATIONS AND ARE SUBJECT TO CHANGE PENDING FURTHER REVIEW

FIGURE 1

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within the Orcutt Planning Area. However, an extensive network of "unofficial" trails accommodate hikers, bikers, equestrians, and motorcyclists. Although urbanization has substantially diminished this unofficial network over the last decade, it remains extensive in the community's undeveloped lands. The trail system is especially extensive in the southern portion of the Community along many parts of Orcutt Creek, with spurs leading into the Solomon Hills. Unofficial trails occur throughout the undeveloped open spaces of the airport approach zone between Bradley Road and Highway 135 (e.g. Key Site 30), on County and Airport property west of Highway 135 and along both sides of Foster Road.

The current adopted Parks, Recreation, and Trails map (PRT-6) for the Santa Maria Valley depicts one (1) existing trail and three (3) proposed trails. The existing (on-road) trail is located along Clark Avenue near the Lake Marie Estates, of which approximately 500 feet of this trail extends into the OPA. Of the three proposed routes depicted on the PRT-6 map, two are within the OPA with the third located to the north along the Santa Maria River Levee. The routes within the OPA are located along Union Valley Parkway and adjacent to Key Site #1 paralleling US Hwy 101.

As part of the Orcutt Community Plan Update, several public trail corridors are proposed for addition to the PRT map for the Orcutt area. These corridors overlap some areas proposed for inclusion within the Open Space Overlay. **Figure 1** shows the proposed trail corridors. These trail additions would serve to expand the existing inadequate trail system into a comprehensive network, facilitating access for pedestrian, equestrian, and bicycle trail users between jobs, shopping, schools, park facilities, SMPA, and the local foothills.

Primary trail users are recreational walkers, people on horses, and mountain bicyclists. Population growth, both under the OCP ten-year and full buildout growth scenarios, can be expected to result in more trail users. Therefore, the current need for additional trails to serve the Orcutt area as well as an increased demand for trailhead parking can be expected to grow as a result of population growth.

II. POLICY DISCUSSION

This study attempts to bring together, and balance, competing goals and polices of the Land Use Element, Orcutt Community Plan, and the Agricultural Element to facilitate an organized and efficient process for gradually creating and expanding the Orcutt trail network.

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Policy #4 of the Parks and Recreation section of the Land Use Element states:

> "Opportunity for hiking and equestrian trail should be preserved, improved, and expanded wherever compatible with surrounding land uses."

Additionally, policies and programs identified within the Orcutt Community Plan, reflect the need to provide a long-term trail network which facilitates increased public access to the Orcutt Foothills, while also expanding the urban trail network emphasizing linkage between residential and commercial areas.

III. LIABILITY ISSUES

The owners of underlying property and the County are each immune from liability for any negligent act resulting in a recreational trail-related injury. These immunities are embodied in Civil Code section 846 (known as the Recreational Use Statute) and Government Code sections 831.2, 831.4 and 831.7. The Recreational Use Statute was first enacted in 1963 in response to a growing tendency among private landowners to prohibit public access to their property for recreational purposes. The scope of the immunity conferred on property owners by statute has been expanded by subsequent amendments and court decisions to include, for example, injuries occurring when trail users trespass on private property adjacent to the trail.

Despite this statutory immunity, property owners have expressed strong concerns regarding any potential liability arising from trail-related injury, and have urged that the County should indemnify them from such lawsuits, which they fear may be brought in spite of their statutory immunity. However, California Code of Civil Procedure section 128.5 provides for monetary sanctions to be imposed where the court finds that a lawsuit has been brought without merit. County records indicate that only two trail-related lawsuits against property owners have been commenced in the last ten years. One of these was based on factors other than negligence, and one is still pending. In all the years the County has been accepting grants of easements from private property owners it has not been the policy of the County to indemnify the grantor.

There is therefore no demonstrated need for the type of indemnification sought in this instance. A policy of indemnification would defeat the benefits of the immunities enjoyed by the taxpayers in this instance, and may lead to an increase in lawsuits because of the attractiveness of the public treasury to plaintiffs' lawyers.

The prospect of defending and indemnifying persons over whose activities the County has no control is contrary to the interests of the taxpayers. There have been instances in the past of property owners intentionally or recklessly interfering with public use of trails by obstructing the

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trail or making use more difficult or unpleasant. If the County were responsible for indemnifying them, such persons would almost certainly tender any resulting injury lawsuits to the County for defense, embroiling the County in litigation with which it would otherwise have no connection. It must also be pointed out that the proposed policy may result in property owners acting without regard for the safety of trail users.

The County has not in the past indemnified grantors of easements or property owners, which is consistent with advice given by County Counsel and by the Risk Management Division. Indemnification of new grantors may lead to claims that the County should indemnify all grantors and property owners, including those who have previously granted trails on their property. This would result in a significant undertaking of potential liability from which the County would otherwise be immune.

The statutory immunities cited above sufficiently protect the County and owners of underlying private property from negligence-based lawsuits. In the siting of actual trails, potential conflicts between agricultural activities and recreational trail use can and should be minimized to the extent possible.

IV. TRAIL ASSESSMENT RATIONALE

The rationale utilized in assessing a "potential" urban and rural trail's ability to fulfill the Orcutt Community Plan's goals and policies was based upon the following three trail assessment components: 1) trail feasibility criteria (Appendix A-developed by P&D with input from current literature and discussions with other jurisdictions on how trails are generally sited), 2) the issue of multiple use on trails related to future trail implementation, and 3) Trail Siting Guidelines.

A. Urban Trails

The rationale behind the creation of the urban trails network is to facilitate pedestrian, equestrian, and bicycling access to jobs, shopping, recreational areas, etc. Urban trails are intended to link existing trails, parks and open spaces within Orcutt, complete missing trail segments, as well as provide new opportunities for trail dedication in undeveloped and/or under-developed areas.

Because the terrain of the urban area is relatively flat, physical features such as topography, slope, and erosion potential were not the primary criteria for evaluating urban trail feasibility. Rather, criteria such as location (i.e., proximity to urban population and destination points), availability of public right-of-way (i.e., utilization of Flood Control Easements and County road right-of-way), trail corridor width/length, the ability to create trail linkages and/or trail loops within the trail network, and location of sensitive resources were qualities considered for siting urban trails.

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B. Rural Trails

In contrast to criteria utilized for assessing urban trail feasibility, nearly all of the feasibility criteria listed in Appendix A were considered for assessing rural trail feasibility. These criteria included: 1) *physical factors* - such as topography, soil erosion, location (i.e., County vs. private lands), potential impacts to environmentally sensitive resources, fire hazards, 2) *land use compatibility factors* - such as potential agricultural and neighbor privacy conflicts, intensity of trail use, accessibility/multi-use trails, and 3) *additional feasibility factors* such as parking availability, trail corridor width/length, and aesthetic qualities of the trail; both in terms of the users' experience and physical impacts within a viewshed.

