

ATTACHMENT 11

TO: Decision-Makers

FROM: John Zorovich, Planner
Development Review Division, Planning and Development
Supervising Planner: Zoraida Abresch

DATE: November 23, 2015 ~~July 22, 2015~~

RE: 2014 Rice Ranch Specific Plan - Key Site 12: 15164 Addendum to Rice Ranch Specific Plan SEIR (03-EIR-05); Case Nos. 14SPP-00000-00001, 14GPA-00000-00006, 14ORD-00000-00004, 15GPA-00000-00005, 15ORD-00000-00015, 15RZN-00000-00008, 14TRM-00000-00001, 14DVP-00000-00004, 14CUP-00000-00006, 14RDN-00000-00004, 15TRM-00000-00005, 15GOV-00000-00002. The application involves AP Nos. 101-380-001 through -003; 101-390-001, 002, -007, -008, -009; 101-400-001 through -003; 101-410-001 through -046; 101-420-001 through -034; 101-430-001 through -021; 101-440-001 through -028; 101-450-001 through -024; 101-460-001 through -028; and, 101-470-001 through -016.

CEQA

Determination: Finding that CEQA section 15164 (Addendum) applies to the Rice Ranch Specific Plan development. CEQA section 15164 allows an addendum to be prepared when some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of an EIR have occurred. The Rice Ranch Specific Plan SEIR was prepared for the buildout of the Rice Ranch Specific Plan area, and is hereby amended by this 15164 letter for the Rice Ranch Specific Plan.

INTRODUCTION

CEQA section 15164 (Addendum) applies to Rice Ranch Communities LLC's proposed Rice Ranch Specific Plan Project, Case Nos. 14SPP-00000-00001, 14GPA-00000-00006, 14ORD-00000-00004, 14TRM-00000-00001, 15TRM-00000-00005, 14DVP-00000-00004, 14CUP-00000-00006, and 14RDN-00000-00004. CEQA section 15164 allows an addendum to be prepared when only minor technical changes or changes which do not create new significant impacts would result.

The California Environmental Quality Act (CEQA) requires analysis of environmental impacts which could occur as a result of project development. For the proposed revisions to the approved project, an Addendum to the previously adopted Supplemental Environmental Impact Report (03-EIR-05) for the approved plan has been prepared since the following applicable provisions of Section 15164 CEQA Guidelines can be met:

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

and

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

An addendum has been prepared to reflect changes and additions from the approved 2003 Rice Ranch Specific Plan to the proposed 2014 Rice Ranch Specific Plan (proposed project); none of the applicable conditions of Section 15162 calling for a subsequent EIR or negative declaration have occurred, as indicated by the County analysis and determination provided below. Specifically, Section 15162(a), Subsequent EIRs, of the CEQA Guidelines states:

- (a) *When an EIR has been certified or a negative declaration adopted for the project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*
- (1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
 - (2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
 - (3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:*
 - (A) *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - (B) *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - (C) *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - (D) *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

There are no substantial changes or changed circumstances under which the proposed project is to be undertaken. No new significant environmental effects or a substantial increase in the severity of previously identified significant effects under the approved 03-EIR-05 have been found with the proposed project, as analyzed in the following Addendum. Further, there is no new information that the proposed project will have one or more significant effects not discussed in the approved 03-EIR-05.

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

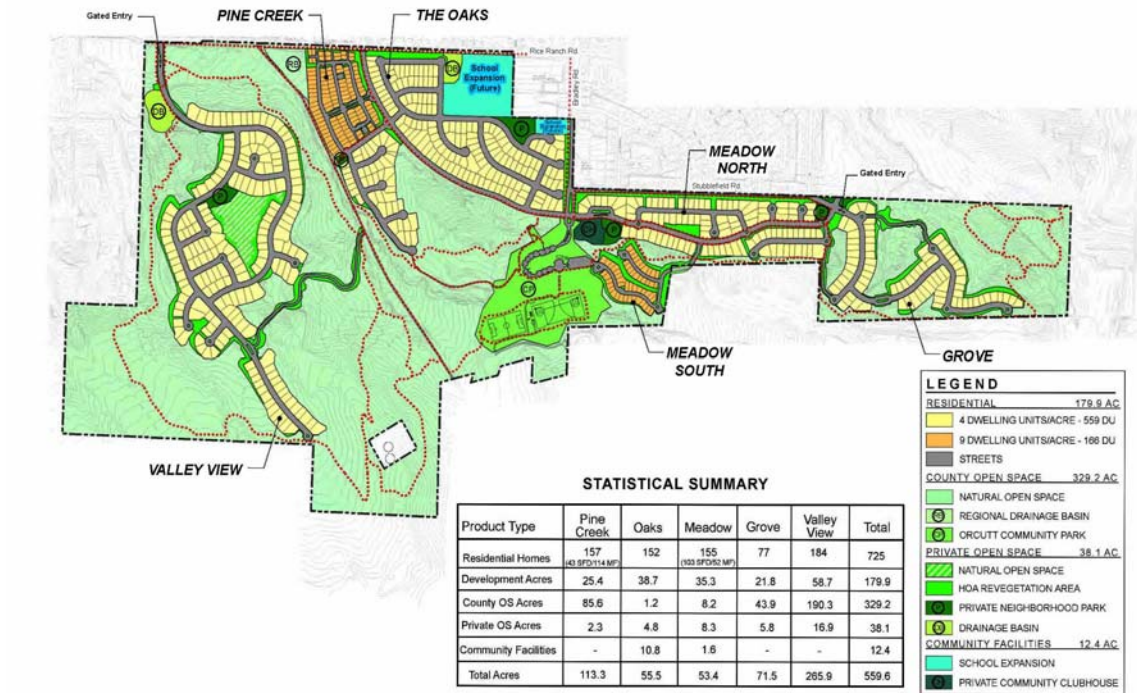
PROJECT LOCATION

The 560-acre project site is located, on the south side of Stubblefield and Rice Ranch Roads in the southeastern portion of the Orcutt Community Plan area, Fourth Supervisorial District. The following list of Assessor's Parcel Numbers are subject to the Rice Ranch Specific Plan: 101-380-002; 101-390-001, -002, -007, -008, -009; 101-400-001, -002; 101-410-001 through -046; 101-420-001 through -034; 101-430-001 through -021; 101-440-001 through -028; 101-450-001 through -024; 101-460-001 through -028; and, 101-470-001 through -016.

PROPOSED PROJECT DESCRIPTION

Rice Ranch Communities, LLC, is requesting a General Plan Amendment to the Orcutt Community Plan, Specific Plan revisions, a Vesting Tentative Tract Map, a Large Lot Conveyance Map, a Development Plan, a Development Agreement, a land exchange for adjustments to the open space area, a Rezone, a Road Naming and a Minor Conditional Use Permit for the Rice Ranch project. The approximately 495.6-acre Master Planned Community consists of 725 residential units with an overall gross project density of approximately 1.3 units per acre. Bradley Road, south of Clark Avenue leads directly into one of the main entries of the project site. Rice Ranch Road and Stubblefield Road run east-west along the northern property line and, along with Bradley Road, provide existing roadway access to the Specific Plan Area (Figure 1). More than 310 acres (gross) of an offer to dedicate in the original project site was accepted in fee by the County in 2011 as Open Space.

Figure 1: Land Use Plan



Specific Plan (14SPP-00000-00001/15GPA-00000-00005)

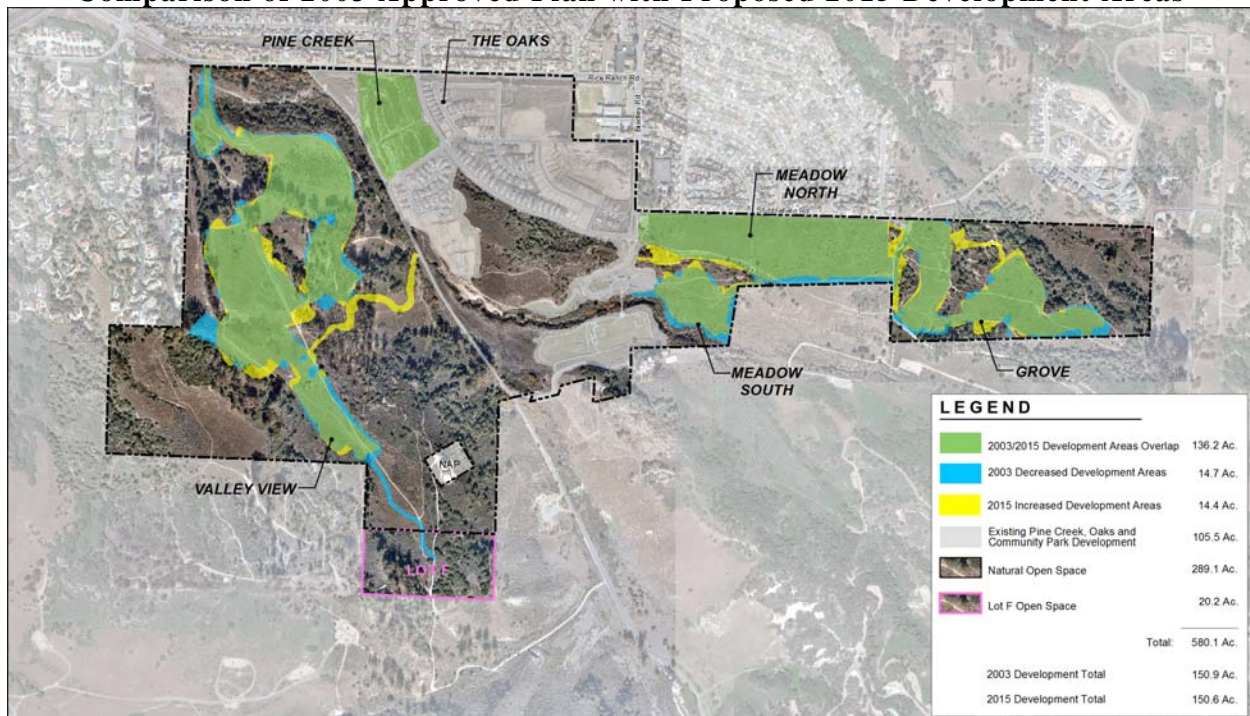
The Rice Ranch Specific Plan (~~December 2015~~ October 2014) represents an update of the 2003 approved Specific Plan that addresses the development and occupancy of the Rice Ranch community. As revised, the Specific Plan would:

- Maintain the approved Specific Plan unit count of 725 homes.
- Provide a mix of single family and duplex homes to be more responsive to market trends.
- Add a private Community Clubhouse site for the exclusive use by Rice Ranch community members.
- Incorporate the current Santa Barbara County Inclusionary Housing Ordinance specifications to commit to pay in-lieu fees for the entire Affordable Housing project requirement.
- Provide a new project Development Agreement to reflect the number of homes that have been constructed or are under construction, and clarify fees associated with those units yet to be built under the revised Specific Plan.
- Accommodate the requests of the Community Services Department ~~County Parks~~ Division ~~Department~~ for:
 - ~~Refining dedicated Open Space and adjacent lots to incorporate all manufactured slopes within private lots and/or to the Rice Ranch HOA ownership and maintenance areas.~~
 - Building and maintaining private neighborhood parks, in lieu of the previously-approved public parks
 - Revising the location and function of previously approved neighborhood parks and providing for their long-term maintenance by HOAs.
- Accommodate the requests of the County Fire Department for:

- Providing a 24-foot paved width for the existing Orcutt Hill Road that would provide private fire access (secondary access) to the Valley View neighborhood. The Applicant proposes to provide this access through the reservation of easements and their associated slopes within County owned open space to the Rice Ranch HOA, who would be responsible for their construction and maintenance.
- Providing a full private fire access (Secondary Access) road to the Grove and south Meadow neighborhoods to improve response times and to reduce the impacts of previously aligned routes.
- Incorporating current requirements related to vegetation fuel load suppression in the vicinity of habitable structures.
- Accommodate the request of the County Public Works, Roads Division to:
 - Identify future internal Rice Ranch neighborhood access roads as private streets to be maintained by the Homeowner’s Association (HOA) in future neighborhoods.

The proposed Specific Plan would ~~decrease~~ ~~increase~~ the project footprint relative to the approved 2003 Plan by ~~0.2~~ 0.3 acres, from ~~150.9~~ ~~152.6~~ 150.6 ~~152.8~~ acres, of the 580.1-acre Plan area (Figure 2).

**Figure 2:
 Comparison of 2003 Approved Plan with Proposed 2015 Development Areas**



General Plan Amendment (14GPA-00000-0006). The applicant requests to amend Orcutt Community Plan policies KS 12-2A and 12-2B. Policy KS12-2A would be revised to allow the payment of affordable housing in-lieu fees to meet the project’s affordable housing obligation instead of building the units onsite. Policy KS12-2B would be revised to clarify that ownership and maintenance of

the neighborhood parks would be the responsibility of the Rice Ranch HOA instead of the County. The proposed revisions are depicted below in underline and strikeout format.

Policy KS12-2: Key Site 12 shall be developed subject to a Specific Plan (Government Code Section 65450), which includes the following dedications and improvements. Any proposed development on the Key Site 12 shall comply with the following development standards:

- A. All required affordable housing shall be ~~developed onsite~~. met through the payment of fees consistent with the Inclusionary Housing Ordinance (Ord No. 4855).
- B. The developer shall dedicate ~~an additional 5-acre park~~ and build a minimum of four ~~1-acre~~ private neighborhood parks averaging 1 acre each. 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.

Development Agreement (14ORD-00000-00004). Proposed revisions to the existing Development Agreement have been prepared to reflect the improvements that have been completed under the original project approvals, and to reflect the modifications to the Specific Plan as stated in the 2014 application. If the revised Development Agreement were approved by the decision-makers, the original Development Agreement would be cancelled. The existing recorded Development Agreement acknowledges that the provision of park and open space donated by the development exceeded what could have been required absent such an agreement. The proposed revised Development Agreement includes provisions for the payment of affordable housing in-lieu fees instead of constructing the affordable units onsite. The new Development Agreement would provide for vesting of the rights set forth in the 2015 Specific Plan, as approved by the decision-makers.

Vesting Tentative Tract Map (Phased VTTM 14TRM-00000-00001/VTTM 14,805). The Vesting Tentative Tract Map 14,805 would be processed concurrently with the Rice Ranch Specific Plan (RRSP-2014). The VTTM would divide the 495.6740 acre unrecorded and un-built portions of the Rice Ranch Specific Plan area to create 628 ~~550~~ lots as follows:

- 530 fee simple residential lots (166 duplex, 364 single family)
- ten (10) private road lots
- seventy-seven (77) HOA lots
- seven (7) County open space lots.
- four (4) public road lots

- ~~530 fee simple residential lots (166 duplex, 364 single family)~~
- ~~thirteen (13) private road lots~~
- ~~two (2) public road lots~~
- ~~five (5) secondary access lots~~

The lots would range in size from ~~163.35~~ 716.52 square feet (an HOA open space lot) to ~~74.5~~ 118.40 acres. Major design components of the VTTM 14,805/14TRM-00000-00001 are described below:

Grading: Grading for tract and park development, including roadways and building pads for the proposed homes, is estimated to be approximately 1,268,879 cubic yards (c.y.): 692,253 c.y. cut, and 576,626 c.y. of fill. Project grading would require the incorporation of approximately 62,755 c.y. of soil to the project site. Importation of soil would occur incrementally during mass grading of each Specific Plan neighborhood. The total import for each neighborhood and timing of activities is estimated to be as follows:

Pine Creek:	22,535 c.y.	(June–August 2016 July–September, 2016)
Valley View:	7,489 c.y.	(July 2017 January, 2017)
The Grove:	4,276 c.y.	(June 2018 December, 2017)
Meadows South:	28,455 c.y.	(November 2018 –December 2019 May–June, 2018)
TOTAL	62,755 c.y.	

The project would be subject to preparing a Storm Water Pollution Prevention Plan which requires implementation of erosion control measures and minimizes water quality degradation through storm water monitoring. The Oaks and Pine Creek neighborhood mass grading has been completed. In all neighborhoods slopes would be contoured to the extent possible to provide smooth transitions between the graded areas and the adjacent natural land contours. Retaining walls outside of the building footprints would not exceed 6 feet in height as a result of the new neighborhood configuration.

Development Buildout Phasing: Subsequent to the mass grading in each neighborhood, residential buildout would occur incrementally in five coordinated phases. Each development phase would provide for homes in two to three neighborhoods, increasing marketing flexibility. The Development Buildout Phasing is illustrated in Table 1, and illustrated Figures 3 and 4.

The public infrastructure for each Development Phase, including roads, curbs, gutters, and drainage facilities, would be constructed at the commencement of each phase. Construction of the residential lots within each Phase area would then occur in response to market demands. As can be seen in Table 1, construction would begin in June 2016 ~~December, 2015~~ and extend through January 2022 ~~December, 2021~~.

Table 1 Development Buildout Phasing

Phase 1 (65 Homes)	Lots	Total Homes	Start/End Date
Pine Creek Multi Family	185-216	32	<u>June 2016-June 2017</u>
Meadows North	299-311, 342, 383-401	33	Dec. 2015– Dec. 2016
Phase 2 (84 Homes)	Lots	Total Homes	
Pine Creek Multi Family	217-252	36	<u>January 2017- July 2018</u>

Meadows North	312-341, 343-360	48	July 2016- Jan. 2018
Phase 3 (122 Homes)	Lots	Total Homes	
Pine Creek	253-298	46	July 2018- January 2019
Meadows North	361-382	22	Jan. 2017- July 2018
Valley View	1-20, 47-80	54	
Phase 4 (142 Homes)	Lots	Total Homes	
Valley View	81-113, 139-184	79	January 2018- July 2021
Groves	454-467, 514-530	31	July 2017- Jan. 2020
Meadows South	422-453	32	
Phase 5 (117 Homes)	Lots	Total Homes	
Valley View	21-46, 114-138	51	July 2019- January 2022
Groves	468-513	46	Jan. 2019- Dec. 2021
Meadows South	402-421	20	
	TOTAL:	530	

Water: The net consumptive use of the project is estimated to be 258.07AFY. Since Rice Ranch Ventures, LLC has reserved up to 350 AFY of the State Water Project (SWP) yield held by the Golden State Water Company, Supplemental SWP supplies would serve all of the estimated demand. Golden State Water Company has an existing 1.5-million gallon storage tank and a second 1-million gallon storage tank (built by the Rice Ranch Ventures) located on 3 acres (not a part of the project) surrounded by the Specific Plan area. Water would be delivered to the site through water distribution lines located within Rice Ranch, Stubblefield, and Bradley roads, with sufficient capacity to serve the project. Water main extensions, booster pump stations, and related infrastructure have been included in the project design in accordance with the requirements of the Golden State Water Company.

Wastewater: Sewer service for the Rice Ranch Specific Plan would be provided by the Laguna County Sanitation District. The Project wastewater demand is estimated to be 119,250 gallons per day. The proposed onsite collection system is comprised of 6-inch and 8-inch diameter gravity sewer lines in the public roads serving the individual units. A small lift station would be constructed for Valley View neighborhood lots 139-148 and 159-167. A benefit assessment district would be formed for these lots to eliminate impacts of the operating cost to existing rate payers.

Drainage: Drainage from the site would be directed to two on-site detention basins and one off-site basin (Basin B) located off of Bradley Road. Storm water from the proposed project would be

Figure 3 Conceptual Phasing Plan

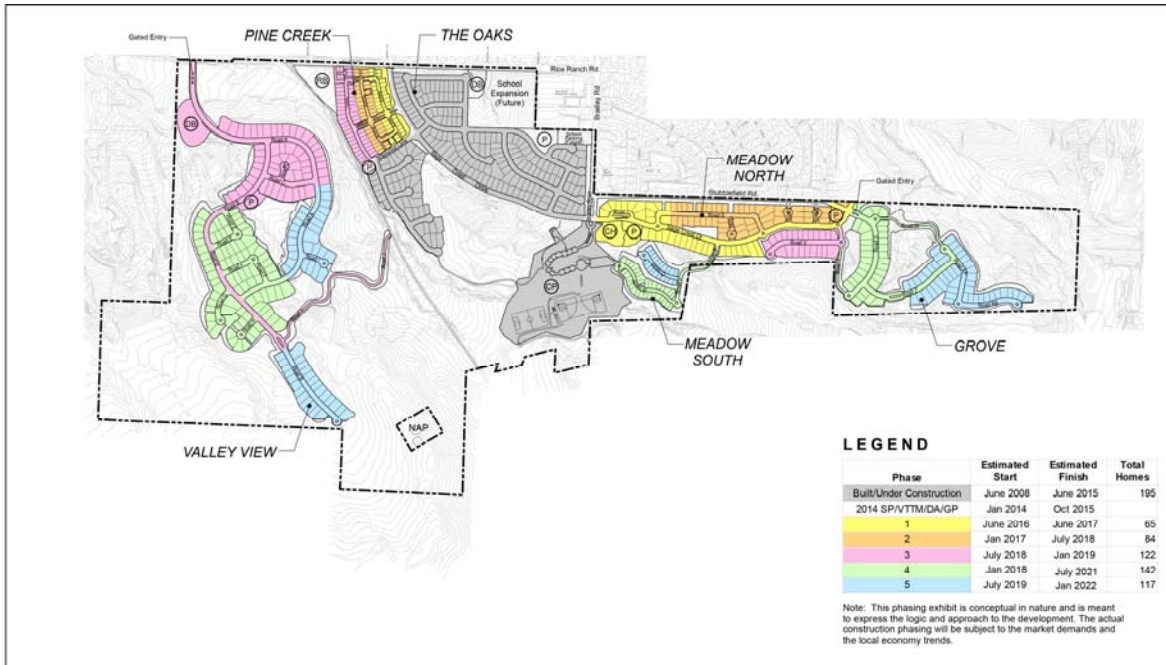
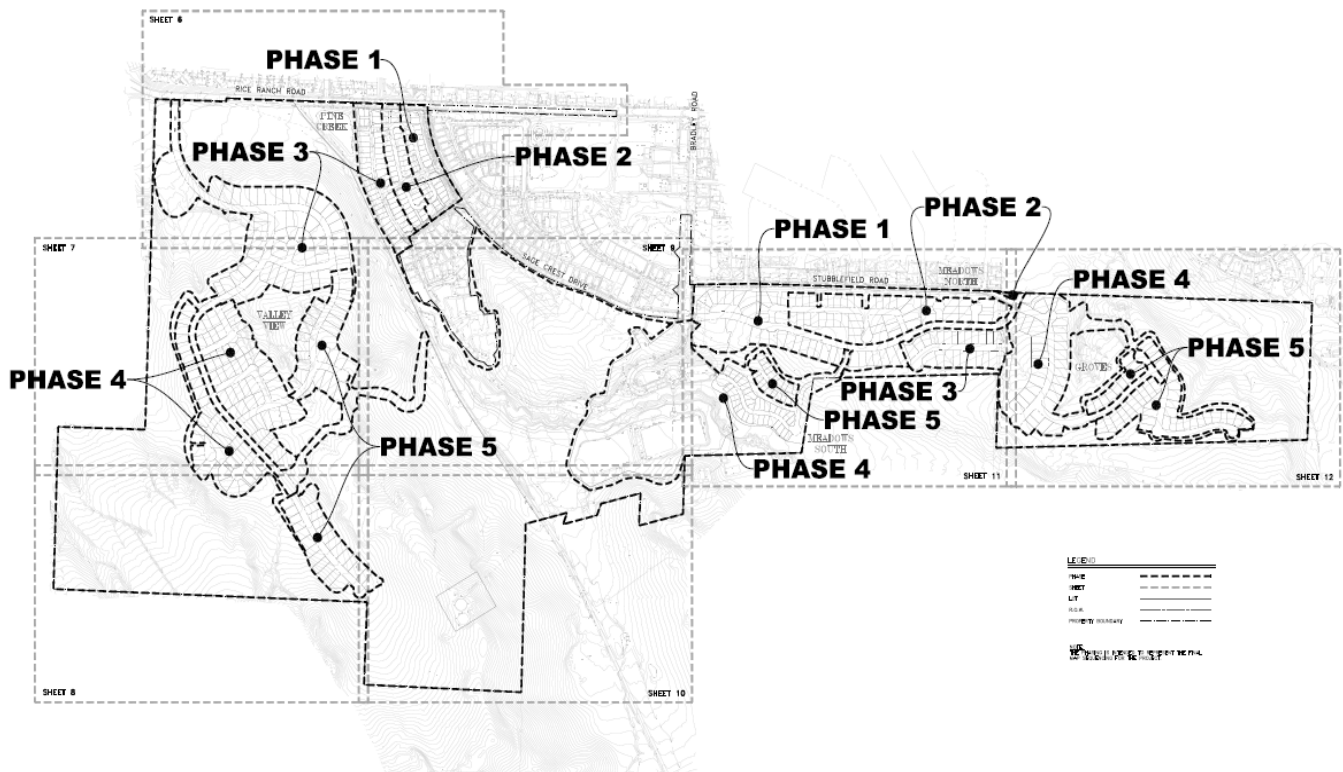


Figure 4: Vesting Tentative Tract Map Phasing



conveyed into these basins and not be directed into the existing storm drains along Rice Ranch Road. Source Control site design includes roof drains for single family lots to be directed through vegetated yard swales to promote infiltration as a first measure of treatment. Treatment control measures include low flow swales within developed catchment areas and a detention basin to promote infiltration of the runoff from the 1.2” storm event.

Circulation: The Bradley Road and Sage Crest Drive intersection would be the main entrance for the Rice Ranch Specific Plan area. Additional access to the project area would be located at two points along Rice Ranch Road, at the Pine Creek and Valley View entrances. The Rice Ranch Specific Plan proposes private streets, secondary emergency access routes, and a public collector street for internal vehicular circulation. The project site would also include facilities for non-motorized transportation, including a Class II bikeway, pedestrian walkways, and a trail system. Private fire access (secondary) access routes roads are provided in Valley View, Grove, and Meadows neighborhoods; gates accessed entry by emergency personnel only would be secured by Knox Boxes, emergency exiting will be unrestricted and automatic.

Rezone (15RZN-00000-00008). A rezone from previously designated Recreation (REC) to Planned Unit Development (PRD) and from PRD to REC is necessary within the following areas of the Specific Plan to accommodate minor changes to the location and sizes of neighborhood parks:

Meadows North Neighborhood Park: The previously designated 1.0-acre Neighborhood Park area that had been designated REC, located at the northwest corner of the Meadows neighborhood, would be relocated directly east of the Community Clubhouse on lot no. ~~590~~ 582 and provide for play courts, a shade pavilion, and a lawn for gatherings. The area previously designated REC would be rezoned to PRD and provide four single-family home lots and a privately maintained HOA open space.

Grove Neighborhood Park: The other area that would be rezoned from REC to PRD is the proposed location for the Grove neighborhood park. This area is currently zone REC, but the County’s decision to extend Stubblefield Road to Black Oak Road (subsequent to approval of the 2003 Plan) divided the park area into several smaller lots. As a result, the lots comprising the park area no longer meet the 1-acre minimum requirement of the REC zone. The 0.8-acre area would provide a neighborhood park including meandering paths, benches, and shade pavilion, and a small irrigated play area maintained by the HOA, while the remaining 0.2 acres would be required for the configuration of the Stubblefield Road extension.

Phased Development Plan (14DVP-00000-00004). The Final Development Plan would provide for future build-out of the remaining 530 of 725 residential units, in four (4) residential neighborhoods (Valley View, Pine Creek Multi-family, Meadows, and Grove). The Development Plan would be phased to provide for all tract grading, installation of tract roads, public services and utilities, landscaping, private parks & open space, multi-use trail amenities, habitat restoration, onsite retention basins, and the community clubhouse. Major design components included in the Development Plan are listed below and summarized in Table 2. The Pine Creek and Oaks single-family neighborhoods were approved under previous development plans (03DVP-00000-00011 and 03DVP-00000-00012, respectively) and are currently under construction.

Affordable Housing: Rice Ranch would be consistent with the provisions of the Santa Barbara Inclusionary Housing Element and the In Lieu Housing Ordinance to pay fees.

Architecture: Houses would be built in various architectural styles including: Monterey, American Farmhouse, California Ranch, Prairie, Spanish Eclectic, and Craftsman Bungalow. Architectural elements including porches, balconies, and decks are encouraged to provide visual interest and neighborhood attractiveness. Garages are encouraged to be set back from the fronts of homes to enhance streetscape visual interest, and provide a more pedestrian oriented environment. The Clubhouse would be built in a Modern Western architectural style (that would utilize the materials and forms of Western and Craftsman traditions in an open clubhouse theme to complement the various residential architectural styles while blending with the natural environment.

Pine Creek (Central Section): The Pine Creek multi-family neighborhood would provide 114 duplex homes on fee simple lots extending south from Rice Ranch Road, between Lorraine Avenue and Princeton Drive to the north. Maximum height of the multi-family duplex homes would be 35 feet with an average lot size of 3,300 s.f. The neighborhood site is located just north and east of Pine Canyon Creek, the primary natural drainage in the central portion of the specific plan area. Access to the Pine Creek neighborhood would be via Sage Crest Drive, a collector road that connects to Rice Ranch and Bradley roads and Alderwood Street. A 0.2-acre neighborhood park would be located between the single family and duplex components of Pine Creek. Park improvements include a trail connection, bench seating, play structure, turf area, and picnic area.

The average size of these residential lots is 8,200 s.f. The maximum height of the homes would be 30 feet. The Meadow neighborhood includes a 1.0 acre private park, 1.6 acre clubhouse facility and ~~7.3~~ 7.5 acres of private open space.

Meadow (Eastern Section): The Meadow neighborhood features two residential areas sited on 35 acres separated by a natural open space. The southern 6 acre area would provide 52 duplex homes on fee simple lots with an average residential lot size of 3,600 s.f. and a maximum building height of 35 feet. Private fire access (Secondary access) roads would be gated and locked with a KNOX box to provide emergency vehicular access (EVA) access through the County Park parking lot if needed. The northern area features 103 single-family homes on 29 acres, south of Stubblefield Road and east of Bradley Road. Five openings between residences with a minimum width of 30 feet would be provided along Stubblefield Road to provide visual relief to further reduce building mass and encourage views to the Solomon Hills. All the homes backing up to Stubblefield Road (Lots 299-305, 309-327, 332, 333, 338, and 339) would be limited to single story with a maximum height of 18 feet to complement the existing neighborhood to the north.

Grove (Eastern Section): The Grove neighborhood would provide 77 single-family homes in the most level portions of the project area southeast of the terminus of Stubblefield Road and the proposed extension of Sage Crest and will include a gated entry. The average single family lot size in this neighborhood would be 8,500 s.f. The maximum height of the single-family homes would be 30 feet (two-story). However, homes located on lots 454-456, 529, and 530 would be limited to

single story. Access to the neighborhood would be via a new internal road that would connect to Stubblefield and Sage Crest Drive. Private fire access (Secondary access) roads would be provided through two (2) cul de sacs that will have one way gates so as to discourage two-way traffic. The Grove neighborhood includes a 0.8 acre private park and 5.8 acres of private open space.

**Table 2
 Rice Ranch Specific Plan
 Land Use Statistical Summary**

Neighborhoods	Residential			County Open Space (Acres)			Private Open Space (Acres)				Community Facilities (Acres)	Total Acres
	Gross Acres	Density Category	Planned Units	Natural Open Space	Regional Drainage Basin	Orcutt Community Park	Natural Open Space	HOA Area	Private Parks	Drainage Basin	School & Clubhouse	
VALLEY VIEW	<u>58.7</u> 59.0	4 DU/Ac.	184	<u>190.3</u> 188.5			5.0	<u>8.7</u> 9.7	1.0	<u>2.2</u> 2.7		<u>266.2</u> 265.9
PINE CREEK (SFD)*	<u>12.0</u> 11.9	4 DU/Ac.	43	57.0	2.9	<u>25.7</u> 25.8		<u>2.1</u> 2.3	0.2			<u>113.0</u> 113.3
PINE CREEK (DUPLEX)	<u>13.4</u> 13.2	9 DU/Ac.	114									
THE OAKS*	38.7	4 DU/Ac.	152	1.2				2.1	1.5	1.2	10.8	55.5
MEADOW NORTH (SFD)	<u>29.1</u> 29.2	4 DU/Ac.	103	<u>8.2</u> 7.8		0.2		<u>7.3</u> 7.5	1.0		1.6	53.4
MEADOW SOUTH (DUPLEX)	<u>6.2</u> 6.1	9 DU/Ac.	52									
GROVE	<u>21.8</u> 21.9	4 DU/Ac.	77	<u>43.9</u> 43.0				5.8	0.8			71.5
TOTAL:	<u>179.9</u> 180.0	4.0DU/Ac.	725	<u>300.6</u> 297.5	2.9	<u>25.7</u> 26.0	5.0	<u>25.2</u> 27.4	4.5	<u>3.4</u> 3.9	12.4	559.6

*Note: The Oaks and Pine Creek single family neighborhoods are currently under construction.

Valley View (Western Section): The Valley View neighborhood would provide 184 residential units on the western third of the project site, extending south from Rice Ranch Road and west of the old access road and will include a gated entry. The average lot size in this neighborhood would be 10,200 s.f., and the maximum height of the residential units would be 30 feet. Primary access to the neighborhood would be via a new internal road that would connect to Rice Ranch Road. Private fire access (Secondary access) roads to the Valley View neighborhood would also be provided from a new internal road to the existing Orcutt Hill Road, an oil field access road located east of the Valley View neighborhood. This extension would be located on Santa Barbara County Parks' property and will have a one-way gate at Orcutt Hill Road to discourage two-way traffic. This neighborhood includes a 5.2

acre private open space area and a 1.0-acre private neighborhood park as well as 9.7 acres of private open space.

Landscape Architecture: The Rice Ranch Specific Plan prescribes specific planting guidelines for the community as a whole, adjacent to streets, within parks, and within the neighborhoods. The planting guidelines detail specific plants to be used in order to promote drought tolerance, to shade streets, and blend with the existing native environment, and to prohibit the use of invasive species.

Lighting: The Rice Ranch Specific Plan contains guidelines for street lighting, neighborhood entry lighting, and community facilities lighting. The intent is to provide sufficient lighting for all project areas without impacting the natural open space areas or the dark sky views. Street lighting would provide illumination for motorists and pedestrians but would not intrude into residences or open space areas. Lighting at the neighborhood entries should be sufficient to create a visual gateway and could include lighting of entry monuments. Neighborhood entry lighting would be limited to the immediate vicinity of the entry and associated directional project signage. Community facilities lighting standards would be subject to a decision at Final Site Plan Review and would be dependent on the type of facilities to be illuminated. No lighting for the trails is proposed. Lighting would be shielded so that it does not intrude into any adjacent open-space areas and motion-sensor lighting may be used as appropriate.

Lot Standards: The minimum setbacks for single family residential units in all neighborhoods are 15' front yard with 20' minimum to the garage door where it faces the street, 10' rear and 5' side yard setbacks. The Pine Creek and Meadow duplex components would have defined building footprints. The minimum setbacks within these two neighborhoods are one foot minimum front yard to the garage door, five foot rear yard, and ten foot side yard.

Parking Standards: The Rice Ranch Specific Plan requires that each single family home have two off-street parking spaces and that each duplex home would have two covered parking spaces along with guest parking in designated areas. The Community Park contains 166 parking spaces within the park site itself. The community clubhouse provides for 45 parking spaces.

Project Sustainable Design Features: The proposed project incorporates various project design features that would reduce air pollutant emissions associated with operation of the project. These include: 1) 100 percent use of solar power for electrical energy use; 2) improvements in energy efficiency (achieving the California Energy Commission Title 24 Building Energy Efficiency Standards); 3) water conservation strategies that reduce indoor and outdoor water use by 20 percent; and, 4) architectural and site design features to increase building efficiency and encourage pedestrian circulation including pedestrian network improvements and traffic calming measures.

1. *Alternative Energy Source – Solar Power.* Modifications to the 2003 Rice Ranch Specific Plan proposed in the 2014 project would formally implement a solar electric program (SheaXero) where solar panels would be pre-installed by the builder and would provide 100% of the residential electricity demand. “SheaXero” solar power was introduced into the Rice Ranch community in 2012 and is already a component of 130 homes.

2. Energy Efficiency Improvements. Proposed architectural planning and design would take advantage of energy efficiency, such as natural heating and/or cooling via roof overhangs and window placement, sun and wind exposure, and solar energy opportunities. Residential design would also consider sufficient setbacks and orientation to maximize solar access to all homes.
3. Water Conservation. Indoor water use would be conserved through the following measures:
 - All hot water lines would be insulated.
 - Water pressure would not exceed 50 pounds per square inch (psi). Water pressure greater than 50 psi would be reduced to 50 psi or less by means of a pressure-reducing valve.
 - Recirculating, point-of-use, or on-demand water heaters would be installed.
 - Low-flow plumbing fixtures would be used, including 1.6 gallons-per-flush toilets; water-efficient clothes washers and dishwashers would be installed.

Outdoor water use would be reduced by incorporating drought-tolerant trees, shrubs, and groundcovers compatible with the natural surroundings and the community's architectural theme in the Rice Ranch Community Landscape Concept Plan. The plant selection would encourage compatible, non-invasive, climate-suitable and drought-tolerant landscape designs, and plants would be grouped by water needs. Evapotranspiration irrigation controllers would be provided, and private irrigation systems are encouraged to be designed to apply water slowly, allowing plants to be deep soaked and reduce runoff. Water-efficient systems, such as drip or bubblers, are encouraged in all areas needing irrigation except turf irrigation and small ornamental plantings. Efficient use of water from the roof drains for landscape irrigation would also be encouraged. Water efficient systems would comply with the Governor's emergency drought declaration and recent changes to State Model Water Efficient Landscape Ordinance and California Green Building Code.

4. Architectural Site Design and Pedestrian Circulation. Traditional elements, consistent with the proposed Rice Ranch architectural styles, would be incorporated to create a pleasant pedestrian-oriented neighborhood environment. These elements include front porches, recessed front garages, or garages on the side of homes, generous street landscaping, and maximized pedestrian access between neighborhoods, parks, trails, and schools. Streetlights would provide a safe level of illumination for pedestrians and breaks in view fencing would be provided at cul-de-sacs to facilitate pedestrian movement. Subdivisions would provide pedestrian walkways through the project that connect with the trail system within the Rice Ranch community. Where possible, cul-de-sac streets and adjacent lots in new residential subdivisions would be designed to provide pedestrian links between the end of the cul-de-sac and adjacent cul-de-sac, or between the cul-de-sac and a larger pedestrian pathway system. For the multi-family Pine Creek development, pedestrian walkways and paseos would be provided to connect dwelling units with common open space areas, recreation areas, parking areas, and the street.

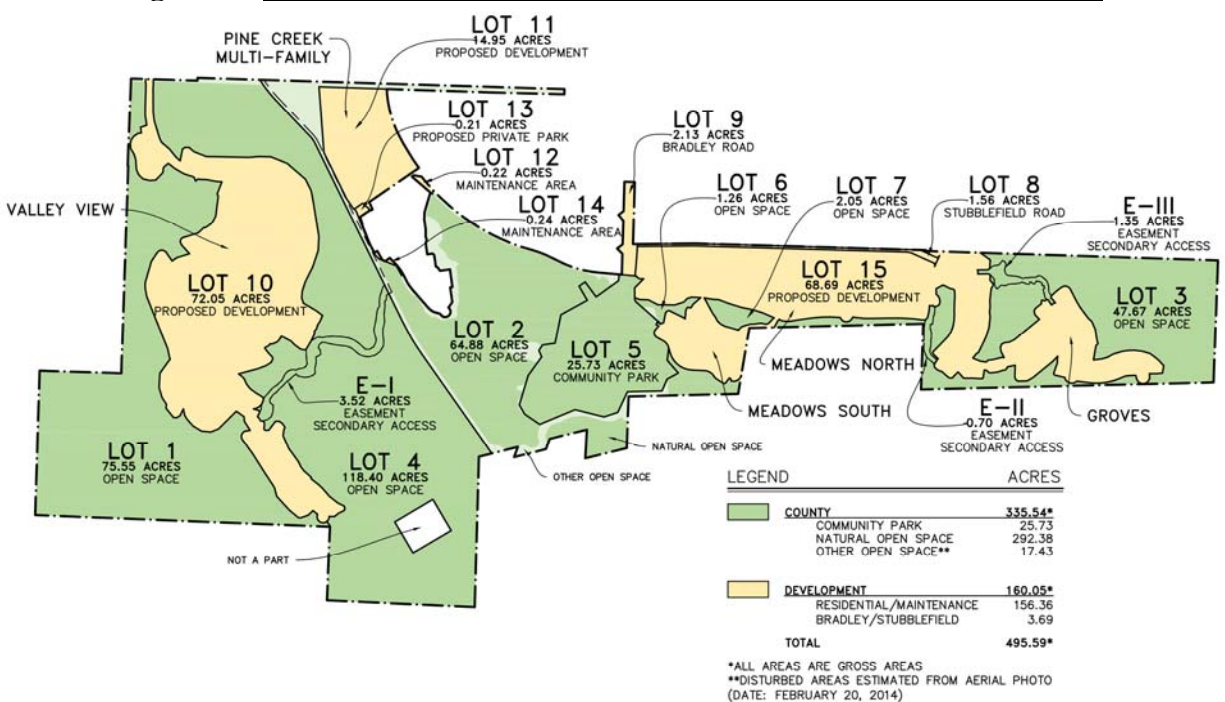
Specific Plan Open Space Areas: The proposed specific plan includes approximately ~~339.23~~ 367.3 acres of public and private open space that includes ~~30.25~~ acres of public and private parks. These open spaces make up approximately 66% of the overall project area. The proposed Specific Plan results in ~~0.3~~ 0.2 acres of decreased ~~additional~~ development area than the approved 2003 Specific Plan. The

adjustments to the open space boundaries would be effectuated through the proposed Large Lot Conveyance Map TM14,818 presented in Figure 5.

Master Tentative Tract Map 14,818 (15TRM-00000-00005) (Large Lot Conveyance Map): The Large Lot Conveyance Map (LLCM). TM 14,818 would merge and subdivide the existing parcels that make up the 495.6 acre Rice Ranch site, into 15 lots and provide three secondary access easements totaling 495.6 acres. The LLCM is for purposes of conveyance or financing only; it does not authorize grading or construction of any kind other than identified herein. Nine of the Master TM parcels (Lots 1-9) correspond to the Open Space Areas which would be offered for dedication to the County of Santa Barbara concurrently with the recordation of the LLCM, as a condition of the Development Agreement. The remaining Final Map parcels correspond with planned residential development neighborhoods.

The Large Lot Conveyance Map is designed to facilitate sale or financing of development parcels. It also permits immediate offers to dedicate the open space parcels to complete the Real Property Exchange instead of waiting until final phased maps of TM14,805 are filed, which may occur years later.

Figure 5: Rice Ranch Proposed Large Lot Conveyance Map TM 14,818



Per the Orcutt Community Plan Development Standards for Key Site 12, an Open Space and Habitat Management & Restoration Implementation Plan (OSHRIP) has been prepared and incorporated into the Rice Ranch Specific Plan. The OSHRIP describes how the Rice Ranch project open space is managed during residential development and occupancy. The OSHRIP includes mitigation

planting for impacts to oak woodland, central maritime chaparral, native grassland, riparian, and central coastal scrub habitat affected by project development. The major elements of the OSHMRIP include the following:

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

Community Park: The Rice Ranch Specific Plan includes the 25.7 ~~26~~-acre Orcutt Community Park already constructed as part of the project.

Private Neighborhood Park Component: As revised, the Rice Ranch Specific Plan also includes five (5) private neighborhood parks that total 4.5 acres. While each park does not meet the 1 acre minimum required by the Orcutt Community Plan and the Specific Plan, they do total 4.5 acres. These parks would be privately owned and maintained by the HOA for the use of Rice Ranch residents, which is also a departure from the original vision of the Orcutt Community Plan.

Recreational Trails: The project includes approximately 7.79 miles of interconnecting multiple use trails that would provide access from the residential development to neighboring foothills as well as the Orcutt regional trail system, as required by OCP Key Site 12 Design Standard KS 12-1. The County Parks Division is proposing 3.02 miles of relocated multi-use (hiking and equestrian) trails within the previously dedicated Specific Plan Open Space area. The 3.02 miles of trails would augment the existing 4.7 miles of public trails already constructed on the project site. Some trail alignments have been modified from those proposed in the OCP to avoid impacts to significant biological habitat.

Emergency Fire Access: The County Fire Department has identified minor changes in the configuration of previously approved Emergency Access (EVA)/Secondary Access Road routes. The previously approved Valley View neighborhood Emergency Access (EVA)/Secondary Access Road route has been replaced with a shorter route that is limited to within the Rice Ranch Specific Plan area, and reduces the need to establish steep slopes. Two EVA/secondary access roads have been added to The Groves neighborhood. One of the roads is a modification of the previously approved EVA plan that is shorter and follows an existing paved road. A second route required by County Fire has been added after consideration of several alternatives.

Private Clubhouse: The proposed clubhouse would be single-story and approximately 5,000 s.f. in size and would be located near the entrance to the community on Sage Crest Drive and Bradley Road. The Clubhouse would serve the residents of the Rice Ranch neighborhoods and would be "a private membership recreational facility" as defined in the Land Use Development Code (LUDC). The clubhouse would include fitness equipment, meeting rooms, restrooms, a kitchen, and storage. The Clubhouse would provide residents with a place for meetings, parties, weddings, cooking classes,

summer movies, and other activities of interest. The Clubhouse would be constructed within the first phase of development of the Meadows neighborhood.

Access: Clubhouse access would be limited to residents and guests of Rice Ranch neighborhoods. Membership cards would be needed to enter all recreational facilities.

Clubhouse Hours of Operation: Clubhouse indoor facilities would be available from 6 A.M. to 10 P.M. Outdoor recreational facilities such as play courts would not be illuminated for nighttime use; use would occur during daylight hours. Other outdoor use areas including the pool area with spa, shade pavilion bar-b-que and picnic area will be available until 10 P.M. Outdoor Clubhouse event activity could occur until no later than 10:00 P.M. Outdoor Clubhouse voice microphone amplification would be restricted to no later than 8 P.M. No outdoor Clubhouse event music amplification activity would occur. Indoor Clubhouse activity, including events with amplified music, could also occur until no later than 10 P.M.

Parking: Approximately 45 spaces would be provided in two areas adjacent to the facility which is nearly double the County requirement of 23 spaces. These spaces would accommodate the anticipated regular Clubhouse use and satisfy Santa Barbara County requirements of 1 space per 300 s.f. gross floor area and 1.5 spaces per court for racquetball, tennis courts, etc. The 5,000 square foot recreational facility generates a need for 17 spaces and the four (4) courts generate a need for 6 spaces for a total of 23 spaces.

Rice Ranch Community Gatherings: The Clubhouse would accommodate only Rice Ranch resident activities. Residents' clubhouse gatherings would be limited to a maximum of 150 attendees. Additional parking for maximum capacity events would be available at the school parking lot to the north on Bradley Road, as well as on the adjacent Sage Crest Drive. Outdoor Clubhouse event activity would occur until 10:00 P.M. Indoor Clubhouse amplified music activity would occur until 10 P.M. Outdoor Clubhouse voice microphone amplification would occur until 8 P.M. No outdoor Clubhouse event music amplification activity would occur.

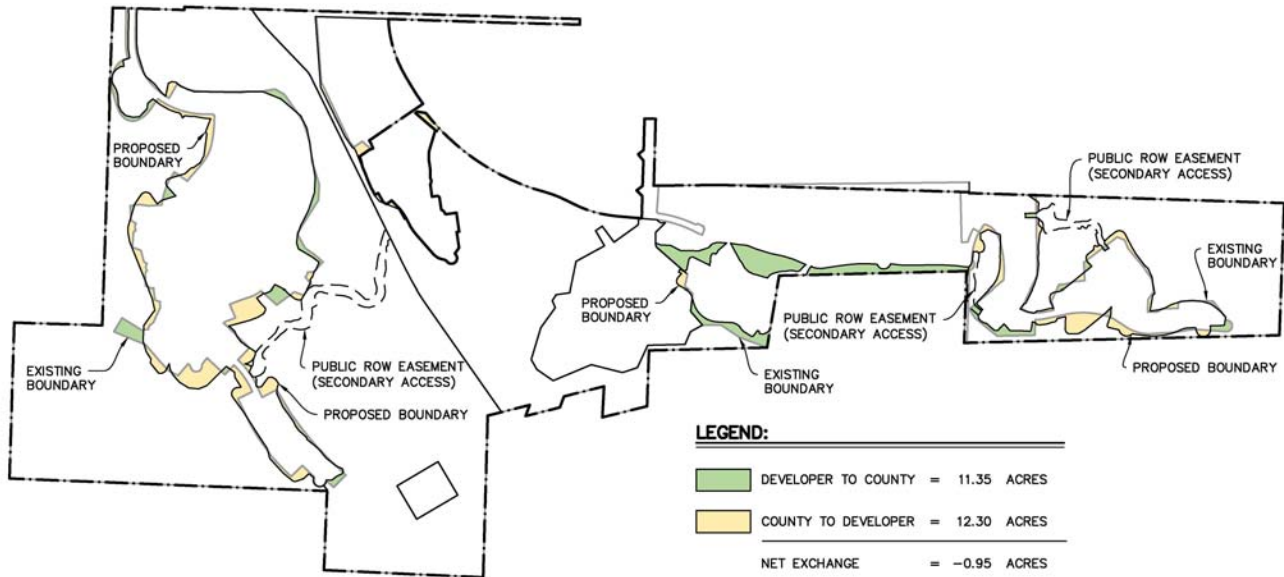
Open Space Adjustment and Government Code Conformity (15GOV-00000-00002): As part of the proposed land exchange between the Applicant and the County, the majority of affected lands are boundary adjustments in the open space area. The green areas reflect the land to be exchanged from the Applicant to the County and the tan reflects the land that is to be exchanged from the County to the Applicant. The net difference in open space area is -0.95 acres to the County. This is due to the overall project design features, more accurate topographical information, site planning and lot configurations since 2003. The Applicant will balance the transaction by paying fair market value for the 0.95 acre difference. The 0.95 acre difference has been valued by an appraisal at \$8,500. The project proposes adjustments to the open space boundaries via a Government Code 25365(b) land exchange which would provide 2.04 acres less open space than the approved 2003 Specific Plan a reduction from 332.26 to 330.22 acres (see table 3 below). The adjustments to the open space areas are primarily a result of the following changes to the project: 1) the Park Division's request that the applicant incorporate all manufactured slopes within private lots and/or HOA ownership and maintenance areas instead of in public open space areas; and 2) the Fire Department's request for full secondary access to the Valley

View and Grove neighborhoods. These secondary access roads traverse portions of previously dedicated open space areas (Figure 5). The overall change in the limits of disturbance associated with the proposed Specific Plan relative to the approved 2003 Plan is 0.2 acres, from 152.6 to 152.8 acres, of the 580.1-acre area.