C. Multiple Use Trails

Multiple-use was developed as a way to provide recreational opportunities to as many user groups as possible. However, with the rise in popularity of mountain bikes, controversy has arisen over the multiple use concept, particularly between the mountain bike and equestrian communities. This is especially true in most foothill areas.

State and local government efforts on this issue have focused on mitigating potential and/or existing problems between different user groups through trail use or etiquette guidelines and, in some instances, closing trails to certain user groups.

Generally, most trails are designed to accommodate all user groups, and to provide a safe and enjoyable experience for everyone. An increase in education regarding proper trail use as well as appropriate signage placed strategically along trail corridors, informing users of basic principles of trail traffic and etiquette, can increase compatible multi-use trails.

All trails dedicated to the County of Santa Barbara are considered multiple-use trails (i.e. hiking, horseback riding, bicycling); the exceptions are a few existing trails specifically designed for hiking and/or equestrian use only in the Grants of Easements.

In meeting the objective of multiple-use as expressed within the Orcutt Community Plan, proper design and placement of future trails will be a primary factor in determining a trails ability to accommodate all trail users. However, trails that are physically constrained (ie., too narrow and too steep) may be inadequate for certain user groups or a combination of uses. This may require each new trail to be evaluated on a case-by-case basis to determine its potential for multiple-use compatibility. Safety issues top the list when discussing multiple-use trails. Appropriate signage and education of trail users regarding proper trail etiquette and correct traffic patterns will most likely minimize conflicts among various trail user groups.

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D. Trail Siting Guidelines

The Trail Siting Guidelines (Section VII-D) were developed as part of this study to assist in the siting, design, construction, and implementation of potential trail corridors. The siting guidelines provide additional guidance when reviewing potential trail corridors for future trail implementation. The guidelines address not only general siting characteristics, but biological, agricultural, access control, archaeological/historic, maintenance, as well as trail specific guidelines, providing one more additional tool in assessing proposed trails.

V. TRAILS DISCUSSION

The following section provides a general description of each trail proposed for addition to the PRT-6 map:

Black Road Trail: The proposed Black Road Trail would extend approximately 1.1 miles north from Highway 1 to the Tanglewood subdivision on the eastern side of Black Road. Portions of the trail which cross Orcutt Creek and other small drainages, may require a small bridge or other type of creek crossing. An alternative to the creek crossings would be to divert the trail onto Black Road to avoid these areas. The trail terminates near the southern boundary of Tanglewood at the southern end of Myrtlewood Road. This trail would provide a loop between the Coastal, Orcutt Creek and Tanglewood trails, as well as provide access between the foothills and several urban trails for residents of Tanglewood.

Bradley Connector: The proposed Bradley Connector (approximately 0.80 miles in length) traverses Site 30 from southeast to northwest, providing a connection between Bradley Road, Hummel Drive and Union Valley Parkway. This trail would provide a safe convenient route through the proposed open space on Site 30 and the proposed Union Valley Park located in the northwest corner of Site 30 and adjacent parcels to the northwest.

Coastal Trail: The Coastal trail is located along Highway 1 through the planning area and is designated as the Pacific Coast Trail on State and Caltrans maps. Although there is currently no designated trail along either side of the Highway the existing shoulder may be used for alternative transportation, such as biking and hiking.

Graciosa Canyon Trail: The proposed Graciosa Canyon Trail extends approximately 2.5 miles and is located in southern Orcutt east of Highway 135. The trail begins at the northern boundary of Key Site #15 at Clark Avenue. The trail continues south through Key Site #14 and the proposed Graciosa Canyon staging area located on Key Site #14. From the staging area the trail

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extends south along Graciosa Creek for approximately 200 feet turning east toward the foothills eventually connecting to the Rice Ranch Trail System. This trail corridor and staging area would serve as an important trail location in southern Orcutt.

Graciosa Ridge Connector: The Graciosa Ridge Connector extends approximately 2.2 miles between the Orcutt Creek Trail near Bradley Road to the Graciosa Ridge staging area. This trail originates from Orcutt Creek extending south through the creek bed and up along a row of eucalyptus trees near the rear of the homes along Via Alta Road. The trail continues across Sites 7 and 12 through a second eucalyptus grove where it connects to a series of existing foothill roads. The trail follows the westernmost road south past the Unocal picnic facilities terminating at the Graciosa Ridge Staging Area. This trail provides connections and loops between several neighboring trails.

John Karamitsos Trail: This trail is approximately 2.65 miles in length and parallels an existing oil access road which extends between Rice Ranch Road at Site 12 and Graciosa Road along the foothill ridgeline. This trail would provide central access for future and existing residents in South Orcutt into the Solomon foothills.

Marcum Connector: The proposed Marcum Connector extends about 0.50 miles along the western and southern boundaries of Site 16, across Marcum St to Rice Ranch Rd, directly opposite the Old Town trail. The trail provides access into Old Town for residents in West Orcutt.

Mesa Verde Trail: The Mesa Verde Connector is a short segment, approximately 0.70 miles in length, which extends from the proposed Stillwell Park along the east side of the proposed Stillwell/Stubblefield Road extension. This trail provides a connection between the Orcutt Creek Trail, the Graciosa Ridge Connector, and the Rice Ranch trail system.

Old Maude Connector: This trail is a short (0.35 miles) connector providing direct access from three trails to the historic oil drilling site known as "Old Maude". The trails northern origin intersects with the Graciosa Canyon and a Rice Ranch trail, while the southern origin connects with another Rice Ranch trail.

Old Town Connector: The Old Town Connector extends approximately 0.65 miles along the southern boundary of Site 17 to Orcutt Road. As the trail makes its way under State Route 135 the trail would cross Rice Ranch Road to the southside connecting to the Rice Ranch Trail System. In places where the trail crosses the roadway measures will need to be taken to reduce potential hazards by installing crosswalks, stop signs, traffic lights, etc. This trail would provide an important link to many of the South Orcutt trails for Old Town residents, businesses, and the

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existing junior high and elementary schools.

Orcutt Creek Trail: This trail traverses the OPA from east to west extending approximately 7.4 miles between US 101 and Black Road. The trail parallels the proposed Orcutt Creek Class I bikeway providing access throughout the community for hikers, walkers, bicyclists, and equestrians, and several connections to neighboring trails which continue into the foothills.

Pioneer Trail: The Pioneer Trail extends approximately 0.3 miles between the extension of Union Valley Parkway and Foster Road west of Key Site #23. Although this trail is located within Santa Maria City limits, the trail provides access for residents to the south to the proposed park/specialized facilities south and north of Foster Road. The route follows partially existing unofficial trails and a mostly graded road corridor across the central portion of the site.

Rancho Maria Trail: The Rancho Maria Trail (approximately 1.7 miles in length) originates at the Rancho Maria Staging Area located at the northeast corner of the Ranch Maria Golf Course. The trail extends along the eastern boundary of the golf course adjacent to agricultural fields. Due to several significant eroded areas adjacent to the golf course, the trail meanders east and west in several places to avoid these areas. From the southern end of the golf course the trail continues across open grasslands terminating at the local ridgeline. This trail provides the only access to the foothills west of State Route 135.