Table 3 Rice Ranch Open Space Dedication

APN	Existing Net Area (acres)	Proposed Net Area (acres)	Proposed Lot Number(s) per VTTM
101-380-001	78.52	74.50	599
101-380-003	118.30	114.01	600, 601, 602
101-390-001	61.88	64.64	603
101-390-002	26.00	25.72	604
101-400-001	47.56	44.57	607, 608, 609
Sub Total	332.26	323.44	
Additional Open Space Dedication to the County			
101-400-001	n/a	1.21	605
101-400-001	n/a	1.88	606
101-400-001	n/a	1.56	610
101-440-029	n/a	2.13	611
Sub Total	0.00	6.78	

Figure 6.5 Open Space Boundary Adjustment



Road Naming (14RDN-000000-00004) Request for approval of the naming of proposed private roads within the Rice Ranch Specific Plan area which will serve new neighborhoods in compliance with Chapter 35.76 of the County Land Use and Development Code, on property zoned PRD. A detailed list of the proposed road names is provided in Attachment B.4

Minor Conditional Use Permit (14CUP-000000-00006). A Minor Conditional Use Permit is submitted for walls/fences over eight feet in height in the following locations:

- Pine Creek-Duplex (4 lots): Lot nos. 201, 216, 297, 298.

PROJECT IMPACT ANALYSIS

The sections which follow include discussions of impacts to the following areas: Aesthetics/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Drainage, Fire Protection, Geologic Processes, Land Use, Public Services, Risk, Recreation, Transportation and Circulation, Water Resources, and Green House Gas. Buildout of the proposed project would not change the impact levels or conclusions of 03-EIR-05 for these impact categories. Similar to the approved project, unavoidable significant impacts are anticipated for several other issue areas of the proposed project and are described in detail below. 03-EIR-05 found that the project would not result in significant impacts to energy resources since there are no supply problems. Therefore, no significant impacts to energy resources were identified during initial evaluation of the proposed project and project site

1. AESTHETICS/VISUAL RESOURCES

ENVIRONMENTAL SETTING UPDATE

The proposed 2015 Rice Ranch Specific Plan includes the following changes from the previously approved 2003 Specific Plan relevant to the assessment of aesthetic/visual resources impacts:

- Of the 725 Specific Plan residential units approved in 2003, 195 have been constructed or have received building permits in the Pine Crest and The Oaks neighborhoods.
- The 2015 Rice Ranch Specific Plan would provide for the construction of the remaining, previously approved 530 Specific Plan residences: 364 Single-family units and 166 Multi-family units.
- A one-story community clubhouse, approximately 5,000 square feet in size, is proposed in the Meadows neighborhood, southeast of the Bradley Road / Sage Crest Road intersection.

IMPACT DISCUSSION

03-EIR-05 assessed the visual impacts associated with the approved plan specific to aesthetics of the proposed building and landscaping, visual character and relationship to the surrounding neighborhood, the public views to and from the site, nighttime lighting and site signage.

The 2003 SEIR identified the following significant, unavoidable impacts (Class I):

Impact AES-1: Development of the existing open space character of the project site would substantially obstruct views of important physical attributes throughout the Rice Ranch property.

Impact AES-2.2: Project buildout would substantially change the open space character of the project site to that of moderate and high density residential development.

Impact AES-4.2: The intensity of proposed development on Rice Ranch Road and Stubblefield Road would be incompatible with existing surrounding single-family residences.

The 2003 SEIR identified the following significant, but feasibly mitigated impacts (Class II):

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

Impact AES-4.1a: The absence of Specific Plan Design Guidelines restrictions on residential material, and roof color would potentially result in development incompatible in appearance with surrounding structures.

Impact AES-4.1b: Two metal proposed water tanks would be potentially visible from Rice Ranch Road and public recreational facilities, and would potentially result in development incompatible in appearance with surrounding structures.

Impact AES-4.3: Construction of perimeter property walls, though partially screened by proposed street trees, accent trees, and ornamental shrubs, would be incompatible with surrounding residential development that is open to the roadway.

Impact AES-4.4: Construction of individual entry monument areas along Rice Ranch Road and Stubblefield Road would be incompatible with surrounding residential development adjacent to the roadways.

Impact AES-4.5: Proposed regional detention basins would require perimeter fencing that would be potentially visually obtrusive.

PUBLIC VIEWS AND VISUAL CHARACTER

The 2003 SEIR found that development of 203 acres within the 580-acre project site with open space to either single-family or multiple-family development would result in substantial obstruction of public views, particularly from Rice Ranch Road and Stubblefield Road. 03-EIR-05 also found that public views from Rice Ranch Road southward to the Solomon Hills would be substantially obstructed by proposed development. Substantial obstruction of important visual resources would occur resulting from the development of a row of single-story residences on Stubblefield Road, with primarily two-story structures behind them, though background views of the Solomon Hills would remain. Two-story structures viewed from Bradley Road would also result in substantial background view obstruction.

The revised project grading plan has resulted in some changes to elevations as they would be experienced from the public view corridors along Stubblefield Road, looking to the south and west. The amount of fill along the northern property boundary has been increased. These changes are illustrated by comparing the 2003 Specific Plan Cut/Fill Gradient and 2014 Specific Plan Cut/Fill Gradient Exhibits, illustrated as Figures 7 ~~5~~ and 8 ~~6~~, respectively. Several areas of fill exceeding 10 feet are now located along the Stubblefield Road Corridor closest to the project entrance at Bradley Road.

Mitigating factors designed into the approved project to lessen public view obstruction from Stubblefield Road included a site plan that provided cul de sacs traversing perpendicular to the slope thereby opening up the view southward into the neighborhood and beyond to the Solomon Hills. Similar to the approved project, the proposed homes located closest to Stubblefield Road would all be one-story in height (with a maximum 18-foot height to the roof peak).

Three representative views of the proposed project development as experienced southward from Stubblefield Road are shown in Figure 9 ~~7~~, and individually in Figures 10, 11, and 12 ~~8, 9, and 10~~. The views represent “massing studies” that demonstrate the extent to which existing views of the foreground terrain and landscape and background views of the Solomon Hills would be modified and/or obstructed. The proposed structures in Views A, B, and C are placed toward the front of the lot so that the peak of the roof line is furthest from the northern property line. The beneficial visual effect of placing the homes away from the northern property line is that the massing of the proposed structure is less prominent. The massing studies illustrate that the foreground views of proposed structures as experienced from Stubblefield Road would be similar to those of the previously approved 2003 Plan. Though the extent of fill nearest to the northern property line would be increased when compared to the 2003 plan, implementation of 03-EIR-5 mitigation measure AES4.2, which requires the first row of homes located along Stubblefield Road to be placed on the front yard setback (away from the northern property line) and limits their height to 18 feet, would ensure that no substantial change in visual massing would be experienced. Additionally, similar to the approved project, the proposed project streetscape landscaping would soften and improve the aesthetics of the project as seen from Stubblefield Road mitigating the changes to the visual character of the area (Figure 13, 14, and 15 ~~11, 12, and 13~~). Therefore, the proposed 2014 Specific Plan would have comparative impacts resulting from the obstruction views of the Solomon Hills in the background of public views relative to the previously approved 2003 Plan.

Figure 7.5 2003 Grading Plan

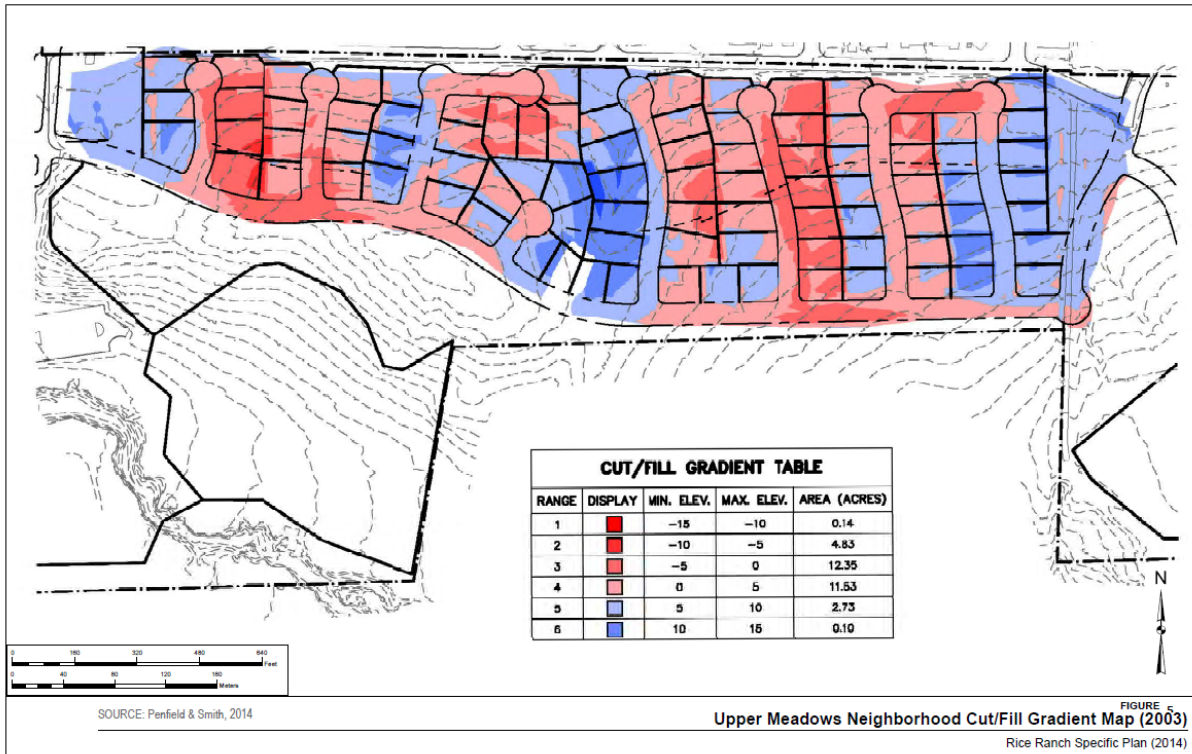


Figure 8.6 2014 Grading Plan

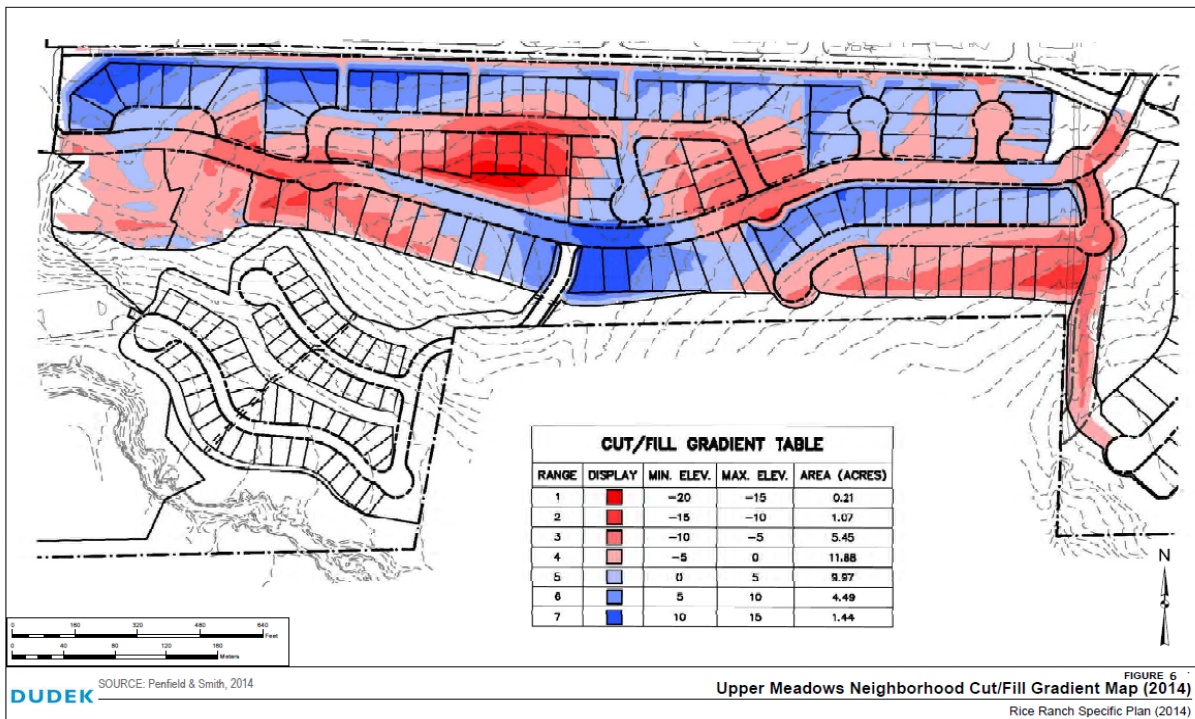


Figure 9 7 View Analysis



Figure 10 8 View A

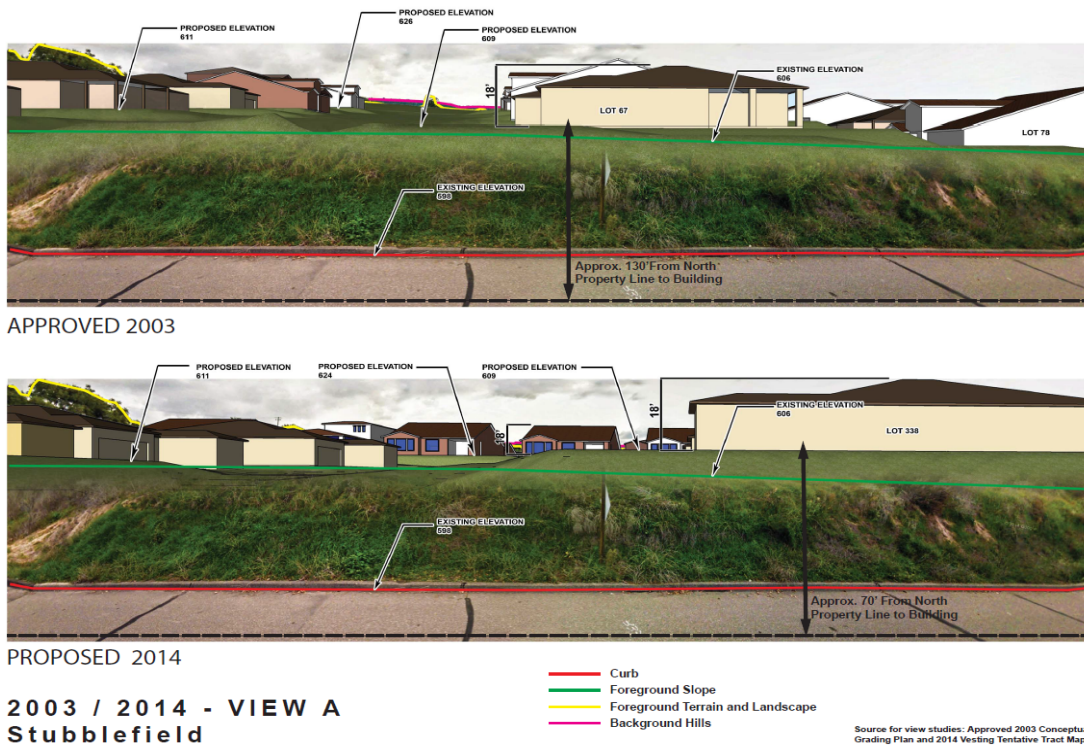


Figure 11 9 View B

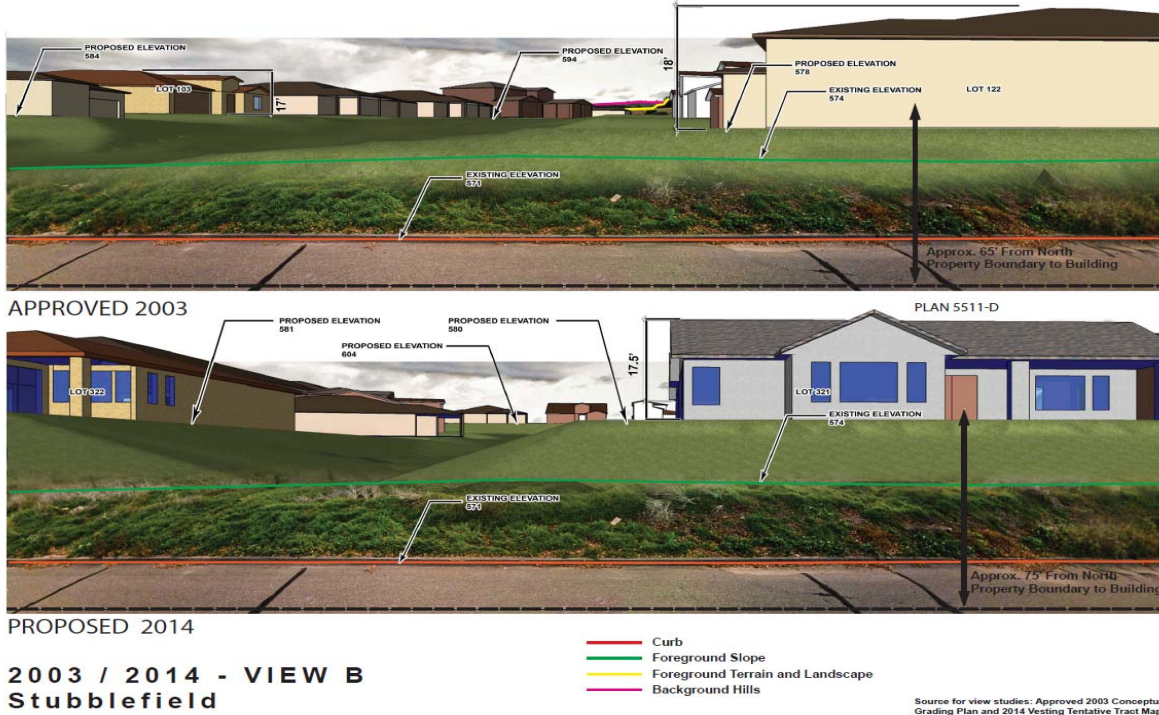


Figure 12 10 View C

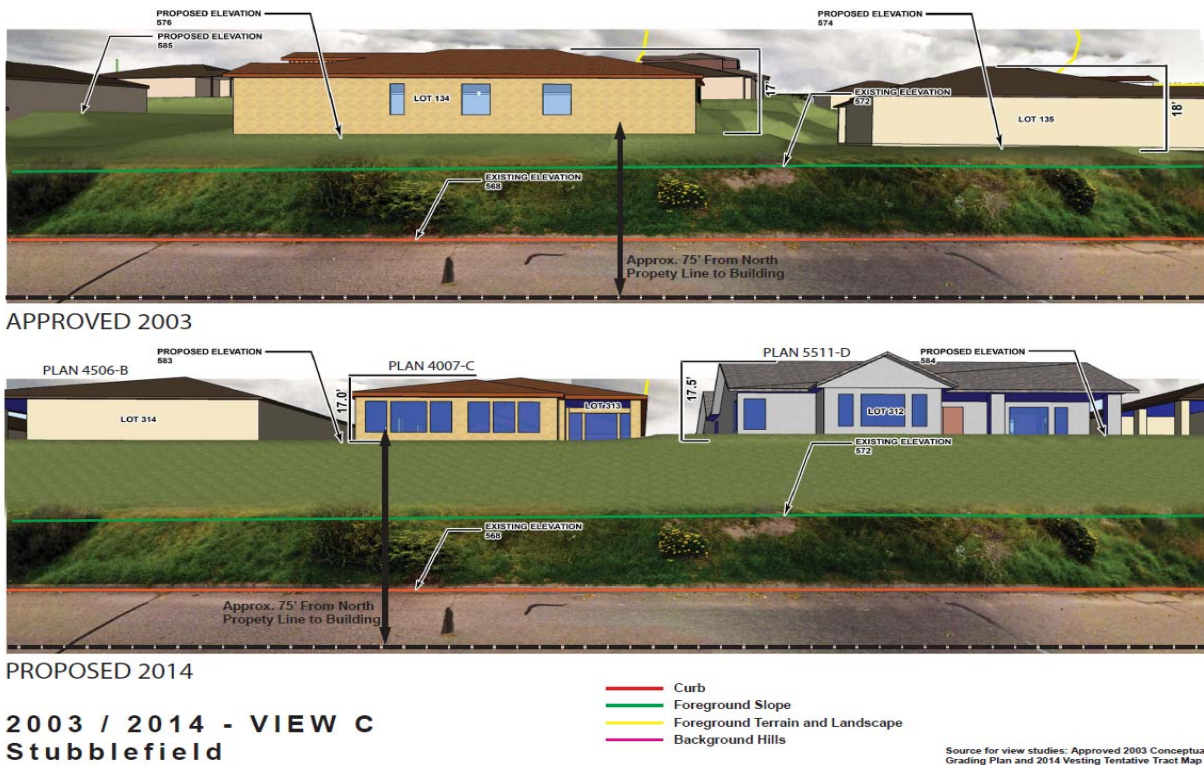


Figure 13 11 View A with Landscaping



APPROVED 2003



PROPOSED 2014
Landscape Concept
2003 / 2014 - VIEW A
Stubblefield

Source for view studies: Approved 2003 Conceptual Grading Plan and 2014 Vesting Tentative Tract Map.

Figure 14 12 View B with Landscaping



APPROVED 2003



PROPOSED 2014
Landscape Concept
2003 / 2014 - VIEW B
Stubblefield

Source for view studies: Approved 2003 Conceptual Grading Plan and 2014 Vesting Tentative Tract Map.

Figure 15 13 View C with Landscaping



APPROVED 2003



PROPOSED 2014

**Landscape Concept
2003 / 2014 - VIEW C
Stubblefield**

Source for view studies: Approved 2003 Conceptual Grading Plan and 2014 Vesting Tentative Tract Map

As noted above, the proposed project differs from the approved plan, in terms of visual resources impacts, in that the proposed project also includes a community clubhouse. The proposed clubhouse would be located in the Meadows neighborhood, southeast of the Sage Crest Drive, Bradley Road intersection. The approximately 5,000 square foot clubhouse would be one-story, and shall not exceed 22 feet in height. Although the proposed clubhouse's finished floor elevation would be approximately 12 feet above the Sage Crest and Bradley Road intersection (the closest public roadways), the clubhouse would not be visible from this area due to intervening topography and the existing oak tree canopy.

The existing view of the Clubhouse site is characterized by a continuous background view of oak trees and maritime chaparral on the south-trending ridgeline slope. The proposed Clubhouse would result in removal of oak trees and maritime chaparral in the background view. However, the structural height would be lower than the adjacent existing oak tree canopy to the west. Proposed landscaping including large shrubbery would break up the horizontal Clubhouse structure expanse such that it would blend in from the horizon as experienced from views from the community park. Nevertheless, by itself, the proposed clubhouse (when viewed from a location south of the play fields) could have a substantial effect on the visual character of the immediate vicinity. However, views of the clubhouse from a broader perspective that take into consideration both the approved but not yet built Meadows multi-family neighborhood to the east and the Valley View neighborhood to the west, as well as the existing park facilities in the foreground, indicate that the clubhouse's contribution to changing the visual character of the entire public view would not be significant (Figure 16 14). Importantly, the OCP contains

Figure 16 14 Proposed Community Clubhouse



Proposed Condition



Existing Condition

**FIGURE 14
Clubhouse View Simulation View C
Community Park Trail Looking North**

SOURCE: Videoscapes, 2014

Rice Ranch Specific Plan (2014)

development standards that require development located adjacent to open space to be sited and designed to protect the visual character of the area. Implementation of 03-EIR-05 mitigation measures that require

the North Board of Architectural Review (NBAR) Committee review of all structures against these OCP development standards and preparation of a detailed landscape plan to be reviewed and approved by NBAR and P&D would ensure that potential impacts are reduced or avoided to the extent feasible.

Buildout of the proposed project would involve fewer retaining walls than what was predicted for buildout of the 2003 project. According to the applicant, at least 60 fewer retaining walls would be involved with the currently proposed project. However, while there would be fewer retaining walls associated with the proposed project, there would be an increase in the number of retaining walls visible from interior streets. This is because the project as proposed in 2003 included split-level residences, which have the necessary retaining walls incorporated within the home. As such, for split-level homes, many of the required retaining walls do not appear as a distinct, visible element on the site. The currently proposed project would not include split-level homes, and retaining walls that would have been within homes would be visible as walls on the lots. Therefore, while fewer retaining walls would be involved with the proposed 2015 Plan, more would be visible. With the exception of four lots in the Pine Creek multi-family neighborhood, the height of the retaining walls would not exceed 6 feet in height and would not extend above the associated landform horizon; therefore, retaining wall development would not represent a substantial increase in impacts on visual resources relative to the approved 2003 Specific Plan. 03-EIR-05 also found that residential development would result in a substantial change to the existing undulating terrain and open space character. This substantial change in the open space character of portions of the project site, particularly experienced from public view corridors, was considered a *potentially significant, unmitigable impact on visual resources*.

The 2015 Specific Plan consists of approximately 367.2 acres of public and private open space including 30.25 acres of developed public and private parks. These open spaces make up approximately 66% of the overall project area. The 2015 Specific Plan results in ~~0.2 additional~~ a 0.3 acre decrease in development footprint area relative to the approved 2003 Specific Plan, representing a very slight decrease ~~increase~~ relative to the 560-acre Specific Plan area. ~~The minor increase in development area is related to changes in required emergency access for the Valley View Neighborhood and Grove neighborhoods, and for the Community Clubhouse.~~ Overall the change in open space character resulting from the proposed project would not be substantially different from that approved in 2003. Incorporation of the clubhouse, as described above, would contribute to the fragmentation of oak woodland and maritime chaparral habitat as experienced from the Orcutt Community Park. However, the clubhouse would not be visible from any public roadways surrounding the Rice Ranch Specific Plan area including Stubblefield Road, Rice Ranch Road, or Bradley Road. The clubhouse would be visible from the extension of Bradley Road into the community park. With implementation of previously adopted mitigation measure identified below visual impacts of the proposed project associated with blockage of public view and substantial change to the visual character would not be substantially more severe than impacts assessed in association with the approved plan in this regard.