Rice Ranch Trail System: The Rice Ranch Trail System covers approximately 7.4 miles throughout Site #12 and into the foothills. The southern portion of the trails extend along existing roads bordering Site #12. The westernmost trail extending into the foothills runs along the site's western boundary with a branch extending west connecting to the Graciosa Canyon Trail. The Rice Ranch Trail System provides an important part to the overall Orcutt Trails network providing access to the foothills between numerous neighboring trails as well as from central and Old Town Orcutt.

Ridgetop Trail: The Ridgetop Trail is approximately 1.8 miles in length extending east/west along Graciosa Road providing a connection between the three ridgetop trails. This trail provides possible loops for all trail user groups. The Graciosa Ridge Staging Area is located at the eastern origin of this trail.

Solomon Connector: This trail (approximately 0.85 miles in length) provides a connection between the Orcutt Creek Trail on Site #3 to the Graciosa Ridge Connector and Mesa Verde Trail. The trail would allow hikers to traverse from the Woodmere Trail to the Graciosa Ridge Connector and the Rice Ranch Trail System.

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Tanglewood Trail: The Tanglewood Trail extends approximately 2.85 miles between the intersection of the Union Valley Parkway and Pioneer trails to the Black Road Trail immediately south of the Tanglewood subdivision. The eastern portion of the trail (w/in City limits) extends through proposed open space as identified within the Santa Maria Airport's Research Park Specific Plan while the western portion meanders through the northern portion of Site #22, close to the vernal pool complex. This trail would provide possible loops with neighboring trails, as well as provide access to the Orcutt Trail System for residents of Tanglewood.

Union Valley Parkway Trail: This trail extends approximately 4.10 miles across the Orcutt Planning Area from east to west, between US Highway 101 and State Route 1. The eastern portion of the trail runs along an easement north of the existing portion of UVP from US 101 to Hummel Drive. The remainder of the trail, from Hummel Drive to SR 1 would be completed in conjunction with the extension of UVP (portions of the trail occur w/in City limits). The trail would cross several roadways, including Hummel Drive, State Route 135, Foxenwood Lane, California Blvd., Blosser Road, etc. The trail parallels the proposed Class I Bikeway along UVP which would provide an important link across the central urban core for hikers, bikers, equestrians, etc.

Village Connector: The Village Connector originates directly opposite Village Drive on Key Site 30 and is about 0.25 miles in length. This trail provides additional access for residents to the northeast of Site 30 to the open space and recreational areas proposed for this site.

Windrow Connector: The Windrow Connector extends about 0.50 miles between State Route 1 and the Tanglewood Trail, serving as a possible loop between the Coastal, Orcutt Creek, Union Valley Parkway, and Tanglewood trails. From SR 1 the trail parallels Solomon Road turning north at the eastern edge of Site #22, continuing along the eucalyptus windrows to the Tanglewood trail.

Woodmere Trail: This trail extends along the western side of US Highway 101 from Cedarhurst Drive (north of Foster Road) south into the foothills for approximately 4.0 miles. Although the northern portion of the trail between Clark Ave and Union Valley Parkway is currently an existing private trail (part of the Tiffany Park housing development), this trail has been designated as a proposed route on the County's PRT-6 map. The southern portion of the trail crosses Key Sites 1, 2 , & 3 extending south to the Torch access road along the planning area boundary. This trail would provide loops between the Union Valley Parkway Trail and the Orcutt Creek Trail as well as providing trail access to residents in Tiffany Park and future residents in southeastern Orcutt.

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STAGING AREAS

Staging areas would serve to provide trail users with parking and restroom facilities as well as information on trail locations and historical significance of the area. Four staging areas are proposed as part of the Orcutt Multi-Use Trails Plan. They include the following:

Rancho Maria Staging Area: This staging area would be located at the base of the Rancho Maria Trail along State Route 1 immediately east of Rancho Maria Golf Course. The area is currently open grassland along the golf course with access available from SR 1. This staging area is the only one in western Orcutt and would provide parking for several trails.

Graciosa Canyon Staging Area: The proposed Graciosa Canyon Staging Area would be located at the base of the abandoned oil dam on Site #14 along the Graciosa Canyon trail. Access to the area would be available from Graciosa Road which runs parallel to State Route 135. The area is currently open grassland which is currently being used for grazing.

Rice Ranch Staging Area: The proposed Rice Ranch Staging Area would be located along Rice Ranch Road along the northern boundary of Site #12. The area is currently open grassland. This centrally located staging area would provide access to a number of trails on Site #12 and South Orcutt.

Graciosa Ridge Staging Area: The proposed Graciosa Ridge Staging Area would be located at the southern terminus of the Graciosa Ridge Connector along the Torch access road where the terrain is fairly level. This is the only staging area located within the foothills and would provide parking facilities for trail users at the top of the Solomon Hills.

VI. TRAIL NETWORK ELEMENTS

Designating appropriate locations for future trail corridors is only the first step towards achieving a comprehensive trail network system. Often the most important features are related to trail implementation and the ability to acquire funding for implementing and maintaining desired trails. The following sections discuss these factors as they relate to establishing a long-term trails system for the Orcutt Planning Area.

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VI-A. Trail Acquisition Methods

The County of Santa Barbara utilizes various methods in acquiring public trail dedications. Many of the existing front country trails on the south coast were obtained through long term uninterrupted public use, through gifts of easements or corridors from private landowners or are constructed on lands which have been under public ownership over the long term. To a more limited extent, over the last 10-20 years trail easements have been acquired through exactions during the development review process. However while useful, the piecemeal nature of this approach has been more successful in protecting segments of existing informal trails from development, in providing some connector links and/or in obtaining segments of future trails rather than entire corridors.

Because of ongoing development and the requirements of adopted County policies, urban trails will most likely be acquired through dedication as part of the development review process. In the short term, rural trail acquisition will likely be pursued through negotiation and direct purchase of trail easements from private landowners, or if unavoidable, purchase of easements through eminent domain proceedings could be an option. The range of possible acquisition methods include:

Exactions: State law and adopted County policies allow for the dedication of trail easements as a condition of discretionary project approval. The majority of dedicated trail easements in the County have been, and will likely continue to be acquired through this method (particularly for urban trails). One of the principal tenets is that there must be a legitimate connection (eg: nexus) between a permit request and the governmental purpose being furthered by the permit condition to dedicate a trail easement. Existing County policy allows the County to require the dedication of a trail easement for any discretionary project on property which contains a trail designated on the PRT maps. However, in order to protect agricultural land, Agricultural Element Policy I.A restricts the circumstances under which the County can require the dedication of a trail easement on agriculturally zoned land outside the coastal zone.

Planned Development Zoning: Planned development land use and zoning designations require the clustering of residential development on a portion of a property, typically to avoid environmental constraints or to further some other public policy directive. The County's Planned Residential Development (PRD) zone district requires that 40% of a site be maintained in open space, the use of which can include trails. This zone district usually require that development be sited outside of sensitive, hazardous or unbuildable areas such as riparian woodlands, floodplains and canyons, portions of which can be set aside for low intensity public use such as trails.

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Purchase of Easements: An easement is an interest in land owned by another that entitles its holder to a specific limited use or enjoyment. Most trail easements average fifteen (15) feet in width, but the actual trail tread may only be about four (4) to six (6) feet wide. A fifteen-foot trail easement allows for flexibility when placing a four-foot trail tread. An easement's width may exceed fifteen feet if it is necessary to accommodate steep slopes, or avoid trees, boulders, or other natural features.

Trail easements may coincide with flood control access easements or non-exclusive public utility easements. If feasible, it is often preferred to use combined easements, because the purpose of combined access easements on a property may not conflict and combining such easements minimize the cost of acquisition and the use of private property for public purposes.

The purchase of such an easement would first be pursued cooperatively with the affected property owners. An appraisal(s) would be conducted to determine the fair market value of the proposed easement and the County would obtain funds from potential sources discussed in section VI-C. Should the potential sellers be unwilling, the Board of Supervisors would need to determine if the purchase was sufficiently in the public interest to undertake eminent domain proceedings and acquire the property through condemnation.

Because of the length of these foothill trail corridors and the complexity of the issues surrounding trail installation, it is likely that purchase of easement would be combined with a number of other methods to facilitate corridor acquisition.

VI-B. Trail Maintenance Issues

In the development of potential trail corridors, provisions need to be made to properly address the maintenance issues surrounding a trail system. Trail maintenance is an ongoing task, and requires a long-term commitment of money and labor to effectively maintain a trail system. Because funds for maintenance are scarce, provision of adequate levels of maintenance for new trails is a major concern and necessity. The possible formulation of a local group, and/or "Adopt a Trails Program" could provide both the funds and labor necessary in meeting the maintenance demands from a comprehensive trails network.

The following section briefly describes several key maintenance issues.

Signs and Fences

The need for fencing of trail easements is determined on a case-by-case basis. According to County Park Department, the County will install fencing only in situations where the movement

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of trail users outside of the dedicated trail easement area may: 1) have a potential impact on surrounding agricultural operations or other ongoing uses of the property; 2) create a potential safety risk to trail users or others, and/or; 3) significantly impact the privacy of neighboring residents. Property owners may install their own fencing outside the boundaries of the trail easement. Where the County Park Department does agree to provide fencing, basic wooden post-and-rail fencing is generally used. The County typically will not agree to provide any type of fencing beyond the standard of existing fencing on the property.

Although existing Park Department sign and fence standards have proven adequate in other areas, potential effects on agricultural land and/or environmental resources in Orcutt may warrant increased fencing and use of signs in the certain areas. The trail siting guidelines provide clear direction on these standards and should be followed to minimize potential conflicts.

Encroachments Into Trail Easements

On-road trails are road shoulder trails located within the existing public road right-of-way. The Public Works Department will be requested not to issue encroachment permits within these reserved road shoulders for anything which might prevent or inhibit safe use of the trail, including but not limited to paving, walls, fences, structures, or landscaping other than low growing grasses. Encroachments within road rights-of-way are prohibited and addressed in County Code Chapter 28.

Encroachments into off-road trail easements are specifically prohibited in County Code sections 26-45, 26-126 through 26-131, which also provides the Director of Parks prompt remedy for removing any encroachment following proper noticing of the property owner.

Trail Design Standards

In most cases, trails required as a condition of approval for proposed subdivisions must be constructed by the applicant, in a location approved in the field by the Park Department. Required Park Department standards for trail construction cover trail dimensions such as trail tread width (4-6 feet), height clearance (10-12 feet), brushing limits (2-3 feet from centerline), driveway crossings, maximum acceptable grade, tread materials, drainage control measures (e.g. water bars, culverts), fencing, and motor vehicle and access control barriers. These Park Department standard dimensions are averages only, and can change according to site constraints and anticipated types of use.

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Brushing/Waterbar Repair

The USFS recommends a seven year brushing cycle for most rural trails, utilizing volunteers in the removal of vegetation 2-3 feet from the centerline of a trail. In addition, a minimum of 2-3 visits a year to clean out the waterbars is conducted before and after the rainy season. These visits would also involve replacing, where necessary, dirt waterbars with wooden waterbars.

VI-C. Trail Funding Issues

The construction and maintenance of recreational trails would be based upon the utilization of funds from existing revenue streams which are dedicated to recreation, the utilization of grants for construction of trails, the participation of citizens organizations to assist in the construction and maintenance of trails, and coordination with the County Park Department for assistance with maintenance, planning and administrative support. The existing fiscal constraints facing the County increase the difficulty of obtaining funding for trails in Orcutt. Exploration of other revenue sources would be necessary. Potential funding sources for both off-road and on-road recreational trails are described below.

1. Potential Funding Sources For Off-Road Recreational Trails:

Local Funds: A variety of local funds ranging from the general fund to the hotel bed tax could theoretically be used for trail acquisition, construction and maintenance. However in practice, fiscal constraints at the local level narrow the likely range of portions available for use as discussed below.

Coastal Resource Enhancement Fund (CREF): The source of this categorical fund is annual payments derived from several oil companies which were required to mitigate adverse impacts to coastal biological, scenic and recreational resources. The funds are administered through the County Planning and Development Department's Energy Division. Applications for use of the funds are made by local organizations and agencies. The County Board of Supervisors makes the final decision regarding allocation of these funds. The County estimates that an average of more than $800,000 a year will be available from this program through 1997. The interest revenue gained is used to offset the administrative costs of the program. Because the CREF program is renegotiated every 5 years, the level of long term funding is uncertain. However, it is likely that this program will continue to provide a substantial source of funding over the mid term, dependent upon negotiations and possible pending developments.

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County Service Areas: Assessment districts provide a funding mechanism through which residents within the boundary of such a district can level an assessment (e.g tax) at a set rate on property to provide services. The County has a number of such districts providing a range of services. County Service Area 5 in Orcutt currently levels an annual assessment in order to maintain County open space/recreational greenbelts throughout Orcutt. Although, the existing revenues of CSA-5 appear to be fully subscribed, over the long-term, CSA-5 could be utilized for purchase or maintenance of trails through either partial diversion of existing revenue streams, or an increase in benefit assessment by the Board of Supervisors.

Quimby Funds: This program is funded through developer fees to offset increases in recreation demand from subdivision developments (parcel maps and tract maps). These funds are collected when the final subdivision map is legally recorded. Use of the principal and interest is limited to park acquisition and development within the local area. The fund is administered by the Santa Barbara County Park Department. Recommendations for funding projects are made by the Park Commission to the Board of Supervisors who make the final decisions regarding allocations.

Park Development Fund: This program is funded through developer fees to offset increases in recreation demand from developments such as apartments and condominiums (Conditional Use Permits and Special Use Permits). This fund is also administered by the County Park Department. Most of the same restrictions apply to these funds (and interest accrued) as the Quimby Funds with the exception that they can be used for maintenance. In most cases however, capital improvement projects are the preferred allocation.