NIGHTTIME LIGHTING

03-EIR-05 also addressed exterior night lighting and determined that the impact of the approved plan, with mitigation (AES-3.1), was *less than significant*. As discussed above, buildout of the proposed project would be similar in terms of building coverage to that approved in 2003. The potential lighting

impact of the proposed project would therefore be similar to that of the approved 2003 Specific Plan. According to the project description, the proposed clubhouse outdoor play courts would not be illuminated for nighttime use, and other outdoor use areas including the pool area with spa, shade pavilion barbeque, and picnic area would be illuminated until 10 P.M. This source of additional light would be limited in nature and would not be experienced from any public view corridors, as the Orcutt Community Park is closed at sunset. Section 7 of the proposed 2015 Rice Ranch Specific Plan includes Design Guidelines for lighting. The 2015 Specific Plan Design Guidelines incorporate provisions from Mitigation Measure AES-3.1 for directing exterior lighting to be low intensity, low glare design and hooded or directed downward to prevent spill-over. However, to ensure that nighttime lighting from the proposed clubhouse does not disrupt wildlife, the previously approved mitigation has been revised to include reference to the clubhouse. With this revision, lighting impacts associated with the proposed project would not be substantially more severe than impacts associated with the approved project.

WATER TANKS

03-EIR-05 found that construction of two proposed water tanks for use by Golden State Water Company, (formerly Cal Cities Water Company) would clearly be visible from proposed public recreational facilities within the project site such as trails and the community park. Impacts associated with the visual appearance of the water tanks were determined to be less than significant with implementation of Mitigation Measure AES-4.1b. Since 2003, one water tank has been constructed such that it is part of the existing setting. Golden State Water Company has indicated that they do not see a need to construct the other water tank (personal communication with Larry Dees, May 2015). Therefore, since one of the previously required water tanks has been constructed and the other tank is no longer required, Mitigation Measure AES-4.1b has been satisfied and visual impacts of the proposed project associated with water tank construction is less than the 2003 project and no further analysis is necessary.

INCOMPATIBILITY WITH EXISTING SURROUNDING SINGLE FAMILY RESIDENCES

03-EIR-05 identified significant, unavoidable impacts associated with incompatible structural development with the existing one-story Orcutt Bluffs and Mira Flores neighborhoods located immediately north of the Rice Ranch project site. To address the neighborhood compatibility impacts, 03EIR-05 included a mitigation measure (AES-4.2) restricting residential development on specific lots located in the Oaks, Meadow, Grove and Valley View neighborhoods to single story. With regards to the Grove neighborhood, the previously identified mitigation measure limited homes located near the neighborhood entrance to single story. Measure AES-4.2 has been revised to restrict the height of homes to single story which are also located near the entrance in the 2014 project.

With respect to the Valley View neighborhood, the applicant provided site sections of two story development on the northernmost lots of the Valley View neighborhood, (lots 1-22 depicted on the proposed Final Development Plan) to the NBAR during their March and April 2015 meetings. The site sections indicated that two story homes located closest to the bluff edge would not be visible from public views along Rice Ranch Road and Sage Crest Road. The proposed project differs from the 2003 Plan in that development in this portion of the Valley View neighborhood has been pulled away from the bluff edge. In addition, the 2015 Project depicts the precise location of where the structures would be

located, whereas the 2003 plan did not include the same level of detail. Moreover, much of the eucalyptus tree canopy has matured since 2003 and would effectively screen the Valley View homes from public viewpoints. Thus, application of the mitigation measure limiting homes along the northern perimeter of the Valley View neighborhood is no longer warranted.

As discussed above, proposed residences in the Meadows neighborhood located adjacent to Stubblefield Road would be single-story to match the single story homes located along the north side of Stubblefield Road. (see Figures 10, 11, 12 ~~6, 7, and 8~~). Residential structures located behind the single-story residences would be screened by the homes closest to the public road, and/or be sufficiently screened by landscaping. Thus, there does not appear to be any benefit to limiting the homes located behind those abutting Stubblefield Road to single story as they would not be readily visible from the existing neighborhood to the north. Therefore, Mitigation Measure AES-4.2 has been modified to require only the first row of homes along Stubblefield Road to be limited to single story. With implementation of revised mitigation measures impacts of the proposed project relative to neighborhood compatibility would be similar to the approved 2003 Specific Plan. To further ensure neighborhood compatibility, conditions of approval were placed on the 2003 Plan that required the applicant to obtain the Board of Architectural Review approval of all elevations, floor plans and landscaping plans as a condition of approval. The 2015 Plan would be subject to similar requirements to ensure consistency with OCP provisions pertaining to neighborhood compatibility.

03-EIR-05 found that the lack of architectural guidelines regarding color choice, for structures and roofs potentially allowed for unreasonable latitude that would also potentially lead to incompatible development as well as increase sunshine glare. With implementation of Mitigation Measure AES-4.1,a which required residential structures, roofs and fence colors to be earthtone and non-reflective colors, impacts were determined to be less than significant. Section 7.2 of the proposed 2015 Specific Plan incorporates the direction identified in Measure AES-4.1a which eliminates the potential for incompatible development and increase sunshine glare. Thus Measure AES-4.1a is no longer necessary and impacts on visual resources resulting from the proposed project would be similar to the 2003 Project.

PERIMETER WALLS AND MONUMENT SIGNS

03-EIR-05 found that construction of perimeter property walls and entry monuments would be potentially incompatible with surrounding residential development. Impacts associated with the visual appearance of the property walls and entry monuments were determined to be less than significant with mitigation.

Section 7.5 of the proposed 2015 Specific Plan Design Guidelines includes guidelines for project fencing. These Guidelines specify the use of tubular steel view fencing along the Stubblefield Road, Bradley Road, and Rice Ranch Road boundaries, as well as where residential lots would be adjacent to scenic open space areas or scenic views. The tubular steel view fencing would be visually compatible with existing development that is not walled. As proposed, perimeter fencing would be consistent with previously approved 2003 project mitigation measure (AES4.3.1) and impacts on visual resources

related to compatibility with perimeter fencing treatment would be similar to the previously approved 2003 Plan.

With regards to monument signs, 03-EIR-05 determined that the signs up to 10 feet tall located along Stubblefield and Rice Ranch Road would be incompatible with the rural nature of Orcutt. According to Figure 7.2-16 of the proposed 2015 Specific Plan, the proposed project includes installation of monument signs at the entrance to the Grove and Valley View neighborhoods. The Valley View monument sign would be located approximately 450 feet south of Rice Ranch Road while the Grove neighborhood monument sign would be located approximately 40 feet east of the Stubblefield Road/Sage Crest Drive extension. Although the monument signs would not be located immediately adjacent to public roadways, they would be visible to public view. However, with implementation of revised mitigation measure AES-4.4 requiring P&D and NBAR review and approval of all monument signs visible to public view, impacts of the proposed project would not be substantially more severe than impacts associated with the approved project.

DETENTION BASINS

03-EIR-05 also addressed impacts to visual resources from perimeter fencing of two detention basins located near Rice Ranch Road and determined that the impact of the approved plan, with mitigation, was less than significant. Since 2003, the two detention basins in the vicinity of Rice Ranch Road have been constructed. An additional Detention Basin “I” would be developed within the Valley View Neighborhood, approximately 400 feet south of Rice Ranch Road. The 2015 proposed Specific Plan includes provisions that Basin “I” would be fenced consistent with County Flood Control District specifications.” Mitigation Measure AES-4.5 of 03-EIR-05 includes provisions that basin perimeter fencing consists of earthtone colors and natural materials. Implementation of Measure AES 4.5 has been revised to apply to the only remaining unbuilt basin (Basin ‘I’) and would ensure that basin perimeter fencing would not be visually obtrusive from Rice Ranch Road. Therefore, visual resource impacts associated with Basin “I” fencing would not be substantially more severe than impacts associated with the approved project.

MITIGATION MEASURES AND RESIDUAL IMPACTS

As discussed above, mitigation measures Mitigation Measure AES4.1b no longer applies to the proposed project because the water tank has been constructed. Further The proposed 2014 Specific Plan incorporates the direction of Measures AES 4.1a and 4.3.1; thus adherence to the Specific Plan Design Guidelines would ensure that impacts to neighborhood compatibility would be reduced to less than significant. The remaining mitigation measures contained in the Aesthetic/Visual Resources section of 03-EIR-05 as revised would apply to the proposed project. However, as with the approved plan, the proposed project’s residual impact associated with buildout of the project would remain *potentially significant and unavoidable*. In addition, the following mitigation measures revise and complement mitigations in 03-EIR-05 to further minimize impacts. As with the approved plan, the proposed project’s residual impact and contribution to cumulative impacts to the change of open space from a semi-rural or rural to urban character, loss of scenic natural resources including oak woodlands and grasslands, and fragmentation of open space corridors would remain significant and unavoidable.

AES-2.1 To prevent construction and/or employee trash from blowing offsite during construction, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. The applicant or designee shall retain a clean-up crew to ensure that trash and all excess construction debris is collected daily and placed in provided receptacles throughout construction. **Plan Requirements and Timing:** The applicant shall designate and provide to P&D the name and phone number of a contact person(s) to monitor trash/waste and organize a clean-up crew. Additional covered receptacles shall be provided as determined necessary by P&D staff. This requirement shall be noted on final grading plans. Trash control shall occur throughout all grading and construction activities, and debris clearance shall occur prior to occupancy clearance. **MONITORING:** Permit Compliance shall check plans and ensure placement of covered receptacles prior to Land Use permit issuance for grading and construction activities for each neighborhood development.

AES-3.1¹ Exterior night lighting installed on the project site shall be of a low intensity, low glare design, and shall be hooded to direct light downward onto the subject parcel and prevent spill-over onto adjacent parcels. Pole supports shall be of a darker finish to reduce glare. Building wall-mounted and pedestrian walkway lighting fixtures shall be placed at heights that would be sufficiently high to promote project safety, but low enough to limit unnecessary spill effects. A Common Area Lighting Plan for parks and recreation areas shall incorporate these requirements and demonstrate how low level lighting shall be controlled at all times (i.e., use of lighting timers). The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m. Lighting associated with the community clubhouse amenities (i.e., pool area with spa, shade pavilion barbeque, picnic area, etc.) shall be turned off at 10:00 p.m. The locations and heights of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture shall be depicted on the final Lighting Plan. **Plan Requirements and Timing:** The Owner/Applicant shall develop a Lighting Plan for BAR approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture. The neighborhood specific lighting plans shall be reviewed and approved by P&D and the Board of Architecture Review prior to land use clearance of the Final Development Plan for each neighborhood. **MONITORING:** P&D and/or BAR shall review the neighborhood specific lighting plans for compliance with this measure prior to approval of a Zoning Clearance for structures. P&D Permit Compliance staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

AES-4.2 The first row of residential structures extending from existing and future public roadways in the Grove and Meadow neighborhood shall all be single-story and shall not exceed 18 feet in height, and the overall height of these structures including architectural features (i.e.,

¹ Mitigation is updated to reflect current standard language

chimneys, etc) shall not exceed 20 feet. A total of 35 units shall be restricted to single story, five in the Grove neighborhood (lots 454-456, 529, and 530) and 30 homes in the Meadows neighborhood (Lots 299-305, 309-327, 332, 333, 338, and 339). The front yard setback for the homes proposed on the Meadows neighborhood lots identified above shall not be greater than 20 feet to minimize public view obstruction of the Solomon Hills to the south from Stubblefield Road. **Plan Requirements:** The location of single story structures shall be indicated on the Final Development Plan. Architectural elevations consistent with this measure shall be provided to P&D for review and approval. **Timing:** The architectural elevations shall be reviewed and approved by P&D and the Board of Architectural Review, prior to Zoning Clearance approval.

MONITORING: P&D compliance monitoring staff shall inspect prior to Final Building Inspection Clearance.

AES-4.3.2² The Perimeter Street Planting Plan shall require that the spacing and clustering of street trees, accent trees, and ornamental shrubs is capable of screening views from the public right-of way up to a 25-foot height. The species shall be selected to be compatible with existing street trees and its ability to mature in partial shade, assuming some level of sun shading from upper tree canopies. All street frontage landscaping shall be a minimum 24” box size, and any oak trees proposed near residences shall be a minimum 15 gallon container size to provide adequate screening. **Plan Requirements:** The plan shall include the following:

- a. An agreement by the Owner to install required landscaping & water-conserving irrigation systems prior to final clearance.
- b. An agreement by the Owner to maintain required landscaping for the life of the project.
- c. Securities posted by the Owner for installation and maintenance securities per requirements in the Performance Securities condition. Specify the amount and duration of installation and maintenance securities to ensure successful implementation of this plan by P&D if the Owner fails to do so.
- d. Project landscaping shall be compatible with the character of the surroundings and the architectural style of the structure.
- e. Plan shall include clinging vines and/or vertical planting on trash enclosure walls and any other masonry walls, as determined by P&D, to soften the visual effects of the structures & to discourage graffiti.
- f. Plan shall include drought tolerant natives and/or Mediterranean type screening planted on the shoulders adjacent to driveways. The vegetation shall be staggered from the road to blend with natural habitats and to screen the effects of grading & paving.

Timing: Prior to approval of a Land Use Permit for grading for each phase of development, the applicant or project developer shall (1) submit four copies of a street frontage landscaping plan for that phase of development to P&D for review and approval; (2) enter into an agreement with the County to install required landscaping & water-conserving irrigation systems and maintain required landscaping for the life of the project; (3) Post a performance security to ensure installation prior to Final Building Inspection Clearance and

² Mitigation is updated to reflect current standard language

maintenance for five years; and, (4) Install landscape and irrigation prior to Final Building Inspection Clearance.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved plan are in place as required prior to Final Building Clearance. Compliance staff will release installation security upon satisfactory installation of all items in approved plans. The HOA shall demonstrate to compliance staff that the landscaping and irrigation have been established and maintained according to plans and agreements for a period of 5 years, and have achieved the original goals of this condition. Compliance staff signature is required to release the installation security upon satisfactory installation of all items in the approved plans and maintenance security upon satisfactory completion of maintenance. If requirements have not been met, the plants or improvements shall be replaced and/or maintained (fed, repaired, trimmed) and the security held for another year. If the Applicant fails to either install or maintain according to the approved plan, P&D may collect security and complete work on property per approved plans.

AES-4.4 All permanent monument signage be located away from and be partially screened by landscaping from public views along Rice Ranch Road and Stubblefield Road. **Plan Requirements:** The applicant shall prepare a final Signage Plan, including the elevation, sign face design, of each sign for review by P&D and the BAR. **Timing:** The final Signage Plan must be reviewed and approved by P&D and BAR prior to issuance of a Zoning Clearance for each neighborhood.

MONITORING: Permit compliance shall site inspect to ensure compliance Permit Compliance shall inspect upon completion to ensure that all signage has been installed consistent with their depiction on the approved Signage Plan.

AES-4.5 The Rice Ranch Homeowners Association shall be responsible for maintaining the smaller, private detention basin (Basin "I") in the Valley View neighborhood. The Homeowners Association shall ensure that any perimeter fencing consists of earth tone colors and natural (or with the appearance of natural) materials, and is compatible with Specific Plan fencing guidelines for split rail fences in open space areas. If perimeter landscaping is established in the future, the landscaping shall include low maintenance trees, shrubs, and ground cover. **Plan Requirements:** The applicant shall prepare a final detention basin fence plan for review by P&D and the County Flood Control District. **Timing:** Prior to approval of a Land Use Permit for grading for the Valley View neighborhood, the applicant or project developer shall submit three copies of a retention basin fence and landscape plan to P&D for review and approval. Fencing, landscaping and irrigation shall be installed prior to occupancy clearance of the first residential structure in the Valley View neighborhood.

MONITORING: Prior to occupancy clearance of the first residential structure in the Valley View neighborhood, Permit Compliance staff shall photo document installation. Permit Compliance staff shall check maintenance as needed. Release of any performance security requires Permit Compliance signatures.

2. AIR QUALITY

ENVIRONMENTAL SETTING UPDATE

The proposed 2015 Rice Ranch Specific Plan includes the following changes from the previously approved 2003 Specific Plan relevant to the assessment of air quality impacts:

- Of the 725 Specific Plan residential units approved in 2003, 195 have been constructed or have received building permits in the Pine Crest and The Oaks neighborhoods.
- The 2015 Rice Ranch Specific Plan would provide for the construction of the remaining, previously approved 530 Specific Plan residences: 364 Single-Family Residences (SFR) and 166 Multi-Family Residences (MFR).
- A one-story community clubhouse, approximately 5,000 square feet in size, is proposed in the Meadows neighborhood, southeast of the Bradley Road /Sage Crest Road intersection.

IMPACT DISCUSSION

The 2003 SEIR identified the following significant, unavoidable impacts (Class I):

AQ-2: Proposed development would result in operational ROC and NO_x vehicular emissions.

The 2003 SEIR identified the following potentially adverse, but less significant impacts (Class III):

AQ-1.1: Ground disturbances and equipment operation during construction activities would produce short-term PM₁₀ emissions.

AQ-1.2: Heavy equipment used during proposed construction activities would produce combusive ROC and NO_x emissions.

AQ-3: Long-term vehicular traffic emissions would contribute to CO emissions at existing congested intersections.

CONSTRUCTION (SHORT-TERM IMPACTS)

The County does not have a threshold for short-term construction-related NO_x and ROC emissions or for PM 10 emissions. Short-term construction-related vehicle exhaust emissions are not considered significant because all short-term construction activities in the County contribute only a relatively small portion of the total NO_x and ROC emissions in the County; construction only generated 6% of the total NO_x in Santa Barbara County in 1990. Therefore, construction of any given project would not be expected to contribute significantly to the current violation of the state ozone standard or violate the federal ozone standard. Consistent with this rationale, 03-EIR-05 found that impacts associated with short term construction emissions were less than significant. Although the proposed project would involve more grading and additional construction worker vehicular emissions, the proposed project's short-term construction emissions would also be deemed less than significant. Regardless, the County CEQA guidelines for the preparation of air quality assessments indicate that short-term construction-related emissions should be discussed.

As previously mentioned above, although the SBCAPCD does not currently have quantitative thresholds of significance in place for short-term or construction emissions, it uses 25 tons per year for ROC or NOx as a guideline for determining the significance of construction impacts. According to the applicant, construction of the proposed project is expected to occur over a five year period. Table 3 presents estimated annual construction emissions in 2015, 2016, 2017, 2018, and 2019 from construction of all proposed neighborhood developments and ancillary uses.

Table 3
Estimated Annual Construction Emissions
(tons/year unmitigated)

	ROC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
<i>2015</i>						
Pine Creek Neighborhood	0.29	3.31	2.40	0.00	0.44	0.26
Meadows North Neighborhood	0.42	4.71	3.47	0.00	0.63	0.39
Total	0.71	8.02	5.87	0.00	1.07	0.65
<i>2016</i>						
Pine Creek Neighborhood	1.44	4.51	4.14	0.00	0.39	0.30
Meadows North Neighborhood	3.36	5.55	4.82	0.00	0.45	0.35
Grove Neighborhood	0.04	0.51	0.32	0.00	0.45	0.24
Parking Lot, Neighborhood Parks, and Private Clubhouse	0.50	3.11	2.70	0.00	0.26	0.20
Total	5.34	13.68	11.98	0.00	1.55	1.09
<i>2017</i>						
Pine Creek Neighborhood	2.98	5.26	5.05	0.00	0.46	0.35
Meadows North Neighborhood	0.86	1.48	1.35	0.00	0.12	0.10
Grove Neighborhood	2.38	6.57	5.29	0.00	0.87	0.57
Valley View Neighborhood	0.80	8.05	7.72	0.00	1.12	0.67
Total	7.02	21.36	19.41	0.00	2.57	1.69
<i>2018</i>						
Pine Creek Neighborhood	0.08	0.62	0.62	0.00	0.05	0.04
Meadows South Neighborhood	0.23	2.47	2.12	0.00	0.34	0.20
Grove Neighborhood	1.05	1.59	1.65	0.00	0.14	0.10
Valley View Neighborhood	3.31	9.79	8.94	0.01	0.72	0.60
Total	4.67	14.47	13.33	0.01	1.25	0.94
<i>2019</i>						
Meadows South Neighborhood	1.22	0.57	1.17	0.00	0.13	0.05
Valley View Neighborhood	5.29	9.06	8.88	0.02	0.65	0.54
Total	6.51	9.63	10.05	0.02	0.78	0.59
<i>2020</i>						
Meadows South Neighborhood	0.22	0.16	0.35	0.00	0.04	0.01
Valley View Neighborhood	1.34	4.09	4.28	0.00	0.29	0.23

Table 3
Estimated Annual Construction Emissions
(tons/year unmitigated)

	ROC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Total	1.56	4.25	4.63	0.00	0.33	0.24

Table 3 shows that construction of the proposed project would not exceed the SBCAPCD guideline significance threshold of 25 tons per year for ROC or NO_x emissions. The estimated maximum combined annual ROC emissions would be 7.02 tons per year, which would occur in 2017 when construction of all four neighborhoods would occur concurrently. Estimated maximum combined annual NO_x emissions of 21.36 tons per year would also occur in 2017. Therefore impacts on air quality related to construction of the proposed project would be *less than significant* and similar to the previously approved 2003 Specific Plan project.

OPERATIONS (LONG-TERM IMPACTS)

03-EIR-05 found that long term environmental impacts associated with operational emissions would be Significant and unavoidable. Since environmental review of the approved plan was initiated, the County adopted new long-term/operational emissions thresholds for significant air quality impacts as follows (County’s 2003 Environmental Thresholds and Guidelines Manual, as amended in 2006):

A proposed project will not have a significant air quality effect on the environment if operation of the project will:

- Emit (from all project sources², mobile and stationary), less than the daily trigger³ for offsets set in the Air Pollution Control District (APCD) New Source Review Rule, for any pollutant; and
- Emit less than 25 pounds per day (lbs/day) of oxides of nitrogen (NO_x) or reactive organic compounds (ROC) from motor vehicle trips only; and
- Emit less than 55 lbs/day of ROC or NO_x for combined vehicular and stationary source (e.g., emergency generators and boilers) emissions.
- Not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone); and
- Not exceed the APCD health risk public notification thresholds adopted by the APCD Board; and
- Be consistent with the adopted federal and state Air Quality Plans.

For the approved plan, the previous URBEMIS2001 program was used to calculate long-term emissions from the project. The operational vehicular emissions triggered the 25 lbs/day threshold for motor vehicle trips, and at the time of the approved plan, the County did not have the 55 lbs/day threshold for vehicular and stationary source emissions, therefore, the emissions for proposed stationary sources (e.g., emergency generators, boilers) were not calculated in the air quality analysis. However, there were no feasible air quality mitigation measures to reduce long-term ROC and NO_x vehicular emissions below the significance thresholds, such that the project’s total operation emissions would remain *potentially significant and unavoidable* (Class I).

Operation of the proposed project would produce ROC, NO_x, CO, SO_x, PM₁₀, and PM_{2.5} emissions primarily from vehicular trips generated by project residents. However, there would not be any increase in emissions from the previously approved 2003 Specific Plan; calculations determine that operational emissions at 2015 Specific Plan build-out would be less than the approved 2003 Project.

Emissions associated with project-generated daily traffic were estimated using trip rates provided in the Traffic Study prepared for the proposed project (Stantec, 2014). CalEEMod default data, including temperature, trip characteristics, variable start information, emission factors, and trip distances, were conservatively used for the model inputs. Project-related traffic was assumed to consist of a mix of vehicles in accordance with the model defaults. Emission factors representing the vehicle mix and emissions for 2020, when the proposed Project would be fully built out, were used to estimate emissions.

In addition to estimating mobile source emissions, CalEEMod was also used to estimate emissions from the project area and energy sources, which include space and water heating, gasoline-powered landscape maintenance equipment, consumer products, and architectural coatings for building maintenance. The estimate of proposed operational emissions was based on the CalEEMod land use defaults for single-family residences, multi-family residences (condominium/townhome), neighborhood park (city park), and private clubhouse (health club).

Table 4 below presents the maximum daily unmitigated emissions associated with operation of the proposed project. The values shown are the maximum summer or winter daily emissions results from CalEEMod. Details of the emission calculations are provided in Appendix A.

Table 4
Estimated Unmitigated Maximum Daily Operational Emissions
(pounds/day)

	ROC	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
Area Source Emissions ^a	40.41	4.60	45.58	0.03	0.57	0.57
Vehicular Source Emissions	14.11	30.02	152.54	0.35	26.80	7.42
Combined Total Emissions	55.52	34.61	198.12	0.38	27.37	7.99
<i>Vehicle Source Emissions Threshold</i>	25	25	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
Threshold Exceeded?	No	Yes	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>	<i>n/a</i>
<i>Area + Vehicle Source Emissions Threshold</i>	55	55	<i>n/a</i>	<i>n/a</i>	80	<i>n/a</i>
Threshold Exceeded?	No	No	<i>n/a</i>	<i>n/a</i>	No	<i>n/a</i>

As shown in Table 4, the proposed buildout of the proposed project would generate unmitigated vehicular emissions that would not exceed the 25 pounds per day thresholds for emissions of ROC, but would exceed the 25 pounds per day thresholds for emissions of NO_x. Additionally, the proposed

project’s unmitigated combined area and vehicle emissions would exceed the ROC significance threshold of 55 pounds per day, but would not exceed the NOx significance thresholds of 55 pounds per day. The proposed project’s combined area and vehicle emissions would not exceed the PM₁₀ significance threshold of 80 pounds per day.