Transient Occupancy Tax: The Hotel Tax is derived from transient overnight accommodations in the unincorporated area of the county. The funds are collected by hotel/motel owners and paid to the County. Although these funds can be used for any purpose the County Board of Supervisors feels is appropriate, all of these funds are currently used to fund the Sheriff's patrol.

Federal/State Programs:

National Recreational Trails Fund Act (NRTFA): The trails program is administered at the federal level by the Federal Highway Administration (FHWA) and at the state level by the California Department of Parks and Recreation (DPR). Up to $30,000,000 may be allocated annually, nationwide. The allocation is subject to appropriation each year. Funds are allocated to states by (1) 50 percent equally among all eligible states and (2) 50 percent proportionately on non-highway recreational fuel use. For non-motorized trails, seventy-five percent of the funds received by California will be available on a competitive basis. At least one-half of the funds for non-motorized trails will be available to cities, counties, districts and nonprofit organizations with management responsibilities over public lands.

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Under NRTFA, funds may be used for a variety trail needs. The following is a list of permissible uses:

1. Development of urban trail linkages near homes and work places including schools, parks, and existing trails;
2. Restoration of areas damaged by usage of recreational trails and backcountry terrain;
3. Development of trail-side and trail-head facilities that meet goals identified by the National Recreational Trails Advisory Committee; (The terms "trail-side and trail-head facilities" mean trail components or associated facilities which may include: drainage, crossings, stabilization, parking, signage, controls, shelters, and water, sanitary, and access facilities.);
4. Acquisition of easements for trails, or for trail corridors identified in the State trail plan;
5. Acquisition of fee simple title to property from a willing seller, when the acquisition cannot be accompanied by acquisition of an easement or other means;
6. Construction of new trails on state, county, municipal, or private lands, where a recreational need for such construction is shown;
7. Construction of new trails crossing Federal lands, when required by the State Comprehensive Outdoor Recreational Plan (construction must be approved by State and the Federal agencies managing those lands);
8. Maintenance of existing recreational trails, including grooming and maintenance of trails across snow (motorized only); and
9. Operation of environmental protection and safety education programs relating to the use of recreational trails (motorized only).
10. Provisions of features which facilitate the access and use of trails by persons with disabilities.

Bridges may be constructed, repaired, or replaced to provide an integral link along a trail, to provide connections between trails, and/or to improve trail crossings over railroads, roads, rivers or other watercourse, ravines wetlands, or to prevent erosion on slopes.

Non-permissible uses of these funds are primarily with motorized use of trails and condemnation of any kind of property.

Rivers, Trails and Conservation Assistance Program: The National Park Service operating under the Department of Interior is the administering agency. This program is of technical assistance only for state and local governments and citizen groups. It would provide staff assistance for river, trail and conservation projects. Selected projects have included conceptual plans for trail corridors, river corridor plans, and statewide river assessments. Projects are

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selected if they protect significant resources, achieve tangible results, incorporate public involvement during the planning process, and serve a large number of people.

2. Potential Funding Sources for On-Road Trails:

Intermodal Surface Transportation Efficiency Act (ISTEA) of 1991: The ISTEA offers significant opportunities to enhance state and local bicycle and pedestrian programs. Federal-aid funding is available from a number of ISTEA programs for these efforts. Funding sources for trails under ISTEA include the following:

> *Public Lands Highway Program* - This may be used to construct roads/bikeways leading to and serving National Forests. Caltrans is the administering agency for dispersing funds to eligible applicants for federally funded programs.
>
> *National Recreational Trails Fund* - These monies may be used for a variety of recreational trails programs to benefit bicyclists, pedestrians, and other non-motorized and motorized users. Projects must be consistent with a Statewide Comprehensive Outdoor Recreation Plan required by the Land and Water Conservation Fund Act. Each State Governor designates the agency responsible for administering these funds within the State. Half of the annual appropriation is distributed equally among the States. The other half is based on the amount of non-highway recreational fuel used in each State. Within each State, 30 percent of the funds are allocated for non-motorized uses, another 30 percent for motorized uses, and the remaining 40 percent among trail uses at the discretion of the State.

Transportation Enhancement Activities Program: This program is administered by California Department of Transportation (CalTrans) and provides funds for transportation enhancement including, provision of facilities for pedestrians and bicycles, acquisition of scenic easements and scenic or historic sites, scenic or historic highway programs, landscaping and other scenic beautification, historic preservation, rehabilitation and operation of historic transportation buildings, structures or facilities (including historic railroad facilities and canals), preservation of abandoned railroad corridors (including the conversion and use thereof for pedestrian or bicycle trails), control and removal of outdoor advertising, archaeological planning and research, and mitigation of water pollution due to highway runoff.

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State Land and Water Conservation Fund Program: This program has funds available for the acquisition or development of neighborhood, community or regional parks or facilities supporting outdoor recreation activities.

Eligible applicants include counties, cities, recreation and park districts, special districts with public park and recreation areas, the California Departments of Parks and Recreation, Boating and Waterways, and Water Resources, and the Wildlife Conservation Board.

This is a 50/50 matching program. The applicant is expected to finance the entire project and will be reimbursed 50% of the costs, up to the amount of the grant. The amount of funds available vary from year to year.

Community Development Block Grants - Entitlement Program: This program is administered by the Department of Housing and Urban Development focusing on Community Planning and Development. The types of projects available for these grants include, neighborhood revitalization, economic development, and provision of improved community facilities and services. All eligible activities must either benefit low and moderate-income persons, aid in the prevention or elimination of slums and blight, or meet other community development needs having a particular urgency. Several rail-trail projects which have been awarded funding under this program include the Burke-Gilman Trail in Seattle, and the Baltimore-Annapolis Trail in Maryland. Cities in Metropolitan Areas with populations in excess of 50,000, urban counties of at least 200,000, and cities under 50,000 which are central cities are eligible. The grants available have no matching requirements.

Small Reclamation Projects: The Bureau of Reclamation agency under the Department of Interior has project grants and direct loans available for projects of single and multiple purpose, including flood control, fish and wildlife, and recreation development, etc. Cities, counties, irrigation or water districts, or other entities organized under state law and eligible to contract with the federal government are eligible applicants. *Note:* Construction grants can be made for a portion of the costs allocated to flood control, fish and wildlife enhancement, and recreation development, if such development is of general public benefit.

Highway Planning and Construction (Federal-Aid Highway Program): This program is administered by the Federal Highway Administration and includes both formula grants and specific project grants. The types of projects eligible for this program are bicycle transportation, pedestrian walkways, rest areas, and fringe and corridor parking facilities as part of highway beautification projects. There is also potential for assistance for river and trail projects. These projects must be either part of a highway project or if independent of a highway project, but must serve the highway corridor.

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VI-D Trail Siting Guidelines

I. General

The following are general trail guidelines applicable to all proposed trails.

A. To the maximum extent feasible, trails should be sited and designed to keep hikers, bicyclists and equestrians on the cleared pathways, to minimize impacts to sensitive habitat areas and environmental resources, and to avoid or minimize erosion impacts and conflicts with surrounding land uses.

B. As part of the trail implementation process, County Parks Department should evaluate a future trails ability to accommodate multiple-use on proposed County trails. Potential modifications to the County's multiple-use trail policy should be considered on a case-by-case basis.

C. Maps depicting future trails should include a statement expressing "Trail routes shown as proposed trails are not open for public use until County acquires public access rights".

D. County Parks should monitor trails for potential impacts such as vandalism, impacts to archaeological/historical sites, intensity of use, erosion, etc., and when/where necessary, recommend temporary trail closures to alleviate or remedy the problem.

E. Trails should be sited so as to utilize existing roads and trails as much as possible, except where the trail may conflict with surrounding land uses and environmentally sensitive areas.

F. Trail width shall be consistent with County Park Department standards. Typical trail width ranges between 4-6 feet, except where intended trail uses and physical/environmental constraints of the trail corridor deem it infeasible and/or inappropriate. Then a trail width less than 4-6 feet would be acceptable.

II. Biological Concerns

A. Trails should be sited to minimize damage to riparian areas while allowing some public access to these resources. Measures should include locating the majority of trail corridors outside riparian areas, while occasionally bringing trails into contact with streams for public enjoyment. All trail construction should minimize removal of riparian vegetation and utilize natural features and/or lateral fencing to discourage public access to sections

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of streams not directly accessed by trails.

B. To the greatest extent feasible, the number of creek crossings should be limited in order to protect stream/riparian resources.

C. Fences constructed along trail corridors should allow for wildlife movement, to the greatest extent feasible.

D. Both trail siting and maintenance should be conducted to minimize introduction and proliferation of exotic weedy plants.

III. Agricultural Concerns

A. Where appropriate (e.g. adjacent to existing agricultural operations, buildings, residences, etc.), the County should construct fencing between the trail and private land uses. County Parks shall determine on a case by case basis appropriate fencing design and type. The County should consider landowner input on fence design. To the greatest extent feasible, fencing should not hinder the natural movement and migration of animals and should be aesthetically pleasing.

B. Where trails bisect private land, locked gates should be installed at appropriate intervals to allow the landowner to cross the trail easement from one side of the property to the other.

C. Trails should be located away from cultivated agriculture and should be sited to avoid bisecting existing agricultural operations, to the greatest extent feasible.

IV. Land Use Compatibility Concerns

A. Trails should be sited and designed to avoid significant environmental resources and to minimize user conflicts with surrounding land uses, to the maximum extent feasible. This may involve re-alignment of the trail corridor, signage, fencing, and/or installation of access control barriers in certain sensitive areas.

B. Where feasible, trails should be sited a minimum of 100 yards from structures, and utilize topography and vegetative barriers to buffer surrounding residences from potential privacy impacts.

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C. Where feasible, trails should be sited along parcel boundaries in an effort to minimize land use conflicts.

V. Access Control

These trail guidelines are intended to protect surrounding land uses and environmentally sensitive areas, while providing a safe, enjoyable experience for the trail user. Many of the following access control guidelines are particularly relevant in siting proposed trails to avoid potential agricultural impacts.

A. Where appropriate, trailhead parking areas should be pursued by the County at logical points to provide parking areas for vehicles and turning areas for horse trailers without blocking emergency vehicle or residents' access to and from private lands. Such trailhead parking should be sited and designed to minimize disruption to existing neighborhoods.

B. Where appropriate, vehicle barriers (e.g. steel access gates) should be constructed at trailheads to prevent unauthorized motor vehicle access, while allowing hikers, bicyclists, equestrians, and authorized motor vehicles to access the trail. Internal access control barriers (i.e., any combination of steel gates, chain link or barbed wire fence may be necessary) should also be installed along trails at appropriate "choke points" (e.g. placement of barriers utilizing natural topography and/or trail user decision points) in order to keep trail users on the established trail route and prevent trespass and/or further entry into private property and/or environmentally sensitive areas.

C. Before the County permits public use of any acquired trail right-of-way, adequate fencing and other precautions should be installed to prevent vandalism to neighboring properties and appropriate trailheads should be acquired and constructed to provide for the public safety.

D. Appropriate trail signage should be placed at all access points, and along the trail corridor. Signs should state when entering/leaving public or private property, no trespassing, and to remain on the established trail route (especially where the trail easement crosses private land). Trailheads should be marked with low-key identification signs that also post regulations, prohibited uses, and trail user guidelines. Educational and trail etiquette signs should also be displayed at strategic locations along a trail corridor.

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VI. Archaeological/Historic Concerns

Archaeological and historic sites are non-renewable resources which are vulnerable to trail construction and use. The following guidelines are intended to aid in the siting of potential trail corridors in order to avoid disturbances to important resources.

A. Trails should be sited and designed to avoid impacts to significant cultural, archaeological, and historical resources to the maximum extent feasible. This may involve re-alignment of the trail corridor, signage, fencing, and/or installation of access control barriers in certain sensitive areas.

B. A Phase I archaeological survey may be required prior to implementing proposed trail corridors.

VII. Guidelines for Trail Maintenance/Construction

A. Wherever possible, trails should be sited to avoid highly erosive soils and be constructed parallel to the slope contours with drainage directed off the trail to minimize soil erosion. Where the trail must go directly down the slope, a course of water bars (stone, wooden or jute meshing) should be imbedded perpendicular to the trail. This treatment should be implemented where necessary to minimize the effects of erosion.

B. The County should utilize the USFS standards for rural trail maintenance, as identified in the USFS Trail Handbook on a case-by-case basis.

C. County Public Works shall consult with County Park Department prior to issuing any encroachment permits along road shoulders with current or proposed trails.

D. County Park Department shall actively pursue removal of any unauthorized structures, fences, or other obstructions in dedicated easements, as set forth in Chapter 26 of the County Code.

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VIII. Guidelines for Individual Proposed Trails

The following guidelines would be applicable if and when the County pursues acquisition, development, and use of proposed trail corridors.

A. Black Road Trail

1. The portions of the trail which cross Orcutt Creek and the drainage area to the north of the creek should be designed to minimize potential damage to riparian vegetation, etc.

B. Bradley Connector

1. To avoid significant dune scrub habitat throughout Key Site 30, appropriate control barriers and informational signs should be constructed and installed.

C. Old Town Connector

1. In order to provide safe roadway crossings along Rice Ranch Road the County shall pursue the installation of cross walks, stop signs, traffic signals, or any other type of crossing to minimize potential hiker/automobile conflicts.

D. Tanglewood Trail

1. To avoid vernal pools in the area along the trail route , appropriate control barriers and information signs should be constructed and installed.