Minor reductions to motor vehicle emissions resulting from the Project’s improvement of the pedestrian network and provision of traffic calming measures relative to the previously approved 2003 Specific Plan were also considered. Specifically, pedestrian network improvements include providing access and links to pedestrian facilities contiguous with the proposed project site, and minimizing barriers to pedestrian access and interconnectivity that would encourage pedestrian travel. Safety and traffic calming measures would also encourage people to walk or bike instead of using a vehicle and may include features such as marked crosswalks with countdown signal timers, raised crosswalks or intersections, median islands, and planter strips with street trees. Resulting mitigated emissions are identified in Table 5.

Table 5
Estimated Maximum Daily Operational Emissions
(pounds/day mitigated)

	ROC	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
Area and Energy Source Emissions	33.08	3.75	45.21	0.02	0.50	0.50
Vehicular Source Emissions	13.87	28.79	147.52	0.34	25.46	7.05
Combined Total Emissions	46.95	32.54	192.73	0.36	25.96	7.55
<i>Vehicle Source Emissions Threshold</i>	25	25	n/a	n/a	n/a	n/a
Threshold Exceeded?	No	Yes	n/a	n/a	n/a	n/a
<i>Area + Vehicle Source Emissions Threshold</i>	55	55	n/a	n/a	80	n/a
Threshold Exceeded?	Yes	No	n/a	n/a	No	n/a

The mitigated project source emissions of the approved project were estimated to be 184.48 pounds per day of ROC and 155.39 pounds per day of NOx. According to the table above, the mitigation combined project source emissions of the proposed project are estimated to be 46.95 pounds per day of ROC and 32.54 pounds per day of NOx. Though reduced from the previously approved 2003 Specific Plan, operational air quality impacts associated with residential buildout of the proposed project would remain potentially significant because vehicular source emissions from the proposed project would still exceed the 25 pounds per day thresholds for emissions of NO_x, with mitigation.

LONG-TERM VEHICLE TRAFFIC IMPACTS

03-EIR-05 found that long term vehicular traffic contributions to CO emissions would be potentially adverse, but less than significant. Consistent with the intersection analyses contained in the OCP EIR

and 2003 SEIR, the Traffic Study prepared for the 2015 Rice Ranch Specific Plan (Stantec 2014) calculated levels of service for the PM peak hour, which is considered the most congested travel period. All study area intersections currently operate in the Level of Service (LOS) LOS A - C during the PM peak hour, which is considered acceptable based on the County's level of service standard of LOS C.

The Project Traffic Study calculated LOS at study area intersections under existing plus project conditions by adding estimated project-generated traffic volumes to the existing peak hour traffic volumes. Under existing plus project traffic conditions, the study area intersections would operate at LOS C or better during the PM peak hour under project-specific conditions and no project-specific intersection impacts would be generated (Stantec 2014). In addition, the project-generated peak hour trips throughout the study area (internal and external to the site) is estimated to be a total of 581 trips occurring in the PM peak hour under project-specific conditions, which is below the project-contribution screening threshold of 800 peak hour trips to one existing congested intersection (Penfield & Smith 2014).

Although vehicle travel associated with residential buildout of the proposed project would contribute to local intersection CO emissions, all study area intersections would operate at LOS C or better during the PM peak hour during existing and existing plus project conditions. Therefore, potential CO hotspot impacts at study area intersections would be similar to that identified for the 2003 approved Project.

ODORS

Odors and nuisances were not required to be addressed by SBACPCD guidelines in 2003. Therefore, the 2003 SEIR did not include an impact statement or analysis relating to odors and nuisances.

Certain projects have the potential to cause substantial odors resulting from the nature of their operation and their location relative to wind dispersal patterns. Existing and future residential sensitive receptors located downwind of existing and/or future sources of odor have the potential to be impacted by land uses such as fast food restaurants, bakeries, coffee roasting facilities, etc., auto body shop, service stations, and laundry/dry cleaning. All of these uses have the potential to generate odor nuisance effects to the public or to adjoining residents.

Construction Odor Impacts. Potential sources that may emit odors during construction activities include diesel equipment and gasoline fumes and solvents from the application of paint. Odors from these sources would be localized and generally confined to the project site. The release of potential odor-causing compounds would tend to be during the work day, when many residents would not be at home. Furthermore, the SBCAPCD rules restrict the VOC content (the source of odor-causing compounds) in paints. Such odors are temporary and generally occur at magnitudes that would not affect substantial numbers of people. Therefore, construction of the proposed project would not cause an odor nuisance and impacts associated with odors during construction would be considered *potentially adverse, but less significant* (Class III).

Operational Odor Impacts. Land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants,

composting, refineries, landfills, dairies, and fiberglass molding. The proposed project entails residential development and ancillary uses (parks, clubhouse, and potential school) and would not result in the creation of a land use that is commonly associated with odors. Therefore, operational odor impacts associated with the proposed project would be *potentially adverse, but less significant* (Class III).

Although the 2003 SEIR did not include an impact statement or analysis relating to odors and nuisances, no project description changes have occurred since the 2003 SEIR and approval of the Specific Plan that would result in a new odor or nuisance impact. Potential odor or nuisance impacts would be the same for the proposed 2015 Rice Ranch Specific Plan as the 2003 Specific Plan SEIR (i.e., no increase in impact significance).

CUMULATIVE IMPACTS

Construction: NO_x and ROC emissions from construction of the proposed project in combination with NO_x and ROC emissions from other cumulative proposed and approved projects in the Orcutt region would continue to exacerbate the existing ozone nonattainment status within the County. No short-term thresholds for ROC and NO_x emissions from construction equipment, still have not been established. When compared to the total emission inventory for the County, construction emissions remain a very minimal amount of the total. Air quality impacts from buildout of the proposed project along with probable future proposed cumulative construction activity emissions would therefore be potentially adverse, but *less than significant*, similar to the approved 2003 Project.

Operation: NO_x and ROC emissions due to the buildout of the proposed project in combination with NO_x and ROC emissions from other probable future proposed and approved projects in the Orcutt region would continue to exacerbate the existing ozone nonattainment status within the County. Because the project's total operational emissions of ROC would exceed the threshold of 50 pounds per day, and vehicular NO_x emissions would exceed the threshold of 25 pounds per day, the cumulative operational impact of the proposed project operation ROC and NO_x emissions would be potentially significant and unavoidable, similar to the approved 2003 Project.

MITIGATION MEASURES AND RESIDUAL IMPACTS

Mitigation measure AQ-1 and AQ-2 (below), as recommended by the SBCAPCD (2014), would replace 03-EIR-05 mitigation measures AQ-1.1a through -1.1c and AQ-1.2 respectively, to reduce short-term construction impacts to less than significant similar to the proposed project. Implementation of energy conservation mitigation measures (AQ-3) in building design would reduce the potentially *adverse, but less than significant* (Class III) long-term emission impact from natural gas-fired space and water heaters (Impact AQ-2). However, the project's total operation emissions would remain potentially significant and unavoidable. The proposed project's contribution to cumulative air quality impacts would be considerable, similar to the 2003 Plan.

AQ-1 Consistent with SBCAPCD requirements, the following dust control measures shall be implemented by the contractor/builder to reduce fugitive dust PM₁₀ emissions generated during earthmoving construction activities:

- a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- b. Minimize amount of disturbed area and reduce on-site vehicle speeds to 15 miles per hour or less.
- c. If importation, exportation, and stockpiling of fill material are involved, soil stockpiled for more than 2 days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- e. After clearing, grading, earthmoving, or excavation is completed, treat the disturbed area by watering or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the APCD prior to land use clearance for map recordation and land use clearance for finish grading of the structure.
- g. Prior to land use clearance, the applicant shall include, as a note on a separate informational sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans.

Plan Requirements: These requirements shall be noted on all grading and building plans.

Timing: P&D shall review and approve plans required prior to issuance of a Land Use Permit for grading for each phase of development.

MONITORING: P&D shall ensure measures are on plans. P&D Building and Safety grading inspectors shall perform periodic site inspections. APCD inspectors shall perform periodic equipment inspections and respond to nuisance complaints.

AQ-2

The following measures are recommended to reduce diesel particulate and NO_x emissions (SBCAPCD 2014):

- Diesel construction equipment meeting the California Air Resources Board's Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting Tier 2 or higher emission standards should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.

- Construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Plan Requirement: The project applicant shall include these measures as notes on a separate sheet attached to the grading and building plans for each neighborhood. **Timing:** P&D shall review and approve plans prior to approval of a Land Use Permit for grading. These measures shall be implemented during and after project construction for each phase of development, as appropriate.

MONITORING: P&D grading inspectors shall perform periodic site inspections to ensure compliance with approved plans. APCD inspectors shall perform periodic equipment inspections and respond to nuisance complaints.

AQ-3: The applicant shall incorporate the following energy conservation measures into project building plans unless the applicant proves that incorporation of a specific measure is infeasible:

- Install low-Knox water heaters and space heaters per specifications in the 1991 Air Quality Attainment Plan.
- Install heat transfer modules in furnaces.
- Use light colored water-based paint and earth tone roofing materials.
- Install solar panels for water heating systems and other facilities and/or use water heaters that heat water only on demand.
- Use passive solar cooling/heating.
- Maximize the use of natural lighting.
- Use concrete or other non-polluting materials for parking lots instead of asphalt.
- Install energy efficient appliances and lighting.
- Use landscaping to shade buildings and parking lots.
- Install sidewalks and bike paths.
- Install covered bus stops to encourage use of mass transportation or pay in-lieu fees as required by Mitigation Measure TRANS-1.3.

Plan Requirements and Timing: The applicant shall incorporate the listed provisions into building and improvement plans prior to issuance of Zoning Clearances.

MONITORING: The Owner/Applicant shall demonstrate to Building and Safety site inspection staff that development is in compliance with approved energy saving technology components prior to Final Building Inspection Clearance.

3. **BIOLOGICAL RESOURCES**

ENVIRONMENTAL SETTING UPDATE

The proposed 2015 modifications to the Rice Ranch Specific Plan include the following changes from the previously approved 2003 Specific Plan relevant to the assessment of biological resource impacts:

- Of the 725 Specific Plan residential units approved in 2003, 195 have been constructed or have received building permits in the Pine Crest and The Oaks neighborhoods.
- The 2015 Rice Ranch Specific Plan would provide for the construction of the remaining, previously approved 530 Specific Plan residences: 364 SFR and 166 MFR.
- A one-story community clubhouse, approximately 5,000 s.f. in size, is proposed in The Meadows neighborhood, southeast of the Bradley Road/Sage Crest Road intersection.
- Five private neighborhood parks totaling approximately 4.5 acres is proposed; these parks would now be privately-maintained instead of maintained by the County of Santa Barbara.
- Trail realignment of 3.0 ~~2~~ miles within designated open space is proposed. The total trails within the Specific Plan area would be 7.79 miles, consistent with the previously approved 8.0 miles of trails associated with the approved 2003 Specific Plan.
- The previously approved Valley View Emergency Access (EVA)/Secondary Access Road route for Valley View has been replaced with a shorter route that reduces the area of potential disturbance, is limited to within the Rice Ranch Specific Plan area, and reduces the need to establish steep slopes. This road is required by the County Fire Department.
- Two EVA/secondary access roads have been added to The Groves neighborhood. One of the roads is a modification of the prior EVA plan that is shorter than the original route and that follows an existing paved road. A second route required by County Fire has been added after consideration of several alternatives. These roads are required by the County Fire Department

IMPACT DISCUSSION

The 2003 SEIR identified the following significant, but feasibly mitigated impacts (Class II):

BIO-1.1: Site development would result in the substantial, short-term loss of oak woodland and maritime chaparral, both of which are sensitive, native habitats for wildlife and plants.

BIO-1.2: Site development would result in the substantial, long-term loss of coastal scrub, a native upland habitat for wildlife and plants.

BIO-1.3: Site development would result in the substantial, long-term loss of nonnative grassland habitat, and planted trees and windbreaks.

BIO-1.4: Site development would result in loss and potential degradation of wildlife habitats and the mortality and injury of common wildlife species.

BIO-1.5: Potential direct and indirect impacts on vegetation and wildlife habitats would potentially occur due to implementation of the Fire Management Plan.

BIO-1.6: Potential impacts on vegetation and wildlife habitats would potentially occur due to the spread of invasive exotic plant species.

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

BIO-2: Site development would result in loss and potential degradation of wetland habitat.

BIO-3.1: Site development would result in the loss of local populations of sensitive plant species.

BIO-3.2a: Site development would result in the loss of sensitive wildlife species and habitat.

BIO-3.2b: Site development would result in the loss of sensitive and common bird species nesting habitat.

BIO-4: Site development would result in the loss of oak trees.

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

The SEIR identified the following impact determination relative to cumulative impacts:

Cumulative direct and indirect effects on vegetation communities, common wildlife species including prey populations, and ecosystem processes were determined to be significant and unavoidable, and not feasibly mitigated (Class I).

FLORA

03-EIR-05 found that project development was estimated to result in the removal of 0.9 acres of oak woodland and 2.7 acres of central maritime chaparral from the project site, representing 1.5 percent (0.9 of 58.7 acres) of oak woodland habitat and 6 percent (2.7 of 42.4 acres) of the central maritime chaparral on the site. Figure ~~17~~ 15 illustrates the various habitats located within the Rice Ranch Specific Plan area.

03-EIR-05 identified several mitigation measures that required revisions to the Open Space Habitat Management Restoration Implementation Plan (OSHRIP) prior to the Board adoption of the project to ensure that impacts to sensitive biological resources would be adequately addressed during project buildout. The 2015 OSHMRIP implements the requirements previously identified in the 03-EIR-05, thus many of the revisions that were previously required as mitigation measures (Measures BIO-1.1, 1.2, 2) have been incorporated into the 2015 Specific Plan.

Table 6 below summarizes the impacts of the proposed project to sensitive habitats. The impacts of the proposed project to sensitive habitats are also depicted in Figures 18 46.

Figure 17 15 Rice Ranch Sensitive Habitat Areas

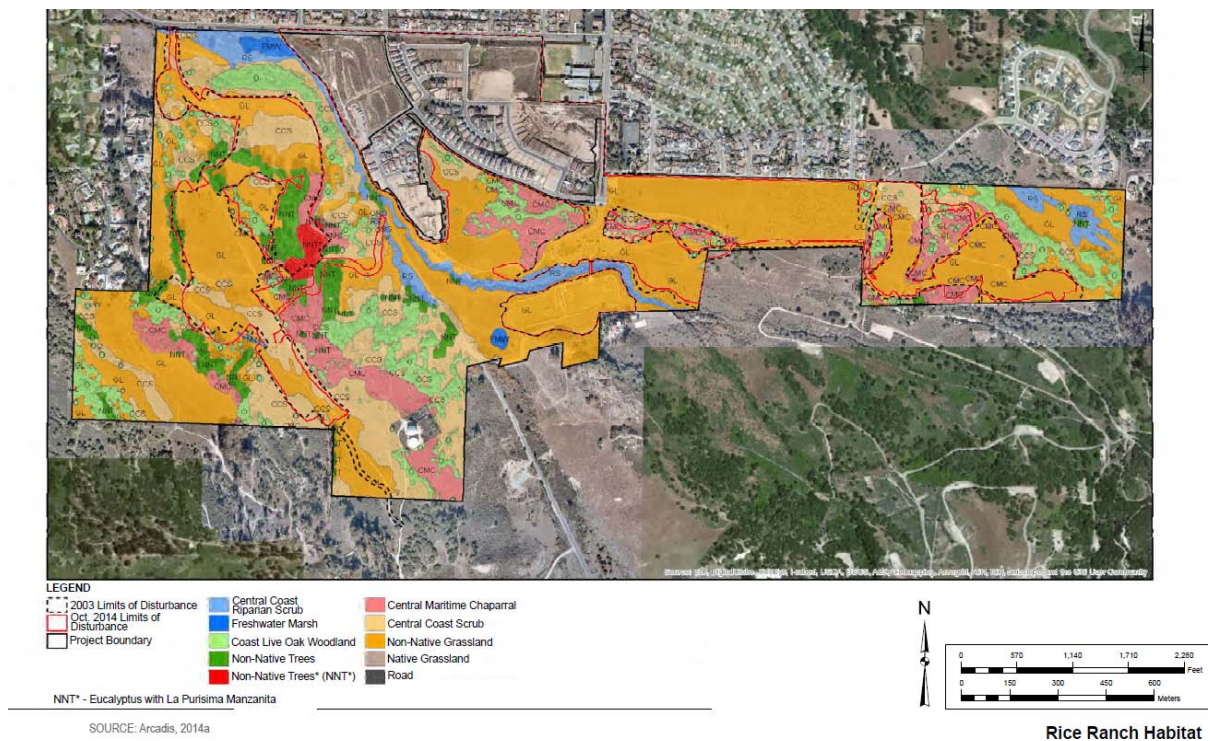
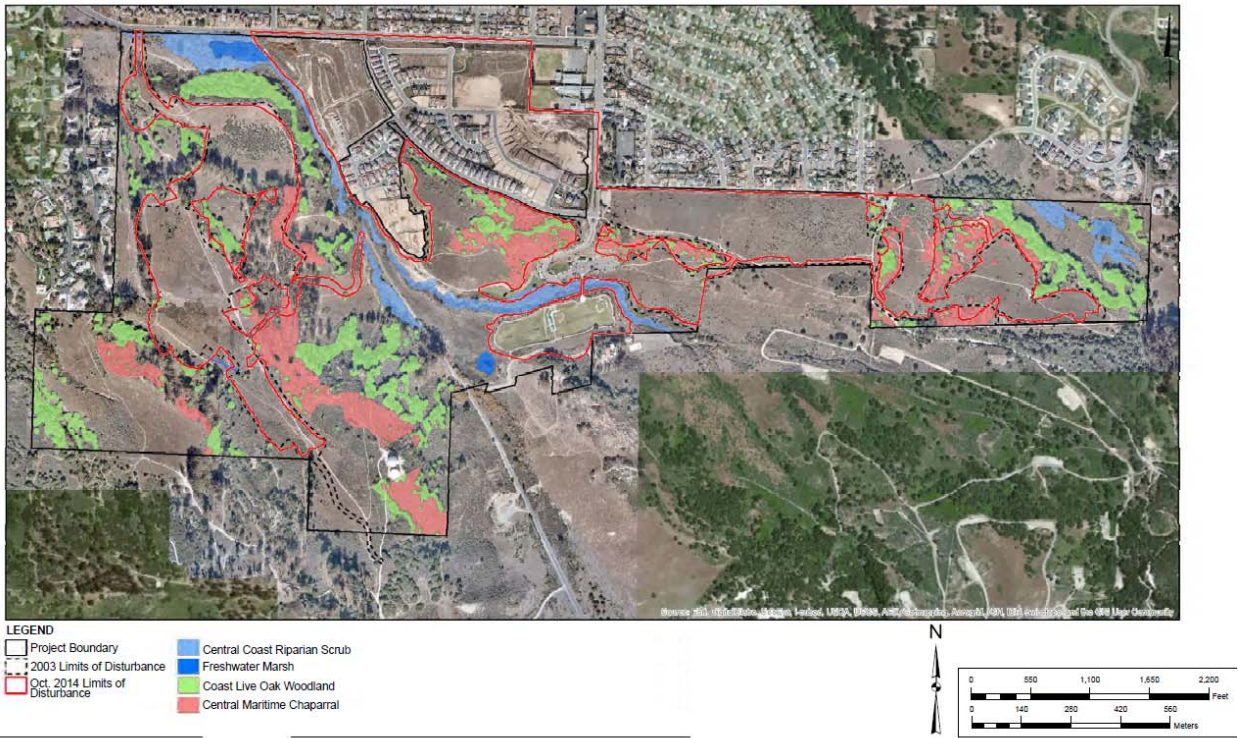


Figure 18 46 Impact to Sensitive Resources



SOURCE: Arcadis, 2014a

Rice Ranch Sensitive Habitat

Table 6
Sensitive Habitat Impact Areas

	Oak Woodland (ac.)/ Oak Trees (#)	Maritime Chaparral (ac.)	Riparian Scrub (ac.)	Freshwater Marsh (ac.)	Central Coastal Shrub
EXISTING	56.1 / 5,401	44.5	20.8 /	2.8	83.2
IMPACTS					
Neighborhoods					
Grove	0.3 / 9	2.1			2.9
Meadows	0.7 / 38	0.8			0.4
Oaks		0.1			0.1
Pine Creek	0.1 / 5	0.4	0.2		0.3
Valley View	0.1 / 8	2.0	0.1	0.1	13.9
Clubhouse	0.2 / 19	0.5	0		0.3
Trails, Equestrian Parking	0.4 / 0	0.3	0.3		0.8
Secondary Access Roads	0.4 / 10	0.9			1.6
Dog Parks	0 / 0	0	0.3		
2014 TOTALS	3.1 / 89	7.1	1.0	0.1	20.2
2003 IMPACTS	1.1 / 19	2.1	1.1	0.0	15.7
2003-2004 IMPACT	+ 2.1 / 70	+ 5.0	- 0.1	+ 0.1	+ 4.5

Table 6 indicates that the total area of disturbance to maritime chaparral associated with buildout of the proposed project would be 7.1 acres resulting in an increase of 5.0 acres from 2.1 acres in 2003. A relatively

small amount of this increase (0.2 acres) would result from proposed clubhouse development. The increase of 5.0 acres of maritime chaparral impact would be an increase of approximately 11 percent relative to the total habitat within the Specific Plan area. Table 6 also indicates that the proposed project would result in an increase of 2.1 acres of oak woodland impacts equating to approximately 4 percent of the overall habitat onsite relative to the total habitat within the Specific Plan area. Impacts associated with buildout of the proposed project to oak woodland and maritime chaparral habitats would be *potentially significant*, similar to those identified for the 2003 Specific Plan. However, when evaluated relative to the habitat existing within the entire 560-acre Specific Plan (4 percent and 11 percent, respectively) the change in impact to these two resources would not be substantial. Mitigation Measure BIO-1.1 of 03-EIR-05 required that additional detail be added to the OSHMRIP to ensure that the restoration efforts would be successful. Since 2003, Measure BIO1.1 has been approved by the county and restoration has been successfully implemented. Mitigation Measure BIO-1.1 requires preparation and implementation of detailed restoration plans for sensitive resources impacted by the revised project. This mitigation measure has been revised to incorporate the coastal scrub habitat restoration requirements previously identified in mitigation measures BIO-1.2. Measure BIO-1.1 also requires sensitive habitat to be restored in accordance with the replacement ratios provided in Table 4-2 and depicted in Figure 6.1 of the OSHMRIP. With respect to maritime chaparral, the OSHMRIP requires restoration on a 2:1 ratio resulting in an increase in acreage of maritime chaparral onsite from approximately 44.5 acres to approximately 58.7 acres. Buildout of the 2003 project has resulted in the removal of 0.24 acres of maritime chaparral. Importantly, implementation of the 03-EIR-05 mitigation measures has led to the successful establishment of 0.91 acres of new maritime chaparral habitat, exceeding the required 2:1 replacement ratio by 0.43 acres (a 3.8:1 replacement ratio).

Buildout of the 2015 Plan would result in the removal of 89 oak trees. The impact to individual oak trees represents approximately 1.6% of the trees throughout the Specific Plan area; the remaining 5,312 trees would be protected in perpetuity in dedicated open space. New secondary access roads required by the County Fire Department would result in the removal of up to 10 established oak trees. Clubhouse development would require removal of 19 oak trees.

According to Table 6 above, buildout of the 2003 Plan would result in the removal of 19 oak trees. The increase of 70 oak tree removals between the previously approved Specific Plan and proposed 2014 Plan is in part the result of a number of those that have grown taller than six feet in height (representing an “established” specimen as identified in OCP Policy BIO-O-3) in the intervening 11 years. The increased number of oaks represents 13 percent of the total oak trees living within the Specific Plan area (a total impact of 16 percent throughout the Specific Plan area). Although increased, the total oak tree removal of 16 percent associated with the previously approved Specific Plan and new clubhouse is not considered substantial relative to the approved 2003 Plan.

Mitigation measure BIO-4 requires replacement of oak trees at the required 10:1 ratio. Implementation of Measure BIO-4 would ensure that biological resource impacts resulting from the proposed project would be similar to the approved 2003 Plan. The required mitigation would result in planting 890 new coast live oak trees, increasing the number of oaks from 5,401 to 6,291, an increase of 16.5 percent. In addition, BIO-4a is recommended which requires the applicant to demonstrate efforts to relocate established coast live oak trees that would otherwise be impacted by the proposed project. With

implementation of previously identified mitigation measures and recommended mitigation measure 4a, impacts to oak woodland habitat would be similar to the 2003 Plan.

Table 6 also shows that the proposed project would result in the removal of an additional 4.5 acres of central coast scrub which represents an increase of approximately 5 percent lost relative to the total habitat within the Specific Plan area. Implementation of previously mitigation BIO-1.1 would mitigate impacts to central coastal scrub chaparral on a 1:1 ratio. Therefore, with mitigation the area of central coast scrub habitat on the project site would be maintained at approximately 83.2 acres, resulting in no net loss of central coast scrub habitat.

03-EIR-05 found that the project would result in the loss of 1.1 acres of riparian scrub. No impact on freshwater marsh/seep habitat was identified. The proposed project design for the Valley View neighborhood includes a small (3,000 square feet; approximately 0.1 acre) impact to an area mapped in 2003 as a freshwater marsh/seep. In order to completely avoid this feature, adjacent residential development would need to incorporate an approximately 25-foot high retaining wall measured from the top of footing to top of wall. A variety of alternative grading measures to minimize impacts to the habitat were analyzed by the applicant, including constructing a 6-foot high retaining wall, introducing manufactured graded slopes steeper than 2.5:1, and adjusting the residential pad grade. Incorporation of any of these measures resulted in only a small decrease in impact area. Given the erosive nature of onsite soils, the relatively small benefit of introducing these grading measures was not considered feasible considering the potential resulting risks of slope failure.