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APPENDIX D

CONSISTENCY REZONE PARCELS

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TABLE 1

CONSISTENCY REZONES					
CODE	APN	EXISTING		PROPOSED	
		LAND USE	ZONING	LAND USE	ZONING
3	101-010-12	PD-1.0	PRD	PUB UTILITY	PU
1	101-010-14	RES-1.0	DR-1.0	EDUCFAC	PI
1	103-070-16	EDUCFAC	10-R-1	EDUCFAC	PI
1	103-080-47	EDUCFAC	DR-3.3	EDUCFAC	PI
1	103-080-49	RES-3.3	10-R-1	EDUCFAC	PI
3	103-200-44	RES-3.3	SC	INST/GOVT FAC	PI
1	103-200-71	RES-3.3	SC	EDUCFAC	PI
2	103-200-72	Res3.3	SC	INST/GOV'T FAC	PI
2	103-341-19	Cemetery	10-R-1	Cemetery	PI
3	103-395-01	Res3.3	10-R-1	EXTREC OPNSPC	REC
3	103-395-02	Res3.3	10-R-1	"	"
3	103-401-02	Res3.3	10-R-1	"	"
3	103-401-04	Res3.3	10-R-1	"	"
3	103-660-65	Res3.3	DR-3.3	PUBLIC UTILITY	PU
1	105-134-02	Res12.3	10-R-1	EDUCFAC	PI
1	105-330-09	Res12.3	7-R-1	EDUCFAC	PI
1	105-330-10	Res12.3	7-R-1	EDUCFAC	PI
1	107-040-02	Res3.3	DR-3.3	EDUCFAC	PI
1	107-101-06	Res4.6	7-R-1	EDUCFAC	PI
3	107-140-11	Res4.6	7-R-1	GENCOM	CN
2	107-170-33	Res3.3	CH	Hwy Comm.	CH
1	107-200-12	Res4.6	DR-4.6	EDUCFAC	PI
1	107-200-13	Res4.6	DR-4.6	EDUCFAC	PI

1 = Schools
2 = Incompatible Land Use and Zoning
3 = Change to Match Existing Use
4 = Make Densities Compatible

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CONSISTENCY REZONES					
CODE	APN	EXISTING		PROPOSED	
		LAND USE	ZONING	LAND USE	ZONING
1	107-240-15	Res3.3	DR-3.3	EDUCFAC	PI
4	107-331-01 to 11	Res3.3	8-R-1	Res4.6	8-R-1
2	107-510-21	Res3.3	REC	EXTREC OPNSPC	REC
1	109-110-03	EDUCFAC	DR-4.6	EDUCFAC	PI
4	109-200-21	Res4.6	MHP	Res8.0	MHP
4	109-200-23	Res4.6	MHP	Res8.0	MHP
4	109-200-26	Res4.6	MHP	Res8.0	MHP
4	109-200-28	Res12.3	MHP	Res8.0	MHP
4	109-200-29	Res12.3	MHP	Res8.0	MHP
4	109-210-1 to 63, 65 & 66	Res12.3	MHS	Res8.0	MHS
4	109-220-1 to 56	Res12.3	MHS	Res8.0	MHS
3	109-260-01 thru 48	Res6.0	DR-6	Res20.0	DR-20
3	109-270-01 thru 48	Res6.0	DR-6	Res20.0	DR-20
4	111-110-05	Res20	DR4.6	Res20	DR-20
4	111-110-08	"	"	"	"
4	111-110-24	Res 4.6	DR-20	"	"
2	111-140-07	Res4.6	AG-II-100	Res4.6	DR-4.6
2	111-120-02	Res20	C-3	GenComm	C-3
1	111-220-02	EDUCFAC	DR4.6	EDUCFAC	PI
3	111-220-16	Res4.6	AG-II-100	PUBLIC UTILITY	PU
3	129-131-03	Res1.8	30-R-1	Res1.0	1-E-1
3	129-131-04	"	"	"	"

1 = Schools
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4 = Make Densities Compatible

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CONSISTENCY REZONES					
CODE	APN	EXISTING		PROPOSED	
		LAND USE	ZONING	LAND USE	ZONING
3	129-131-06 to 16	"	"	"	"
3	129-132-01 TO 06	"	"	"	"
3	129-133-01 TO 22	"	"	"	"
3	129-134-01 TO 04	"	"	"	"
3	129-135-01 to 05	"	"	"	"
3	129-141-01 to 03	"	"	"	"
3	129-142-02 to 13	"	"	"	"
3	129-143-01 to 14	"	"	"	"
3	129-144-01 to 12	"	"	"	"
3	129-145-01	"	"	"	"
3	129-145-02	"	"	"	"
3	129-145-04 to 06	"	"	"	"
3	129-146-01 to 13	"	"	"	"
3	129-147-01 to 04	"	"	"	"
3	129-147-06	"	"	"	"
3	129-147-07	"	"	"	"
3	129-148-01 to 06	"	"	"	"
3	129-149-01 to 04	"	"	"	"

1 = Schools
2 = Incompatible Land Use and Zoning
3 = Change to Match Existing Use
4 = Make Densities Compatible

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CONSISTENCY REZONES					
CODE	APN	EXISTING		PROPOSED	
		LAND USE	ZONING	LAND USE	ZONING
3	129-230-01 to 44	"	"	"	"
3	129-230-47 to 60	"	"	"	"
4	129-280-02	Res 3.3	MHP	Res 8.0	MHP

1 = Schools
2 = Incompatible Land Use and Zoning
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4 = Make Densities Compatible

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APPENDIX E

"ONE TIME" ADOPTING POLICIES, ACTIONS, & DEVELOPMENT STANDARDS

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APPENDIX E

"ONE TIME" ADOPTING POLICIES ACTIONS & DEVELOPMENT STANDARDS

The following policies, actions, and/or development standards were accomplished during adoption of the Orcutt Community Plan on July 22, 1997.

LAND USE

General

***Action LU-O-4.1** The County shall provide for additional commercial and industrial development in Old Town and other appropriate areas.

***Action LU-O-5.1:** While ensuring compatibility with existing uses (e.g., densities/uses), the County shall adopt higher density residential designations for appropriate sites along the existing infrastructure framework and in new urban areas, to minimize urban service costs, meet State affordable housing goals, and reduce or delay the need for expensive extensions of urban services to outlying areas.

Residential

***Policy LUR-O-8:** **The Community Plan shall provide a mix of residential, commercial and industrial uses while maintaining neighborhood integrity where feasible.**

Commercial & Industrial

***Policy LUC-O-6:** **An adequate amount of land designated for neighborhood commercial uses shall be provided to encourage commercial opportunities for the residents of Orcutt.**

Agriculture

***Policy LUA-O-3:** **County land use planning efforts shall include use of higher density zone districts to maximize the holding capacity of the urban areas and retain the maximum amount of agricultural land.**

***Policy LUA-O-4:** **Land designated for agriculture within the urban boundary shall be preserved for agricultural use unless the County decision-makers find that there is an overriding public need for conversion to other uses for which there is no other land available.**

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PUBLIC SERVICES

Parks

***Action PRT-O-1.6:** The County shall update the existing PRT-6 map to include those parks and trails as identified on the Orcutt Trails and Recreational Facilities Map.