The proposed impact to the freshwater marsh/seep feature represents less than 2.5% of the 2.8-acre freshwater marsh/seep habitat on the site. The remaining 97.5% would remain permanently protected in the designated natural open space. The feature would not be considered a jurisdictional wetland due to its isolation from other surface waters (personal communication with Greg McGowan, ARCADIS). Recognizing that the feature has been present at least to some extent through the years, and that the region is currently experiencing an extended drought, the current impact assessment employs the approved 2003 Specific Plan map of the freshwater marsh/seep feature rather than using the smaller current boundary. Mitigation Measure BIO-2.0 has been revised to include restoration of the freshwater marsh/seep habitat on a 2:1 basis. Restoration would occur in association with the ongoing habitat restoration activities at the site. The specific restoration would occur in association with the large 2.7-acre freshwater marsh located in the protected open space. Implementation of the OSHMRIP would ensure that impacts to freshwater marsh/seeps and riparian habitats associated with buildout of the proposed project would be less than significant, similar to the approved 2003 Plan.

FAUNA

Loss of Sensitive and Common Bird Species and Nesting Habitat

03-EIR-05 found that the project site contains suitable non-native nesting and foraging habitat for several avian species including white-tailed kite, northern harrier, Cooper's hawk, loggerhead shrike, burrowing owl, California horned lark, and yellow warbler as well as common species. The proposed project would impact a total of 10.9 acres of non-native trees habitat, (compared to 10.1 acres associated with the approved 2003 Plan). The increase of 0.8 acres when compared to the 28.0 total acres of

nesting habitat located throughout the Specific Plan area would represent a marginal (3 percent) increase in the impact when compared to total acres of non-native nesting and foraging habitat located throughout the Specific Plan area. To address impacts to nesting habitat, 03-EIR-05 included Mitigation Measure BIO-3.2b, requiring raptor surveys prior to ground disturbance and a 500-foot “no construction zone” during construction activities near each identified nest site. Implementation of Mitigation Measure BIO-3.2b would ensure that impacts to non-native nesting and foraging habitat remain less than significant.

California Tiger Salamander

03-EIR-05 noted that the closest potentially suitable California Tiger Salamander (CTS) breeding pond habitat (ORCU-1) was approximately 0.5-mile to the south and southeast of the Specific Plan area. 03-EIR-05 determined that the project would have no impact to the (CTS). This determination was based on fact that ORCU-1 is isolated from the other known breeding habitat for the species, making the species’ presence less likely at this location. Additionally, there are two substantial barriers precluding the species possible movement from pond ORCU-1 across to the project site: (1) Pine Canyon Creek, which is approximately 20 feet deep with vertical cut banks in places and which supports high flows during rain events when salamanders are most likely to disperse; and (2) agricultural land that is regularly tilled south of Pine Canyon Creek and the area along the east side of the oilfield road north of Pine Canyon Creek.

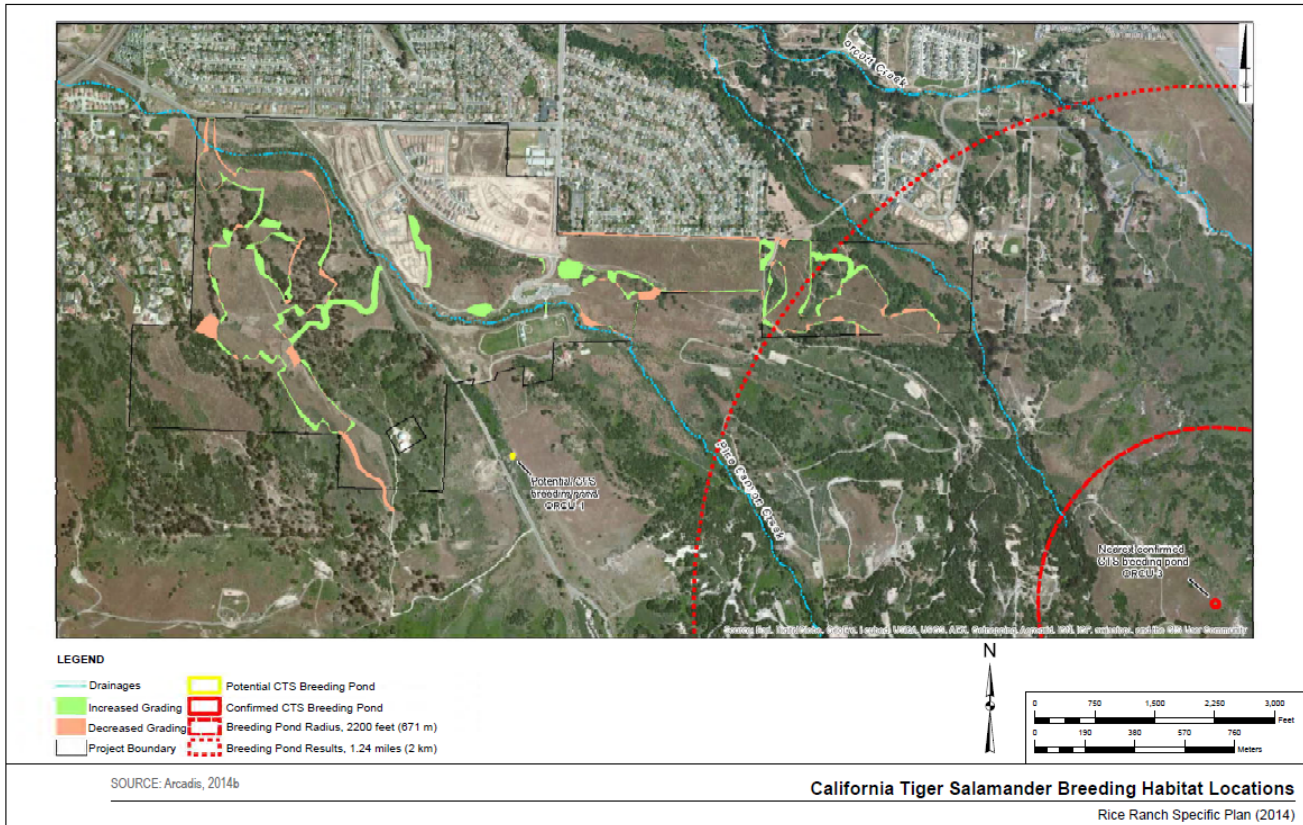
The Southern Area CTS Habitat Map published in 2010 by the United States Fish and Wildlife Service (USFWS 2010) identified a previously unrecorded CTS breeding pond, ORCU-3, within the Orcutt Hill oilfield. The ORCU-3 breeding pond is approximately 0.8-miles southeast of the Specific Plan area boundary, and 0.95 miles from the nearest proposed Specific Plan development area (see Figure 19 47).

According to the California Tiger Salamander Habitat Assessment prepared by ARCADIS (dated February 2014), high quality upland estivation habitat surrounds ORCU-3 and occurs throughout the 2,200-foot buffer that is expected to support 95% of the dispersing CTS. The abundance of high quality upland habitat located near ORCU-3 substantially reduces the potential for CTS to disperse an additional 2,000 feet to Rice Ranch. Additionally, ORCU-3 is separated from the project area by hilly terrain supporting oak woodland, chaparral, and coastal scrub vegetation communities, considered a deterrent to CTS dispersal (ARCADIS 2014). As a result, the likelihood of CTS estivation³ within the Rice Ranch Specific Plan area is considered to be low. Importantly, a USFWS protocol survey to determine the presence / absence for CTS was conducted over a 2-year period between 2007 and 2009 at OCP Key Site 3. Key Site 3 is located approximately 0.73 miles north of breeding pond ORCU-3, and approximately 0.5 miles east of the eastern Rice Ranch Specific Plan area. Key Site 3 supports a mix of habitat including annual grassland with extensive California ground squirrel burrowing, an environmental condition that is generally conducive to CTS estivation. No CTS were captured or observed on Key Site 3 during the two-year study, and the species was considered absent in accordance with the protocol survey findings. Thus, the multiple lines of direct and indirect evidence indicate that it is unlikely that CTS would disperse to the Rice Ranch project area. Implementation of recommended mitigation measure BIO-09 would complement mitigations identified in 03-EIR-05 to ensure that

³ An inactive or cessation or slowing of activity during the summer months.

impacts to CTS would not occur. Therefore, buildout of the proposed project is not expected to result in impacts to CTS, similar to the approved 2003 Plan.

Figure 19 17 California Tiger Salamander Habitat



Loss of Sensitive Wildlife Species and Habitat.

03-EIR-05 identified that the project site contains suitable foraging habitat for several common wildlife species including mule deer, coyote, gray fox, long tailed weasel, bobcat, raccoon, opossum, striped skunk, brush rabbit, black tailed jackrabbit, and California ground squirrel. avian species including white-tailed kite, northern harrier, Cooper’s hawk, loggerhead shrike, burrowing owl, California horned lark, and yellow warbler, as well as common species. Potential impacts to the American badger would be similar to those associated with the previously approved Specific Plan, as only 0.2 additional acres of developed area would occur. Mitigation Measure BIO-3.2a-1 requires an Environmental Quality Assurance Plan biologist to conduct preconstruction surveys to determine the presence or absence of sensitive species discussed above. Any sensitive species identified that cannot relocate on their own must be captured and relocated to the nearest suitable habitat. However, implementation of mitigation measure BIO-3.2a-1 requiring relocation of sensitive wildlife species would not adequately reduce impacts to individual animals due to the uncertainties associated with survivorship of relocated individuals, and the effect of relocated animals on other individuals at the relocations sites. Implementation of this mitigation would reduce impacts to the extent feasible but impacts would remain significant and unavoidable similar to the approved project.

Wildlife Corridors

03-EIR-05 found that the approved project's impacts to wildlife corridors would be mitigated to less than significant with implementation of the Open Space area into the project design. The proposed Specific Plan results in 0.3 less ~~0.2 additional~~ acres of development area relative to the approved 2003 Specific Plan. The minor changes to development areas associated with buildout of the proposed project are partially the result of the proposed new clubhouse as well as changes in emergency roadway alignments required by the Fire Department and the Community Services Department Parks Division infrastructure. The 0.3 ~~0.2~~ acre decreased ~~of additional~~ disturbance area represents a marginal (0.5 percent) decrease ~~increase~~ relative to the entire Specific Plan area of 560 acres. As a result, impacts of the proposed project to wildlife corridors would be similar to the previously approved 2003 Plan.

INDIRECT IMPACTS DUE TO OCCUPANCY OF THE SITE, PUBLIC ACCESS INTO OPEN SPACE

03-EIR-05 found that activities associated with occupation of the site that result in the long-term degradation or loss of native plant communities, native trees, or sensitive plant populations such as public access through and adjacent to native habitats, some of which support sensitive plant and wildlife species, was potentially significant. Since 2003, both the Oaks and Pine Creek single family neighborhoods consisting of 195 homes, and the 26-acre community park, and approximately 4.7 miles of the ~~7.79~~ miles of trails have been constructed. The project's OSHMRIP identifies management practices designed to avoid or minimize impacts associated with public access in open space areas and fencing including: prohibitions on overnight camping or tents in open space areas; prohibitions on grazing and agricultural development; and limiting pedestrians and horses to designated trails. Adherence to the management practices identified in the OSHMRIP would ensure that indirect impacts on biological resources resulting from use of the Community Park and the built and proposed recreational trails would be similar to the previously approved 2003 Specific Plan.

FUEL MODIFICATION ZONES

03-EIR-05 found that fuel modification zones around development neighborhoods were estimated to impact: 17.5 acres of nonnative grassland; 12 acres of coastal scrub; 3.4 acres of central maritime chaparral; 4.1 acres of oak woodland; 1.5 acres of riparian scrub; 0.2 acres of freshwater marsh, and 4.7 acres of nonnative trees, including 0.9 of eucalyptus with maritime chaparral understory. Complete removal of an additional 12.0 acres of coastal scrub vegetation would further reduce the amount of coastal scrub vegetation on the Site. However, Santa Barbara County Fire Department regulations relative to the establishment and maintenance of fuel modification zones, would not apply to the 2014 Specific Plan (personal communication, Dwight Pippin 2014). No fuel modification would be required within the dedicated natural open space. All fuel modification would occur within Specific Plan private lots and developed parks. As a result, no impact on biological resources would result from future vegetation fuel modification extending beyond the development areas of the proposed project such that measures BIO-1.5a and -1.5b would not be required. Therefore, this impact would be reduced relative to the approved 2003 Plan.

LOSS OF NON-NATIVE GRASSLANDS AS FORAGING HABITAT

03-EIR-05 found impacts from the loss of non-native grassland (used as foraging habitat for sensitive species within the Project site) to be potentially significant. The approved plan resulted in the loss of approximately 221 acres of non-native grass land (which equates to 11 percent of the habitat used as foraging for sensitive species). The proposed project would impact 213.5 acres of non-native grassland, less than the area identified with the approved 2003 Specific Plan. Therefore, impacts from the proposed project would be slightly less than the impacts of the approved plan.

Mitigation measure BIO-3.2a-2 requires the developer to restore or set aside other similar grassland habitats through preservation and enhancement of existing non-native grassland on site and /or dedication of other off-site property. This measure further provides that the dedication of land shall be at a 1:1 ratio in order to ensure the long-term foraging habitat of sensitive species. Subsequent to approval of the 2003 Specific Plan, the previous owner/applicant deposited funds into an escrow account that was leveraged by the Land Trust of Santa Barbara County to obtain a 1,007-acre agricultural conservation easement on Rancho la Purisima, near Buellton. The Deed of Agricultural Conservation Easement was recorded with the County of Santa Barbara on February 14, 2006. The easement was granted to the Land Trust of Santa Barbara County and protects approximately 520 acres of annual, non-native grassland for raptor foraging. This easement addressed in full the mitigation requirements of Measure BIO-3.2a-2.

SPREAD OF INVASIVE EXOTIC PLANT SPECIES

03-EIR-05 concluded that the approved project would impact vegetation and wildlife habitat as a result of the spread of invasive exotic plant species. To ensure impacts would be less than significant, the EIR identified Mitigation Measure BIO-1.6 that required the OSHMRIP to include provisions for monitoring and maintaining open space areas for presence and control of non-native, invasive plant species. The 2015 OSHMRIP implements the requirements previously identified in the 03-EIR-05. As a result, BIO 1.6 has been satisfied and no further mitigation measures are necessary for the proposed project. Thus, adherences to the management practices identified in the 2015 OSHMRIP relative to controlling non-native or non-local plant species into the area would ensure that impacts would be less than significant, similar to the proposed project.

CUMULATIVE IMPACTS

03-EIR-05 found impacts from the project site's conversion of 230 acres (6 percent of the OCP Key Sites' area) to residential use, in combination with other recently completed or proposed developments in the Orcutt Community Plan area to be significant and unavoidable. The proposed Project's contribution to these impacts has not been substantially increased relative to the 2003 approved Plan, as defined in each project-specific impact discussion above. As with the approved plan, the proposed project's residual impact and contribution to cumulative impacts to the loss of sensitive wildlife species and habitat would remain significant and unavoidable. Therefore, because the 2014 Specific Plan proposal is substantially similar to the approved 2003 Plan, no additional cumulative impacts on biological resources would result.

MITIGATION MEASURES AND RESIDUAL IMPACT

As discussed above, the restoration requirements identified for coastal scrub habitat in Mitigation Measures BIO-1.2 has been incorporated into mitigation measure BIO-1.1. Mitigation Measures 1.5a, 1.5b, -1.6 and 3.2a-2 have been satisfied or would no longer be applicable due to revisions to the fuel management requirements of the Fire Department. The remaining mitigation measures contained in the Biological Resources section of 03-EIR-05 would apply to the proposed project. In addition, the mitigation measures BIO-4a and BIO-09 are recommended to further minimize and complement mitigations in 03-EIR-05 to further minimize impacts. However, as with the approved plan, the proposed project's residual impact associated with loss of sensitive wildlife species and habitat would remain *potentially significant and unavoidable*.

BIO-1.1 Sensitive species and habitats (i.e., Maritime Chaparral, Coastal Sage Scrub, Oak Woodland, Riparian Scrub, Native grassland) shall be restored pursuant to Table 4-2 and Figure 6.1 of the OSHMRIP. **Plan Requirements and Timing:** Prior to issuance of Land Use Permits for grading, Rice Ranch Communities, LLC, or its successor in interest, shall submit to P&D for review and approval final restoration plans for each neighborhood or project phase. The restoration shall be monitored by a qualified biologist for a minimum of five years. All of the OSHMRIP Master Restoration elements shall be implemented as approved, or as amended by P&D. The Owner/Applicant shall post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for five years. Prior to Final Building Inspection Clearance for the first residence of each neighborhood phase, the applicant shall demonstrate that Master Restoration has been formally initiated (e.g., site preparation, irrigation, fencing, planting/seeding as feasible) at a level equal to or exceeding the approved mitigation restoration acreage requirements for the current level (acreage) of impact. As actual planting/seeding timing is seasonally dependent, initiation of specific restoration actions including plant installation/seeding shall only occur when appropriate to achieve OSHMRIP objectives. Plant installation/seeding shall occur as soon as is biologically appropriate and feasible. Master Revegetation (including detention basins, landscape buffers, and erosion control areas) and Neighborhood Landscaping (parks, medians, etc.) shall be completed prior to the first residential occupancy of each neighborhood. Prior to Final Building Inspection Clearance the applicant/owner, or its successor in interest, shall also bond for the monitoring and maintenance provisions outlined in the OSHMRIP

MONITORING: The County shall periodically inspect the restored habitat area in the field over time to ensure habitat vegetation establishment and compliance with approved plans. P&D shall determine successful completion of habitat restoration and when cessation of maintenance can occur, per the criteria in the OSHMRIP. P&D compliance monitoring staff signature is required to release the installation security upon satisfactory installation of all items in approved plans and maintenance security upon successful implementation of this plan.

BIO-1.4 An Environmental Quality Assurance Program (EQAP) shall be implemented and a qualified biologist shall be retained as part of this program to conduct the following activities during initial mass grading and construction activities.

- (a) The EQAP biologist shall conduct pre-construction reconnaissance level surveys of the disturbance area during each phase of the project to determine the presence of common species, the potential capture and relocation of individual animals, and to determine a likely escape route for these species.
- (b) The EQAP biologist shall be on site for the duration of mass grading and initial construction activities of each phase to monitor impacts to wildlife. The monitor shall also ensure that avoidance of native vegetation occurs where feasible.
- (c) Appropriate barriers to movement shall be established to minimize animals moving back into the construction zone and the area shall be periodically surveyed and animals removed.
- (d) The EQAP biologist shall make regular scheduled site visits during the construction phase to implement measures to reduce or eliminate injury and mortality of resident wildlife species.
- (e) Signs shall be posted along the Valley View and The Grove neighborhood access roads alerting drivers to the presence of wildlife in the area. The signs shall be installed prior to occupancy clearance for the Grove and Valley View neighborhoods
- (f) Neighborhood Conditions, Covenants, and Restrictions shall prohibit off-leash activity for pets within open space areas and trails.

Plan Requirements: The applicant shall submit the necessary funds for the EQAP program biologist prior to map recordation. **Timing:** After clearing and/or grading have been started, the EQAP biologist shall submit a report detailing the results of any capture and relocation efforts.

MONITORING: The EQAP biologist shall be responsible for monitoring activities, and shall produce a final monitoring report for the County.

BIO-2 Restoration of riparian scrub and freshwater marsh/seep habitat shall be undertaken on a 2:1 basis and included in the revised OSHMRIP. The proposed improvements in the vicinity of this habitat shall be fenced during construction to avoid all short-term erosion and sedimentation impacts. Proposed mitigation for the 0.1-acre impact to the freshwater marsh/seep would involve restoration on site at a 2:1 replacement ratio (0.1 acre impact: 0.2 acre restoration). **Plan Requirement and Timing:** Restoration would occur in association with the ongoing successful habitat restoration activities at the site. The specific restoration would occur in association with the large 2.7-acre freshwater marsh located in the protected open space. This feature offers suitable physical conditions to support wetland restoration (conversion of non-native annual grassland) and would provide the maximum benefit to botanical and wildlife resources utilizing wetland habitat. This would facilitate in-kind, on-site restoration for the small area of impact. Prior to issuance of Land Use Permits for grading, Rice Ranch Communities, LLC, or its successor in interest, shall submit to P&D for review and approval final restoration plans for each neighborhood or project phase. The restoration shall be monitored by a qualified biologist for a minimum of five years. As actual planting/seeding timing is seasonally dependent, initiation of specific restoration actions

including plant installation/seeding shall only occur when appropriate to achieve OSHMRIP objectives. Plant installation/seeding shall occur as soon as is biologically appropriate and feasible.

MONITORING: The County shall periodically inspect the restored habitat area in the field over time to ensure habitat vegetation establishment and compliance with approved plans. P&D shall determine successful completion of habitat restoration and when cessation of maintenance can occur, per the criteria in the OSHMRIP. P&D compliance monitoring staff signature is required to release the installation security upon satisfactory installation of all items in approved plans and maintenance security upon successful implementation of this plan.

BIO-3.1 Native plants used in site plantings, including sensitive plant species affected by project build-out, shall be propagated from locally collected seed and/or cuttings. However, for locally endemic sensitive plant subspecies or varieties, such as Kellogg's horkelia and Lompoc monkey flower, that are difficult to distinguish from more common subspecies or varieties, seed or cuttings for that would be used for propagation of these species shall be collected from within the populations that would be affected by the project to ensure genetic replacement for lost plants. **Plan Requirements:** Collection sites for the affected plants shall be identified on site plans or grading plans and shall be reviewed and approved by P&D. **Timing:** Collection of seed shall be done during the appropriate season for the plant and prior to vegetation removal and grading. Seed for these species shall be collected and stored, using appropriate seed storage techniques, and subsequently used for propagation at a later time. Collection of cuttings or other vegetative material shall be done prior to vegetation removal and site grading. Prior to Final Building Inspection Clearance, the developer shall file a performance security with the County to complete neighborhood restoration and maintenance for the time period specified in the OSHMRIP. Prior to Final Building Inspection Clearance for the first residence of each neighborhood phase, the applicant shall demonstrate that Master Restoration has been formally initiated (e.g., site preparation, irrigation, fencing, planting/seeding as feasible) at a level equal to or exceeding the approved mitigation restoration acreage requirements for the current level (acreage) of impact. As actual planting/seeding timing is seasonally dependent, initiation of specific restoration actions including plant installation/seeding shall only occur when appropriate to achieve OSHMRIP objectives.

MONITORING: P&D Permit Compliance shall conduct site inspections throughout all phases of development to ensure compliance with the approved OSHMRIP. Release of performance security requires Permit Compliance staff signature, per the criteria in the OSHMRIP.

3.2a-1 The Environmental Quality Assurance Plan (EQAP) biologist shall conduct pre-construction surveys throughout areas that would be disturbed to determine presence or absence of sensitive species which cannot on their own avoid construction impacts (i.e., California red-legged frog, western spadefoot toad, American badger, and coast horned lizard). Any such sensitive species identified shall be captured and relocated to the nearest suitable habitat.

- (a) The biologist shall also be present on site during initial site preparation and ground disturbance activities (i.e., vegetation removal, grading) during each phase of the project to ensure that sensitive species are not present in the project area.
- (b) The presence of any state or federally-listed species would require consultation with the CDFG or USFWS, respectively, before capture and relocation would potentially occur. Biologists handling or surveying for listed species shall have all necessary Endangered Species Act permits or authorizations.
- (c) For the American badger, inactive dens shall be excavated by hand with a shovel to prevent badgers from re-using them during construction.

If active dens are detected, badgers shall be discouraged from using these dens prior to the mass grading of the site by partially blocking the entrance of the den with sticks, debris and soil for 3 to 5 days. Access to the den shall be incrementally blocked to a greater degree over this period. This would potentially cause the badger to abandon the den site and move elsewhere. After badgers have stopped using active dens within the project boundary, the dens shall be hand-excavated with a shovel to prevent re-use. If newly active badger dens are found during construction activities, all work in that area shall cease until the biologist can safely close the badger den. Once the badger dens have been closed, work on the site may resume. **Plan Requirements and Timing** The EQAP biologist shall conduct surveys prior to approval of a Land Use Permit for grading. Surveys for raptor nests on site shall be conducted prior to final approval of site plans to maintain a 500-foot “no construction disturbance zone” extending from each active nest site during construction activity. The EQAP biologist shall submit the results of the above surveys to P&D for review and approval.

MONITORING: The EQAP biologist shall be responsible for compliance monitoring, including monitoring during initial ground disturbing activities and periodically throughout the construction period for each phase of the project. The EQAP biologist shall prepare a final monitoring report for the County.

BIO-3.2b Raptor surveys shall be conducted prior to eucalyptus tree and associated raptor habitat vegetation removal and ground disturbance in order to maintain a 500-foot “no construction disturbance zone” during construction activities near each active nest site. The initial disturbance to open grassland, riparian, oak woodland, Eucalyptus trees, coastal scrub and chaparral within 500’ of an active nest shall avoid the bird breeding season (March 1 to August 15). **Plan Requirements:** The applicant shall submit the necessary funds for the EQAP biologist prior to land use clearance for each Final Development Plan. **Timing:** The reconnaissance and focused biological surveys of the project site shall be conducted 2 weeks prior to the start of ground clearing or grading activity. After clearing and/or grading have been initiated, the biologist shall submit a report detailing the results of any species relocation efforts. Construction activities that involve disturbances to any of the native habitats or native vegetation, within 500’ of an active nest, shall be scheduled to avoid the bird breeding season between March 1 and August 15.

MONITORING: The EQAP biologist shall be responsible for compliance monitoring, including monitoring initial ground disturbing activities and periodically throughout the

construction period for each phase of the project. The EQAP biologist shall prepare a final monitoring report for the County.

BIO-4 In addition to replanting on a 10:1 basis for the 89 oak trees that would be removed by development, the applicant shall establish a minimum of 10 coast live oak trees for each tree affected if grading, filling, heavy equipment operation, or new landscaping and irrigation within 6 feet of the drip lines of the oak trees cannot be avoided, and causes death or damage to oak trees. Each planted tree shall survive *in situ* for at least 5 years and reach a height of at least 6 feet. Young trees shall be propagated using local acorns collected from the project site, and grown by a qualified nursery or botanist/arborist. Planted trees shall be protected with gopher fencing and irrigated using drip irrigation on a timer, and shall have survived through the first 3-years of the maintenance period. During the final two-years of maintenance and monitoring, maintenance shall be reduced (i.e., no irrigation) to determine ability of the tree(s) to survive unaided. **Plan Requirements:** This requirement, where applicable, including suitable planting locations for each tree shall be shown on a landscape plan to be reviewed and approved by P&D. Prior to Final Building Inspection Clearance for each phase of development, the applicant/owner, or its successor in interest shall file a performance security with the County. **Timing:** Prior to occupancy clearance, trees shall be planted, fenced, and irrigated.

MONITORING: P&D compliance monitoring staff shall ensure tree installation and maintenance. Performance security release requires P&D staff sign-off.

BIO-4a The applicant shall demonstrate efforts to relocate/transplant established coast live oak trees that would otherwise be impacted by proposed Specific Plan buildout. Relocation or transplanting of established oak trees may be conducted in lieu of replanting oak trees at a 10:1 ratio, as specified in BIO-4. Transplanting specimens shall be prioritized relative to their potential success, taking into account their size and health. Planted trees shall be protected with gopher fencing and irrigated using drip irrigation on a timer, and shall have survived through the first 3-years of the maintenance period. During the final two-years of maintenance and monitoring, maintenance shall be reduced (i.e., no irrigation) to determine ability of the tree(s) to survive unaided. **Plan Requirements:** This requirement, where applicable, including suitable planting locations for each tree shall be shown on a landscape plan to be reviewed and approved by P&D. Prior to Final Building Inspection Clearance for each phase of development, the developer shall file a performance security with the County. **MONITORING:** P&D compliance monitoring staff shall ensure tree installation and maintenance. Performance security release requires P&D staff sign-off.

Bio-09 **Fish and Wildlife Jurisdiction Advisory.** The project site is within the range of the California Tiger Salamander, a species listed as Endangered by the U.S. Fish and Wildlife Service. Based upon a report prepared by ARCADIS, dated August 2014, it has been determined that the probability for California Tiger Salamander occurrence on the site is low. The issuance of this permit does not relieve the permit-holder of any duties, obligations, or responsibilities under the Endangered Species Act or any other law. The permit-holder shall contact the Ventura office of the U.S. Fish and Wildlife Service at (805)644-1766 to

ascertain the level of risk under the Endangered Species Act in implementing the project herein permitted.

4. CULTURAL RESOURCES

ENVIRONMENTAL SETTING UPDATE

The existing cultural resources setting and any changes in existing conditions relevant to cultural resources are detailed below:

- Relocation of 3.2 miles of multi-use recreational trails has been identified within previously designated open space areas.
- Relocation of proposed Emergency Vehicular Access corridors.
- Construction of a 5,000 square feet (s.f.) one-story community clubhouse in the Meadows neighborhood, southeast of the Bradley Road / Sage Crest Road intersection.

IMPACT DISCUSSION

The 2003 SEIR identified the following significant, but feasibly mitigated impacts (Class II):

CR-1: Development of the proposed project would potentially result in the disturbance of onsite historic resources.

CR-2: The proposed project would potentially result in increased public access, potential illicit artifact collection, and disturbance of archaeological resources.

The cultural resources inventory and analysis conducted for the 2003 SEIR identified a total of ten archaeological sites and five isolated artifacts within the Rice Ranch Specific Plan area. All ten of the archaeological sites contained primarily historic period artifacts associated with late 19th or early 20th century occupation. Two of the archaeological sites also contained artifacts associated with a prehistoric occupation: CA-SBA-597H (a single isolated chert flake) and CA-SBA-599H (a chert flake scatter). A general description of the ten sites and five isolates is provided in 03-EIR-05.

The approved 2003 Specific Plan Supplemental EIR identified that impacts on cultural resources were potentially significant, but feasibly mitigated to less than significant (Class II) with the implementation of mitigation measures CR-1.1 through CR-1.10 and CR-2.1 and -2.2. These mitigation measures, which were adopted as conditions of approval, include avoidance, capping, Phase 2 significance evaluations and/or Phase 3 mitigation of impact excavations, and construction monitoring.

After the County of Santa Barbara accepted the dedication of Rice Ranch Specific Plan Open Space, several approved trail segments were constructed in different locations than previously approved.

The 2003 Plan would have impacted five of the ten recorded archaeological sites. The relocated trails associated with the proposed 2015 Plan would result in the avoidance of direct impacts to three of these

sites. However, relocation of proposed Emergency Vehicular Access route for the Valley View corridor would encroach within two historic-period archaeological sites and one historic-period archaeological artifact isolate that were avoided by the 2003 Specific Plan open space. These resources are expected to be limited in their density and diversity of artifacts such that their potential significance is limited. If found to contain concentrations of historic-period artifacts associated with specific activities, implementation of CR-1.3 (Phase 2 Survey), CR-1.4 (Data Recovery excavation mitigation) and CR-1.5 (construction monitoring) would occur. No recorded archaeological sites are recorded within the vicinity of the proposed community clubhouse.

A multi-component (prehistoric and historic) site located within the Valley View neighborhood, CA-SBA-597H, would be completely impacted by both the approved 2003 and proposed 2014 project. 03-EIR-05 identified Mitigation Measure CR-1.9 requiring an extended Phase I investigation be performed to determine the boundaries of CA-SBA-597H. In order to address concerns of the Santa Ynez Chumash Tribal Elders Council regarding the potential significance of cultural material located within this site, an extended Phase 1/Phase 2 investigation was conducted on May 21 and 22, 2015 by David Stone M.A., RPA. The work was based on a detailed Scope of Work that was reviewed and approved by both the County Planning & Development Department and the Elder's Council. The fieldwork was monitored by observers from the Santa Ynez Chumash Reservation. Fieldwork yielded historic period archaeological materials and three prehistoric chert flakes, consistent with the previously recorded site description. The Dudek report concludes that neither the sparse historic period materials, nor the three chert flakes associated with them, meet the criteria for a significant resource under CEQA or County Guidelines (Stone and Victorino, June 2015). Therefore, implementation of Mitigation Measures CR-1.3 (undertaking a Phase 2 Significance Assessment) and CR-1.4 (undertaking Phase 3 Data Recovery Mitigation Program) are not required at CR-SBA-597H. Further, since an extended Phase 1/2 investigation has been performed, Mitigation Measure CR-1.9 has been satisfied and would no longer applicable be applicable to the proposed project. However, construction monitoring as identified in Mitigation Measure CR-1.5 is considered necessary to ensure that any potentially intact prehistoric or historic-period features encountered during proposed Rice Ranch project construction are evaluated consistent with Santa Barbara County Cultural Resource Guidelines.

Based on the previous cultural resources investigations on the Rice Ranch property, no intact, significant archaeological deposits were identified, and identification of significant cultural resource elsewhere on the site is unlikely. Previously approved SEIR mitigation measures CR-1.1 through -1.8, CR-1.10, and CR-2.1 and CR-2.2 would continue to feasibly address all potential impacts on cultural resources from buildout of the proposed project. Therefore, the proposed project's impacts to cultural resources would be similar to those associated with the approved 2003 Plan. No substantial change in the resulting cumulative impact level would occur.

MITIGATION MEASURES AND RESIDUAL IMPACTS

As described above, the extended Phase I investigation at CA-SBA-597H determined that the resource was not significant. Therefore, CR.1-9 has been addressed and does not apply. The remaining mitigation measures contained in the Cultural Resources section of 03-EIR-05 as revised would be adequate to mitigate potentially significant impacts to cultural resources from the proposed project. As with the approved plan, the proposed project's residual impact and contribution to cumulative impacts would be less than significant.

- CR-1.1⁴** All development within the boundaries of known archaeological sites CA-SBA-599H, CA-SBA-2737H, CA-SBA-2739H, CA-SBA-2740H, CA-SBA-2741H, CA-SBA-2742H, and CA-SBA-ISO-597 (IF 12-11), CA-SBA-ISO-598 (IF 12-11), CA-SBA-ISO-599 (IF 12-13), CA-SBA-ISO-601 (IF 12-15), and CA-SBA-ISO-602 (IF 12-16) shall be avoided and the site contained in open space or conservation easements to avoid damage. These areas shall be seeded with shallow rooted vegetation unless existing natural vegetation is capable of screening the cultural resource from view (i.e., CA-SBA-599H). **Plan Requirements and Timing:** This measure shall be printed on all project grading and public improvement plans **MONITORING:** Planning and Development shall review the grading and public improvement plans and ensure recommendations are carried out prior to approval of Land Use Permits and shall field check development operations.
- CR-1.2** Where a potentially significant archaeological site is contiguous with an area designated as Open Space, an Extended Phase 1 subsurface investigation shall be completed to determine the boundaries of the site. The Open Space Overlay shall be adjusted to fully encompass the archaeological site boundary. **Plan Requirements and Timing:** The Extended Phase 1 subsurface program shall be undertaken by a County-qualified archaeologist. A proposal and contract to carry out this work shall be reviewed and approved by Planning & Development. The results of the investigation shall be reviewed and approved prior to approval of Land Use Clearance for development within that phase. **MONITORING:** Planning and Development shall review the Extended Phase 1 subsurface program and ensure that recommendations are carried out prior to approval of Land Use Permits and shall field check development operations.
- CR-1.3** If avoidance of potentially significant archaeological sites is not possible, including CA-SBA-2738H, -2745H, and artifact isolate ISO-602 (depending upon the outcome of Extended Phase 1 excavations pursuant to CR-1.10), a Phase 2 subsurface testing program shall be completed prior to issuance of a Land Use Permit on the property to evaluate the nature, extent and significance of the cultural resource. If a site is to be capped to avoid direct impacts from ground disturbance, a Phase 2 subsurface testing program shall be conducted prior to capping the site. The program shall be funded by the applicant, shall be performed by a County-qualified archaeologist, and shall include:
- Mapping the location of the surface remains with the proposed area of fill;

⁴ Measure has been revised to reflect changes to the proposed project.

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

Plan Requirements and Timing: The County of Santa Barbara shall retain a County of Santa Barbara-qualified archaeologist funded by the applicant to review and approve the following prior to approval of Land Use Clearance for development within that phase each: 1) the final Phase 2 technical report; and 2) the final Phase 2 report, including associated archaeological artifact collections, catalog, and field notes, have been submitted to and been accepted by a County–approved duration facility.

MONITORING: The County of Santa Barbara-retained archaeologist shall review the Phase 2 report and ensure that approved recommendations are implemented. The County of Santa Barbara -retained archaeologist shall review and approve written confirmation from a County – approved duration facility stating that the Final Phase 2 report and associated collections and associated documentation have been accepted for duration.

CR-1.4 If the Phase 2 determines that a resource is significant and it cannot be avoided, then a Phase 3 Data Recovery program shall be implemented. The program shall be funded by the applicant, and shall be performed by a County–qualified archaeologist following County guidelines for Phase 3 Data Recovery programs for both prehistoric and historic resources.

Plan Requirements and Timing: A Phase 3 data recovery research design pursuant to County Cultural Resources Guidelines, and a copy of a contract for the Phase 3 investigation between the applicant and a County of Santa Barbara-qualified archaeologist and Native American observer, and the subsequent draft and final Phase 3 report shall be reviewed and approved by the County of Santa Barbara -retained archaeologist prior to approval of Land Use Clearance for each Final Development Plan. The data recovery plan shall include a map and tabular information showing the location and quantifies the area (m²) and depth (cm) of direct impacts to archaeological deposits determined to be significant in the Final Phase 2 report. The applicant shall provide a bond to the County of Santa Barbara for completion of the Phase 3 report and associated artifact duration that shall be returned upon completion of all mitigation requirements pursuant to the approved contract. All duration requirements shall be met within 60 days following County of Santa Barbara approval of the final Phase 3 Report.

MONITORING: County of Santa Barbara staff shall verify the receipt of the contract between the project applicant, archaeologist, and Native American monitor, and will verify in the field the presence of the archaeologist and Native American monitors during construction. The draft Phase 3 Report shall be reviewed and approved by the County of Santa Barbara-retained archaeologist. The applicant shall provide County of Santa Barbara staff with a letter from a County–approved duration facility indicating that all required materials have been accepted for duration.

CR-1.5⁵ All earth disturbances including scarification and placement of fill within archaeological site CA-SBA-597H, CA-SBA-2738H, -2745H, and artifact isolate ISO-602 shall be monitored by a County-qualified archaeologist and a Native American representative pursuant to County archaeological guidelines. The applicant shall prepare a contract between the County and the archaeologist, consisting of a project description and scope of work. The applicant shall pay for the preparation of the contract and monitoring covered therein. **Plan Requirements and Timing:** Prior to land use clearance for each phase of development, a Construction Monitoring Treatment Plan shall be developed by a County of Santa Barbara-qualified archaeologist retained by the applicant and implemented to ensure that any previously unknown archaeological site areas, features, or artifact concentrations are adequately recorded, evaluated, and, if significant, mitigated. The Plan shall minimally describe the following:

- a. Qualifications and organization of monitoring personnel;
- b. Procedures for notifying the County and other involved or interested parties in case of a previously unknown archaeological site area, feature, or artifact concentration;
- c. Procedures that would be used to record, evaluate, and mitigate a previously unknown archaeological site area, feature, or artifact concentration with a minimum of delay;
- d. Procedures that would be followed in case of discovery of disturbed as well as intact human burials and burial-associated artifacts;
- e. Specifications that all ground disturbances within 100 feet of the recorded boundaries shall be monitored by a County of Santa Barbara -qualified archaeologist (and a Native American representative if prehistoric resources could be present) funded by the applicant. The monitor(s) shall have the authority to temporarily halt or redirect construction in the vicinity of any potentially significant discovery to allow for adequate recordation, evaluation, and mitigation. Evaluation and mitigation could require additional archaeological testing and data recovery.
- f. The monitoring program and its results shall be documented in the project's Phase 3 Data Recovery Mitigation Report.

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

CR-1.6⁶ CA-SBA-2737H, CA-SBA-2739H, and CA-SBA-2742H and a 50-foot buffer area shall be temporarily fenced with chain link or other structurally sound material in the event of proposed construction within 100 feet of the sensitive area, prior to construction. Fencing shall be maintained until the archaeological site is either capped with sterile, non-cultural and

⁵ Measure has been revised to reflect changes to the proposed project.

⁶ Measure has been revised to reflect changes to the proposed project.

chemically neutral fill soils or mitigated through a data recovery program. **Plan Requirements and Timing:** All mitigation of resource impacts shall be funded by the developer. This measure shall be printed on all overall project grading and public improvement plans. This measure shall be in effect throughout all project grading and building.

MONITORING: Planning and Development shall verify installation of fencing by reviewing documentation or by site inspection prior to approval of Zoning Clearances for structures and ensure fencing is in place throughout grading and construction through site inspections.

CR-1.7 Project applicants shall cooperate with the State of California Native American Heritage Commission. The Commission shall be notified by the applicant when a project may potentially affect Native American cultural and religious values as they pertain to the appropriate treatment and disposition of human remains and items directly associated with Native American burials. **Plan Requirements and Timing:** All mitigation of resource impacts shall be funded by the developer. This measure shall be in effect throughout all project grading and building.

MONITORING: Planning and Development shall review the study and ensure recommendations are carried out prior to approval of Land Use Permits and shall field check development operations.

CR 1.8 In the event that archaeological or paleontological remains or historical artifacts are uncovered during construction on any site, excavation shall be temporarily suspended and redirected until a County-qualified archaeologist and, as applicable, a Native American representative or historic archaeologist are retained by the applicant to evaluate the find in accordance with County Cultural Resources Guidelines (1986, Rev. January 1993). If a cultural resources site is found, Orcutt Community Plan 95-EIR-01 Mitigation Measures ARCH-1 through ARCH-9 shall apply. In the event burials are encountered, they will be treated according to procedures set forth in the Public Resources Code Section 5097.98. These California State and local procedures require notification of the appropriate local coroner to determine the origin of the remains. If the remains are of Native American origin, procedures established by Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) regarding Native American consultation will be followed. The above measures shall be applied consistent with archaeological guidelines of Santa Barbara County, the State Office of Historic Preservation, and the State of California Native American Heritage Commission. **Plan Requirements and Timing:** All mitigation of resource impacts shall be funded by the developer. This measure shall be printed on all overall project grading and public improvement plans. This measure shall be in effect throughout all overall project grading and building.

MONITORING: Planning and Development shall check plans prior to approval of Land Use Permits for grading and shall field check development operations.

- CR-1.10**⁷ CA-SBA-2738H, CA-SBA-2745H, and CA-SBA-ISO-602 (IF 12-16) shall be delineated through an Extended Phase 1 subsurface investigation, and development within these cultural resources shall be avoided. If significant impacts to all or any of these resources cannot be avoided, then that portion of each resource that would be impacted by project development shall be evaluated for significance under a formal Phase 2 archaeological investigation pursuant to Mitigation Measure CR-1.3. **Plan Requirements and Timing:** All mitigation of resource impacts shall be funded by the developer. This measure shall be printed on all overall project grading and public improvement plans. This measure shall be in effect throughout all overall project grading and building.
MONITORING: Planning and Development shall review the study and ensure recommendations are carried out prior to approval of Land Use Permits and shall field check development operations.
- CR-2.1** Off-road vehicle use, unauthorized collecting of artifacts, and other activities other than development that would potentially destroy or damage archaeological or cultural sites shall be prohibited where significant resources are found. Signs shall be posted on the property and along multi-use trails to discourage these types of activities. **Plan Requirements and Timing:** A cultural resources sign plan shall be prepared by the applicant that identifies the types of signs and locations along the onsite multi-use trail system. The signs shall describe the importance of cultural resources, their heritage value, and identify penalties for illicit artifact collection. The cultural resources sign plan shall be reviewed and approved by Planning & Development prior to land use clearance for development within that phase.
MONITORING: Planning and Development shall review the cultural resources sign plan and ensure that signs are erected in approved locations prior to approval of Land Use Permits for development within that phase.
- CR-2.2** A pre-construction workshop shall be conducted by a County-qualified archaeologist retained by the applicant. Attendees shall include the applicant, archaeologist, construction supervisors, and heavy equipment operators to ensure that all parties understand the cultural resources monitoring program and their respective roles and responsibilities. All construction and/or landscaping personnel who would work on the site during any phase of ground disturbance in archaeologically sensitive portions of the project area shall be required to attend the workshop. The names of all personnel who attend the workshop shall be recorded and shall be issued hardhat stickers denoting that they have received workshop training. This workshop shall be videotaped and shown to any new employees or subcontractors that may be needed during ground-disturbance construction activities. Names of newly trained personnel shall be recorded and issued appropriate hardhat stickers. The workshop shall review the following: types of archaeological resources that may be uncovered; provide examples of common archaeological artifacts and other cultural materials to examine; describe why monitoring is required; what makes an archaeological resource significant; identify monitoring procedures; what would temporarily halt construction and for how long; describe a reasonable worst-case resource discovery scenario (i.e., discovery of intact human

⁷ Measure has been revised to reflect changes to the proposed project.

remains or a substantial midden deposit); and describe reporting requirements and the responsibilities of the construction supervisor and crew. The workshop shall make attendees aware of prohibited activities, including vehicle use in protected areas, and educate construction workers about the inappropriateness of unauthorized collecting of artifacts that can result in impacts on cultural resources. **Plan Requirements and Timing:** These components shall be listed on the grading plan to be reviewed and approved by Planning & Development prior to land use clearance for development within that phase. The applicant shall provide Planning & Development with a list of all personnel who attend the workshop. This list would be updated as others viewed the workshop videotape at a later date. **MONITORING:** Planning & Development staff shall attend the workshop and periodically visit the project site during construction.

5. DRAINAGE

Changes to Project Impacts:

The proposed 2015 Rice Ranch Specific Plan includes the following changes from the previously approved 2003 Specific Plan relevant to the assessment of drainage and flooding impacts.

- Of the 725 Specific Plan residential units approved in 2003, 195 have been constructed or have received building permits in the Pine Crest and the Oaks neighborhood.
- The 2015 Rice Ranch Specific Plan would provide for the construction of the remaining, previously approved 530 Specific Plan residences: 364 SFR and 166 MFR.
- A one-story community clubhouse, approximately 5,000 square feet (s.f.) in size, is proposed in the Meadows neighborhood, southeast of the Bradley Road / Sage Crest Road intersection.
- Detention Basins “B” and “D” have been constructed.

Impacts:

The 2003 SEIR identified the following significant, but feasibly mitigated impacts (Class II) to drainage as a result of buildout of the project:

HYDRO/WQ-2a: Proposed off-site regional Detention Basin ‘B’ has not been constructed to accept flows from the eastern portion of the site.

HYDRO/WQ-2b: Proposed on-site regional detention basins have been designed consistent with County Flood Control standard conditions with adequate capacity, but without protective fencing.

HYDRO/WQ-2c: Proposed open space receptor flow capacities have not been provided as part of the project description.

HYDRO/WQ-3b: Widespread residual levels of petroleum products and hazardous materials could impair surface water quality.

The 2003 SEIR identified the adverse, but less than significant impacts (Class III):

HYDRO/WQ-1: The project would not result in placement of residences or other structures within a 100-year flood plain.

HYDRO/WQ-3a: Proposed drainage improvements would not result in erosion induced siltation of Pine Creek.

The 2003 SEIR found that the proposed Grove and Meadow neighborhoods would drain into proposed regional Detention Basin 'B', located approximately one-third mile north of the Specific Plan boundary, off of Bradley Road and adjacent to Orcutt Creek. The property on which this basin would be constructed had not been secured to-date by the County. This basin would need to be completely operational prior to initiation of grading at the project site. Failure to secure this property was identified as a *potentially significant drainage impact*. To reduce the impacts on drainage, flooding, and hydrology, 03-EIR-05 identified mitigation measure HYDRO/WQ-2a, which required construction of a temporary detention basin, in the event that Basin 'B' was not completely operational at initiation of project grading.

The 2003 SEIR also identified the need for two additional detention basins in the northwest, topographically lowest point on the project site. The Oaks and Pine Canyon Creek neighborhoods would drain into regional Detention Basin 'D', located adjacent to the northwest corner of the Pine Canyon Creek neighborhood, immediately south of Rice Ranch Road. The Valley View neighborhood would drain into regional Detention Basin I, located adjacent to Old Ranch Parkway, approximately 500 feet south of Rice Ranch Road. Specific County Flood Control engineering design capacities and standard conditions requiring fencing around detention basins for public safety were identified. The proposed Specific Plan did not include fencing specification, resulting in a potentially significant impact with respect to Flood Control requirements.

As noted above, the off-site Detention Basins "B" and "D" have been constructed. Therefore, there would be no drainage impacts associated with the proposed project related to access to Detention Basin "B" and "D". Thus, measure HYDRO/WQ-2a is no longer applicable to the 2015 project. Incorporation of Detention Basin I into the proposed project design would result in post-construction surface runoff less than or equal to pre-construction runoff, for 25-year through 100-year storm events, consistent with County Flood Control requirements. Proposed Basin I has been preliminarily reviewed by the Flood Control District and determined to be adequate pending review and approval of final design plans. Additionally, the Flood Control District staff has reviewed the revised drainage plans and determined that the additional storm water flows generated by the proposed clubhouse could be accommodated within the existing detention basin infrastructures; thus expansion of the detention basins is not needed to for the revised project.

03-EIR-05 found that the capacity of drainage swales illustrated in the conceptual Storm Drain Plan were not identified in the Specific Plan guidelines; therefore impacts to improperly designed drainage swales were considered potentially significant. Similar to the approved project, drainage from buildout of the proposed project would surface drain to proposed streets and then be conveyed via curb and

gutters to inlet facilities. The storm water would then be conveyed via an underground storm drain system to approved detention facilities and swales. Adopted mitigation and County Flood Control review and approval of final drainage plans would ensure adequate sizing of open space receptor drains. Therefore, impacts associated with surface flows of the proposed project would not be substantially increased in severity over and above those associated with the approved plan.

With regards to surface water quality, the 2003 SEIR found that pollution from vehicles, roadways, and parking areas, as well as from landscape and household chemicals and animal waste, could be potentially carried in surface runoff into Pine Canyon, Graciosa, and Orcutt creeks, thereby degrading the quality of waters contributing to the downstream Santa Maria River from this portion of its watershed. With respect to animal waste, 03EIR-05 identified Mitigation Measure HYDRO/WQ-3b.2 which required installation of mutt-mitt dispensers in the Community Park and the trails located along Pine Canyon Creek. The dispensers have been installed; therefore no impacts would occur relative to water quality impacts from animal waste to Pine Canyon Creek. Mitigation Measure HYDRO/WQ-3b.2 has been satisfied. The approved project was subject to NPDES Phase II permit regulations that required the development of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP minimizes water quality degradation through storm water monitoring, establishment of BMPs (e.g., bioswales, oil-water separators, and catch basins), implementation of erosion control measures, and implementation of spill prevention and containment measures. Buildout of the proposed project would similarly be subject to NPDES Phase 2 SWPPP requirements. Measures contained within the SWPPP would reduce potential effects to surface water quality from pollutant inputs associated with construction and operations. Methods to be employed to obviate contamination of groundwater from application of chemicals during landscape maintenance include natural fertilization methods, controlled irrigation and water quality control. The proposed project would include a slightly larger construction disturbance area; however, implementation of a SWPPP would ensure short-term water quality downstream would not be impacted. Both the County Flood Control District and the County Project Cleanwater Department have preliminarily approved these proposed project components and with these departments continued oversight and the standard required submittal of a SWPPP, water quality impacts associated with the project would remain less than significant.