***Action PRT-O-1.7:** The County should adopt and implement the Bikeways Plan as a means of offsetting the increased demand for commuting and recreational opportunities associated with buildout of the Orcutt Community Plan.

Open Space

***Policy OS-O-1:** **The County shall adopt an Open Space Plan to avoid hazards, preserve the semi-rural character of Orcutt, protect natural resources, and to provide active and passive recreation opportunities in the community.**

***Action OS-O-1.1:** The Open Space Plan shall identify areas for passive, natural, undeveloped open space, areas for protection of natural resources, areas for proposed and potential expansion of active recreation opportunities, and areas for passive recreation. Land held by homeowners associations may be considered for annexation to the Landscape, Parks and Open Space District if requested by property owners/homeowners groups and there is some public benefit conferred from holding and/or maintaining the land.

Transportation

***Action CIRC-O-1.4:** The following roadway and intersection improvements shall be incorporated in the OTIP:

10-Year Scenario (1996 - 2006)

Roadways

- Construct UVP - two lanes from Hwy 101 to California Boulevard;
- Construct full-diamond interchange @ Highway 101/UVP;
- Construct Stillwell Road extension;
- Construct Hummel Drive extension;
- Widen Foster Road/Hwy 135 intersection;
- Widen Hwy 135 from 4 to 6 lanes north of UVP;
- Construct at-grade intersection @ UVP/Hwy 135.
- Construct a bridge across the drainage canyon on Site 7.

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Intersections

The following traffic signals would be warranted in the 10-Year buildout scenario:
- Patterson Road/Bradley Road;
- Clark Avenue/U.S. 101 SB Ramps;
- Clark Avenue/U.S. 101 NB Ramps;
- Santa Maria Way/U.S. 101 SB Ramps;
- Santa Maria Way/U.S. 101 Frontage Road;
- UVP/Hwy 135 (proposed at-grade intersection);
- UVP/Bradley Road;
- Clark Avenue/Stillwell Road.

Additional intersections which may meet traffic signal warrants include:
- Clark Avenue/Sites 1 & 2 access road;
- Clark Avenue/Foxenwood Lane (without Foxenwood Lane re-aligiment);
- Clark Avenue/Norris Street (with Foxenwood Lane re-alignment).

Full Buildout (Through 2016)

Roadways

- Construct UVP from Hwy 101 to Highway 1;
- Construct "E" Street through Key Site #22 to UVP;
- Construct full-diamond interchange @ UVP\Hwy 135 (unless deleted by CalTrans);
- Widen Santa Maria Way/Bradley Road intersection to provide dual left-turn lanes on the Santa Maria west leg and a separate right-turn lane on the Santa Maria Way east leg;
- Widen Clark Avenue/Bradley Road intersection east and west legs to include 2 left-turn lanes, 2 through lanes, and 1 separate right-turn lane.

Intersections

The following traffic signals would be warranted at full-buildout:
- Clark Avenue/California Boulevard;
- UVP/Orcutt Road (At-Grade and Interchange Alt.);
- UVP/Foxenwood Lane (At-Grade and Interchange Alt.);
- UVP/Hwy 135 NB Ramps (Interchange Alt. Only);
- UVP/Hwy 135 SB Ramps (Interchange Alt. Only).

Additional intersections which may meet traffic signal warrants at full-buildout include:
- UVP/E Street
- UVP/Blosser Road
- Rice Ranch Road/Orcutt Road
- Clark Avenue/Gray Street

***Action CIRC-O-2.2:** The County shall adopt the new Circulation Element map, roadway classifications and designations, and roadway and

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intersection consistency standards as depicted in the Orcutt Community Plan. Circulation Element map changes include:

- add an extension of E Street between UVP and the City of Santa Maria;
- add an extension of Stillwell Road to Bradley Road;
- add an extension of Hummel Drive;

***Action CIRC-O-6.3:** The County shall consider revising the existing Transportation Impact fee to allow an increased level of funds to be allocated for: 1) implementation of pedestrian, bike path, and transit improvements; 2) new and expanded park-and-ride facilities in close proximity to long distance commuter roadways such as U.S. 101 and Route 135; and 3) capital purchases for long distance commuter programs such as the Clean Air Express.

***Action CIRC-O-6.4:** The County shall adopt the new Bikeways map as displayed in Figure 27 of the Community Plan.

RESOURCES AND CONSTRAINTS

Air Quality

***Action AQ-O-1.4:** In its long range land use planning efforts, the County shall provide access to retail, commercial, recreational, and educational facilities via transit lines, bikeways, and pedestrian trails.

***Action AQ-O-1.5:** The County shall apply land use and zoning designations which encourage the use of alternative transportation and less commuting, including development of mixed use neighborhoods, increased residential densities in close proximity to job and shopping opportunities, and provision of medium to high density residential along major travel corridors.

Biological Habitats

***Policy BIO-O-6:** **Biological habitats in Orcutt shall be preserved through the development and implementation of an Open Space Plan and/or Overlay while allowing reasonable development of affected properties.**

***Action BIO-O-6.1:** Concurrent with adoption of the Orcutt Community Plan, the County shall adopt an Open Space Plan for the community of Orcutt, to provide protection of contiguous bands of open space within designated, natural undeveloped open space corridors.

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The Plan should preserve diversity of habitats and species, preserve contiguous habitat areas and riparian corridors between the Solomon and Casmalia Hills, preserve ecological systems as a whole, and provide opportunities for habitat restoration. The Open Space Plan shall describe the general location and intensity of allowable uses within the designated Open Space and shall set standards for protection of significant natural resources. The Plan should provide regional connections to habitat areas outside the planning area.

***Action BIO-O-6.2:** To protect the maximum contiguous area of open space, the County should increase land use densities within the urban limit line, reduce road width, or increase building height where appropriate.

Geology/Topography/Soils

***Action GEO-O-1.4:** The County should designate Open Space areas as appropriate, in order to avoid geologic hazards associated with development on highly unstable soils, erosive soils or steep slopes.

***Action GEO-O-1.5:** The County should designate rural foothill parcels subject to severe erosion in southern Orcutt to Other Open Lands and rezone to Resource Management.

History and Archaeology

***Action HA-O-1.2:** Where an archaeological or historic site or structure is contiguous with a designated Open Space area, the boundaries of the Open Space area should be adjusted to fully encompass the site or structure (unless the historic structure can be appropriately integrated into the development).

Airport Safety

***Policy RISK-O-3:** **The County should consider the projected future expansion of the Santa Maria Public Airport in its land use planning for Orcutt.**

Visual/Aesthetic Resources

***Action VIS-O-1.1:** Concurrent with adoption of the Orcutt Community Plan, the County shall adopt an Open Space Plan for the community of Orcutt, to provide long-term protection of contiguous bands of public and private open space within designated, natural undeveloped open space corridors. The Plan shall be designed to

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protect the community's most scenic natural resources and landforms.

Keysite F

***DevStd KSF-1:** Parcel 129-151-028, originally a part of Key Site F, shall no longer be a part of Site F and the Site map shall not include this parcel nor shall the remainder of the Development Standards apply to this parcel.