In addition to development and implementation of a SWPPP, the County also requires that projects implement equipment storage and washout designated areas to prevent contamination from discharging to the storm drains, streets, drainage ditches, or creeks. Mitigation measures WatConv-04 and -05 would ensure project compliance with County requirements so that short-term construction phase impacts to water quality remain less than significant.

CUMULATIVE IMPACTS

The proposed Project drainage infrastructure resulting from buildout of the previously approved Specific Plan would be subject to Santa Barbara County Flood Control District review and approval relative to accommodating surface flows and retention of runoff onsite. As discussed in the 2003 SEIR, implementation of the NPDES Phase II SWPPP water quality ordinances has ensured that incremental buildout of development has occurred with Best Management Practices addressing drainage and surface water quality protection. The proposed project would continue to be subject to these standards as well as the Stormwater Control Plan requirements as outlined in the March 20, 2014 Project Clean Water Condition letter. Therefore, the proposed project's contribution to cumulative development in the Orcutt planning area would remain less than significant, similar to the approved 2003 Plan.

MITIGATION MEASURES AND RESIDUAL IMPACTS

As discussed above, Mitigation Measures HYDRO/WQ-2a (construction of temporary retention basin) and Measure HYDRO/WQ3.b.2 (installation of mutt mitt dispensers) have been satisfied and would no longer be applicable to the proposed project. The remaining mitigation measures contained in the Water Resources/Flooding section of 03-EIR-05 would be adequate to mitigate potentially significant water resource and flooding impacts associated with the proposed project. In addition, Mitigation Measures WatConv-04 and -05 are recommended to implement current county standards to further minimize impacts associated with water quality. As with the approved plan, the proposed project's residual impact and contribution to cumulative impacts would be less than significant.

HYDRO/WQ-2b⁸ All onsite detention basins shall be fenced consistent with County Flood Control specifications. **Plan Requirements and Timing:** The Owner/Applicant shall include the retention basin in the Erosion and Sediment Control Plan (ESCP). The location and design parameters of the Valley View retention basin shall be submitted to P&D and Flood Control for review and approval prior to Land Use Permit approval for the Valley View neighborhood. The final drainage plans and retention basin plans shall also include fencing specifications. The retention basin shall be operational prior to Zoning Clearance approval for the first residential structure in the Valley View neighborhood. **MONITORING:** County Flood Control and grading inspectors shall oversee installation. The Owner/Applicant shall demonstrate to P&D compliance monitoring staff and Building and Safety grading inspector(s) that all required components of the approved ESCP are in place as required. Compliance monitoring staff will review required maintenance records.

HDRO/WQ-2c⁹ Open space receptor drains shall be constructed to accommodate a 25-year storm event with a positive overland escape design for a 100-year storm flow event. **Plan Requirements and Timing:** The final drainage plan shall be reviewed and

⁸ Mitigation is updated to reflect current standard language.

⁹ Mitigation is updated to reflect current standard language.

approved by County Flood Control and Building and Safety prior to approval of Land Use Permit for each neighborhood.

MONITORING: County Flood Control and P&D shall inspect prior to issuance of the first Zoning Clearance for residential structures within each neighborhood.

- HYDRO/WQ-3b.1** The applicant shall prepare a Pesticide, Herbicide, and Fertilizer Maintenance Plan that minimizes their use in common areas (i.e., community and neighborhood parks) and private landscape areas (i.e., residence yards), particularly during the rainy season. Biodegradable pesticides and herbicides shall be maximized. Grasses not generally susceptible to pest disease, such as Bermuda grass, shall be planted in common area turf areas. This condition and the plan shall be included in the CC&Rs, if any. **Plan Requirements and Timing:** The plan shall incorporate the types of chemicals to be used and a procedure for their application during the rainy season. Maintenance plan shall be reviewed and approved by County Parks Division and P&D prior to approval of Land Use Permits for each neighborhood.
- MONITORING:** P&D shall field check measure implementation by Homeowners Association if any, during operation.

- WatConv-04** **Equipment Storage-Construction.** The Owner/Applicant shall designate a construction equipment filling and storage area(s) within the developable areas of the project site to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **Plan Requirements:** The Owner/Applicant shall designate the P&D approved location on all Land Use and Grading permits. **Timing:** The Owner/Applicant shall install the area prior to commencement of construction.
- MONITORING:** P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

- WatConv-05** **Equipment Washout-Construction.** The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site as necessary. The area shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **Plan Requirements:** The Owner/Applicant shall designate the P&D approved location on all Land Use and Grading permits. **Timing:** The Owner/Applicant shall install the area prior to commencement of construction.
- MONITORING:** P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

6. FIRE PROTECTION

ENVIRONMENTAL SETTING UPDATE

The existing fire protection setting and any changes in existing conditions relevant to fire protection impacts are detailed below.

- Residential buildout within the Oaks and Pine Creek and the Orcutt Community Park have occurred consistent with County Fire Department review.
- The County Fire Department does not currently implement fire prevention vegetation management zones associated with establishing a “defensible space” extending beyond residential property boundaries (personal communication, Dwight Pippin, 2014). Therefore, the Fire Department would not require vegetation planting and thinning within adjacent open space areas, currently owned and maintained by the County Parks Department.

IMPACT DISCUSSION

The 2003 SEIR identified the following significant, but feasibly mitigated impacts (Class II):

FIRE-1: The proposed project would result in a reduction in the level of fire protection service.

FIRE-4: The proposed project would result in development in a high fire hazard area and/or involve buildings/activities with above normal fire risk.

The 2003 SEIR also identified the following adverse, but less than significant impacts (Class III):

FIRE 2: The proposed project would not result in development outside the 5-minute response time from the nearest fire station.

FIRE-3: The proposed project would not result in development in an area without adequate water pressure, fire hydrants, or adequate access for firefighting.

The project site would continue to receive fire protection services from the Santa Barbara County Fire Department Station 22, located at 1596 Tiffany Park Court. The project site is located within a five-minute fire response time.

The previously approved Valley View Emergency Access (EVA)/Secondary Access Road route for Valley View has been replaced with a shorter route that reduces the area of potential disturbance, and is limited to within the Rice Ranch Specific Plan area. In addition, two separate EVA/secondary access roads have been added to the Groves neighborhood. One of these secondary access roads is a modification of the prior EVA plan but is shorter than the original route and follows an existing paved road. All three of the access roads are required by the County Fire Department. While the area of disturbance associated with buildout of the proposed project is slightly smaller ~~larger~~ (0.3 ~~0.2~~ acres) than buildout of the approved plan, significant circumstances have not changed: the proposed number of residential units is identical; the proposed project itself will not cause high fire hazards on the site; there

is adequate water pressure, adequate access for fire fighting and fire hydrants and the proposed project remains within the safe Fire Department response time. Therefore, similar to the approved plan, impacts from the proposed project would be less than significant with implementation previously identified mitigation measure.

As stated above, the County Fire Department does not implement fire prevention vegetation management zones associated with establishing a “defensible space” extending beyond residential property boundaries (personal communication, Dwight Pippin, 2014). Thus, the Fire Department would not require vegetation planting and thinning within adjacent open space areas. Therefore, no impacts on fire hazards related to the landscaping and restoration of open space areas adjacent to residential development would occur under the 2014 proposed project. Measure FIRE-4 required selective clearance of brush and requires specific spacing between plants identified by the fire management guidelines as being particularly flammable (e.g., chamise, manzanita). The salient portions of Mitigation Measure FIRE-4 have been revised to no longer require a defensible space beyond the residential property boundaries.

With implementation of the previous mitigation measures all project-specific impacts on fire hazards associated with buildout of the proposed project would be equivalent or less than those resulting from the approved 2003 Specific Plan. No substantial change in impact level would occur. Therefore, impacts on fire protection resulting from buildout of the proposed project would be similar to the approved 2003 Specific Plan.

MITIGATION MEASURES AND RESIDUAL IMPACTS

As described above, Mitigation Measure FIRE-4 has been amended to reflect the Fire Department’s decision to not require fuel management beyond the residential property boundaries. The mitigation measures contained in the Fire Protection section of 03-EIR-05, as amended, would be adequate to mitigate potentially significant impacts from the proposed project. As with the approved plan, the proposed project’s residual impact and contribution to cumulative impacts would be *less than significant*.

FIRE-1.1¹⁰ A development fee, subject to change based on Public Facilities Capital Improvement Program for the Orcutt Community Plan Area, shall be paid to the County of Santa Barbara to offset costs of providing fire protection services to the project site. Payment of a development fee is necessary to receive certificates of occupancy. **Plan Requirements and Timing:** Fire DIMFs shall be paid to the County Fire Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).
MONITORING: P&D shall monitor receipt of the development fee.

FIRE 1.2 The following shall be implemented to minimize fire hazards:
a. Adequate street addressing shall be provided for each residence.

¹⁰ Mitigation is updated to reflect current standard language.

- b. Building materials for all structures, including fences, shall be constructed per the Uniform Fire Code, Class A roofing (non-combustible) shall be used, and spark arrestors will be installed for any wood-burning fireplaces. Decks shall be constructed with fire retardant materials or heavy timber. Where wood structural overhangs are used, eave vents and wood eave blocks are prohibited. This requirement shall be included with the Specific Plan's Design Guidelines.
- c. The applicant shall provide an adequate number of fire hydrants as determined by the Fire Department.

Plan Requirements: Fire protection components, including primary and secondary access routes, Development Plan landscape plan and fire hydrant plan, shall be submitted to P&D and the Fire Department for review and approval prior to land use clearance for each neighborhood. Where appropriate, the fire prevention measures shall be graphically depicted on grading and building plans. **Timing:** Primary and secondary emergency access, fire hydrants, and tract landscaping for common and open space areas shall be installed as part of initial tract improvements for each phase. Individual lot driveways, addressing, and individual lot landscaping shall be installed prior to individual lot occupancy.

MONITORING: Site inspection for compliance shall be conducted by Fire and P&D personnel following initial tract improvements, prior to occupancy clearance for individual lots.

- FIRE-4** The following fire protection measures shall be implemented to minimize fire hazards:
- (a). *Access.* Adequate primary access to the tract, secondary emergency access, and individual structural access shall be provided in accordance with Fire Department standards for road and driveway widths, all-weather surfaces, grades, and turnarounds.
 - (b). *Addressing.* Adequate street addressing shall be provided for each residence.
 - (c). *Vegetation Management.* To address the risk to residential development within designated high fire hazard areas, the applicant shall adhere to the approved Specific Plan Design Guidelines. The Design Guidelines include direction that individual lot landscaping utilizes fire resistant native species from the residences to the rear property boundaries. Fire preventative vegetation management on the site shall continue for the life of the project.
 - (d). *Structural Requirements.* Building materials for all structures including residences, fences and accessory structures shall be constructed of fire resistant materials: P&D Building and Safety Class A roofing (i.e., non-combustible tile or asphalt composite shakes) shall be required for all future onsite structures. Spark arresters shall be required for wood burning fireplaces. Private decks proposed for all new structures shall be constructed with fire retardant materials or heavy timber. Where wood structural overhangs are used, eave vents and wood eave blocks are prohibited.
 - (e). *Water.* The applicant shall provide an adequate number of fire hydrants as determined by the Fire Department.
 - (f). *Fees.* Fire protection fees shall be paid pursuant to the Fire Impact Ordinance and Resolution.

Plan Requirements: Fire protection components, including primary and secondary access routes, Development Plan landscape plan and fire hydrant plan, shall be submitted to P&D

and the Fire Department for review and approval prior to Land Use Permit approval for each phase of development. Where appropriate, the fire prevention measures shall be graphically depicted on grading and building plans. **Timing:** Primary and secondary emergency access, fire hydrants, and tract landscaping for common and open space areas shall be installed as part of initial tract improvements for each phase. Individual lot driveways, addressing, and individual lot landscaping shall be installed prior to occupancy clearance.

MONITORING: Site inspection for compliance shall be conducted by Fire and P&D personnel following initial tract improvements, prior to occupancy clearance for individual lots.

7. GEOLOGIC PROCESSES

ENVIRONMENTAL SETTING UPDATE

The existing geologic setting and any changes in existing conditions relevant to geologic impacts are detailed below.

- Of the 725 Specific Plan residential units approved in 2003, 195 have been constructed or have received building permits. Of these residences that are built and/or projected to be completed in 2015, 152 are located in The Oaks neighborhood and 43 are located in the Pine Creek neighborhood.
- As of February 2014, there were approximately 86 retaining wall structures of 4 to 6 feet in height that had been constructed in The Oaks and the Pine Creek neighborhoods. This number includes 7 areas where two retaining walls were stacked, to retain a total of 8 to 12 feet and one area where 3 retaining walls were stacked to retain a total of 15 feet. Additionally, each lot contains several smaller retaining walls (3 feet in height or shorter) (personal communication, Briana Daniels 2014).

IMPACT DISCUSSION

The 2003 SEIR identified the following significant, but feasibly mitigated impacts (Class II):

Impact GEO-1b: The proposed project site contains saturated, granular sediment layers that are susceptible to liquefaction and settlement in the event of a moderate nearby earthquake.

Impact GEO-1c: The proposed project site contains compressible soils that could cause structural damage to proposed structures.

Impact GEO-1d: Project grading during construction would potentially cause substantially increased erosion and sedimentation.

Impact GEO-2a: The project would result in potentially unstable slope conditions.

The SEIR identified the following adverse, but less than significant impacts (Class III):

Impact GEO-1a: A strong earthquake on a nearby or distant fault could cause substantial groundshaking at the project site.

Impact GEO-2b: Local slope failures are present along the steep banks of Pine Canyon Creek.

Impact GEO-3: Portions of the project are located immediately adjacent to natural slopes exceeding 20 percent grade.

The SEIR identified the following beneficial effects (Class IV):

Impact GEO-1e: Limited improvements for proposed trails would potentially result in short-term erosion and sedimentation. However, installation of erosion control devices would prevent long-term erosion, resulting in beneficial long-term impacts.

IMPACT DISCUSSION

03-EIR-05 found impacts associated with unstable cut and fill slopes were potentially significant. Implementation of Mitigation Measure GEO-2a, which required implementation of slope stabilization measures identified in the Allan E. Seward Engineering Geology, Inc. (2002a, 2002b) reduced impacts to less than significant. An updated geotechnical report from the same geotechnical engineering firm was prepared for the proposed project (Allan E. Seward Engineering Geology, Inc. 2014). The 2014 geotechnical analysis identified that fills generated from on-site materials would generally have low cohesion and very high erosion potential. Impacts related to slope instability would increase slightly relative to the 2003 project due to a design modification in the cut-and-fill that is proposed for the Meadows neighborhood.

The approved plan was designed to generally retain the existing site contours which are described in 03-EIR-05 as “slopes gently to moderately to the north-north-west”. According to Figure 4.7-1 of the SEIR, most of the proposed development is located within areas consisting or 10% slope or less for the Grove, Meadows and Oaks neighborhood and a mix of slopes ranging up to 20% in the Valley View neighborhood. The approved plan required an estimated 1,273,000 cubic yards (c.y.) for grading consisting of 710,000 c.y. of cut and 563,000 c.y. of fill. Through the use of over excavation and compaction, site grading was estimated to be balanced onsite. Buildout of the proposed project would involve approximately 1,268,879 cubic yards of grading (692,253 cubic yards of cut, and 576,626 cubic yards of fill). Grading would generally be balanced within each development phase; however, approximately 62,755 cubic yards would be imported to the project site.

The approved and the proposed projects are substantially the same in respect to geologic processes with the exception of one project changes that warrants discussion. Grading changes between the proposed project and the approved 2003 Plan result from the departure of implementing terraced, “split-level” grading pads in favor of level grading pads with adjacent engineered stepped retaining walls to the back of the structural envelope. The approved project included numerous split level pads, particularly in the more hilly terrain of the Valley View neighborhood. The benefit of split level pads is that grading is minimized as the building pad more closely follows the existing topography. However, according to the applicant, the mixture of Orcutt sands and clays can lead to erosion and slope failures that are potentially exacerbated on split-level lots. Thus, grading a split-level pad could result in greater erosion

and the need for more intensive Stormwater Pollution Prevention measures relative to a level graded pad. The applicant further suggests that based on experience with other residential projects in the Orcutt area avoidance of split-level foundation designs may likely reduce potential impacts resulting from geologic hazards relative to the approved 2003 Plan. Mitigation Measure GEO-2a has been revised to require the applicant to follow the recommendations of the updated geotechnical report. With implementation of mitigation measure GEO-2a as revised, potential impacts associated with development on unstable soils would remain less than significant similar to those resulting from the approved 2003 Plan.

03-EIR-05 found that areas located adjacent to Pine Canyon Creek contain saturated sediment layers that are prone to seismically induced settlement which could result in damage to overlying structures. As noted above, an updated geotechnical report was prepared for the revised project. The updated geotechnical analysis identified the Meadows and the Valley View neighborhoods as having the potential for seismically induced settlement and moderate to highly collapsible soils. However, with implementation of the previously identified mitigation measure GEO-1b and GEO-1c, potential impacts to associated with saturated and collapsible soils would be less than significant and the same as those resulting from the approved 2003 Plan.

Similar to the approved project, the proposed project would involve construction activity such as cut-and-fill grading and underground utility trenching that would result in temporary exposure of ground surfaces until the proposed vegetation could stabilize these areas. Erosion of temporarily exposed soils could result in erosion-induced siltation of Pine Canyon Creek and other drainages. Impervious surfaces installed in the early stages of construction of the proposed project could concentrate water flow, also potentially leading to increased erosion and siltation of Pine Canyon Creek and other drainages. With implementation of previously identified mitigation measure GEO-1d which requires review and approval of final grading and drainage plans by P&D and the County Public Works Department, impacts due to potential erosion induced siltation of Pine Creek and other drainages would be reduce to a less than significant level, similar to those associated with the approved 2003 Plan.

MITIGATION MEASURES AND RESIDUAL IMPACTS

The mitigation measures contained in the Geologic Processes section of 03-EIR-05, as amended to reflect the conclusion of the updated geotechnical report prepared by Allan E. Seward Engineering Geology, Inc, would be adequate to mitigate potentially significant impacts to geologic processes from the proposed project. As with the approved plan, the proposed project's residual impact and contribution to cumulative impacts would be less than significant.

GEO-1b In accordance with recommendations by Allan E. Seward Engineering Geology, Inc. (2002b and 2014), soils in the southern Meadows neighborhood, adjacent to Pine Canyon Creek, and within the Valley View neighborhood, shall be over excavated to a depth of 15 feet in alluvial areas and 3 to 7 feet in the Orcutt Sand deposits. A Registered Civil Engineer or Certified Engineering Geologist shall supervise all grading activities. **Plan Requirements:** Overexcavation depths shall be listed on the grading plan to be reviewed and approved by the County Flood Control District and P&D prior to approval of Land Use Permit for the

Meadows and Valley View neighborhoods. **Timing:** These measures shall be implemented prior to the commencement of grading and throughout the year.

MONITORING: The applicant shall demonstrate that the submitted plans conform to required study components. Grading and building inspectors shall ensure compliance in the field.

- GEO-1c** In accordance with recommendations by Allan E. Seward Engineering Geology, Inc. (2002a), surficial sediments shall be overexcavated to avoid settlement caused by compressible soils. Such excavations shall include, but are not limited to, removal of 3 to 12 feet in areas mapped as Orcutt Sand, removal of 5 to 15 feet in areas mapped as alluvium, and removal of existing artificial fill materials, such as beneath existing roadways. A Registered Civil Engineer or Certified Engineering Geologist shall supervise all grading activities. **Plan Requirements:** Excavation depths shall be listed on the grading plan to be reviewed and approved by the County Flood Control District and P&D prior to approval of Land Use Permit for each phase of development. **Timing:** These measures shall be implemented prior to the commencement of grading and throughout the year. **MONITORING:** The applicant shall demonstrate that the submitted plans conform to required study components. Grading and building inspectors shall ensure compliance in the field.

- GEO-1d** The following shall be included in the Final Grading and Drainage Plan to prevent erosion induced siltation of on-site and off-site drainages:
- a. Temporary berms and sedimentation traps, such as silt fencing, straw bales, and sand bags, shall be installed in association with project grading to minimize erosion of soils and sedimentation of Pine Canyon Creek and other drainages. The sedimentation basins and traps shall be cleaned periodically and the silt shall be removed and disposed of in a location approved by P&D.
 - b. Nonpaved areas shall be revegetated or restored (i.e., geotextile binding fabrics) immediately after grading, to minimize erosion and to reestablish soil structure and fertility. Revegetation shall include drought-resistant, fast-growing, vegetation that would quickly stabilize exposed ground surfaces. All landscape plans shall be reviewed by P&D to ensure revegetation of graded areas consisting of sandy soils.
 - c. Existing large stands of trees and natural flood channels shall be preserved to minimize erosion, to the maximum extent feasible.
 - d. Runoff shall not be directed across exposed slopes. All surface runoff shall be conveyed in culverts and diverted to the nearest drainage channel. Where such measures are feasible and would not substantially increase erosion, vegetated earthen channels should be substituted for culverts.
 - e. Energy dissipaters shall be installed at the end of drainpipe outlets to minimize erosion during storm events, most notably at storm drain and detention basin outlets into Pine Canyon Creek. Such dissipaters shall be designed to minimize damage to creek vegetation and avoid the use of unnatural materials such as concrete, grouted rock and asphalt rubble. Rock grouting shall only be used if no other feasible alternative is available as determined by P&D and Flood Control.

- f. Where feasible, all open space / undeveloped area drainages located upstream of the project shall be provided with sedimentation and runoff velocity-reduction drainage structures or devices to minimize erosion of soils into natural and man-made flood control drainages.
- g. Drainage outlets into natural creek channels (e.g., from detention basins into Pine Canyon Creek) shall be constructed in such a manner that causes outlet flow to approximate the general direction of natural stream flow.
- h. Grading shall not occur during the wet season (November 1-April 15) unless erosion control measures found adequate by P&D and the Public Works Department are implemented.
- i. Site grading shall be completed such that permanent drainage away from foundations and slabs is provided and so that water shall not pond near proposed structures or pavements.
- j. New trails shall be aligned with existing dirt roads/trails, to the greatest extent possible, to minimize additional ground disturbance.
- k. Storm drain trenches, which would locally traverse otherwise undisturbed/undeveloped areas, shall be completed in segments of no more than 500 feet in length, backfilling each phase before initiating the subsequent phase, to reduce exposure and potential erosion of stockpiled soil. Temporary berms and sedimentation traps shall be installed in association with trenching to minimize erosion of soils and sedimentation of Pine Canyon Creek and other drainages.

Plan Requirements: Erosion control components shall be listed on the grading plan to be reviewed and approved by the County Flood Control District and P&D prior to approval of Land Use Permit for each phase of development. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized. **Timing:** These measures shall be implemented prior to the commencement of grading and throughout the year.

MONITORING: The applicant shall demonstrate that the submitted plans conform to required study components. Grading and building inspectors shall ensure compliance in the field.

- GEO-2a** In accordance with recommendations by Allan E. Seward Engineering Geology, Inc. (2002a, 2002b, 2014), mechanically stabilized earth (MSE) fill slopes shall be constructed, in combination with revegetation, to prevent slope failures in non-cohesive sandy soils. MSE fill slopes include use of geogrids, mats, or retaining walls. Revegetation shall include planting, hydroseeding, and/or hydromulch in order to quickly establish vegetation on fill slopes. Such stabilization techniques shall be utilized not only for proposed fill slopes, but also over cut slopes to prevent erosion and failure of natural materials. MSE stability fills shall be constructed with back drains over proposed cut slopes. A Registered Civil Engineer or Certified Engineering Geologist shall supervise all slope construction activities. **Plan Requirements:** MSE slope specifications shall be listed and the slopes requiring such engineering shall be identified on the grading plan to be reviewed and approved by the County Flood Control District and P&D prior to approval of Land Use Permit for grading of each phase of development. **Timing:** These measures shall be implemented during construction.

MONITORING: The applicant shall demonstrate that the submitted plans conform to required study components. Grading and building inspectors shall ensure compliance in the field.

8. LAND USE AND AGRICULTURE

ENVIRONMENTAL SETTING UPDATE

The existing land use setting and any changes in existing conditions relevant to land use impacts are detailed below:

- Buildout of nearly 195 residential units within the Pine Creek and Oaks neighborhoods has changed the complexion of the agricultural grazing character throughout some of the Rice Ranch Specific Plan areas. No cattle grazing has occurred onsite since 2003.

IMPACT DISCUSSION

The 2003 SEIR identified the following significant, unavoidable impacts (Class I):

- **LU-1.2:** Project development would result in the loss of prime agricultural soils.
- **LU-1.3:** Proposed project site development would substantially reduce onsite grazing lands.

The 2003 SEIR identified the following significant, but feasibly mitigated impacts (Class II):

- **LU-1.1:** Development of the proposed project would result in agricultural land use conflicts.

03-EIR-05 found that the approved project would result in significant, unavoidable impacts to agricultural resources due to a loss of prime agricultural soils and a reduction in onsite grazing lands. Specifically the approved project would result in the conversion of approximately 75 acres of agricultural soils including 30 acres of Class I soils and 45 acres of Class III soils, and approximately 231 acres of non-native grassland to urban development. The prime soils are located primarily in the area where the Pine Creek and Meadows neighborhoods have been placed. The proposed building foot print for these two residential neighborhoods is nearly identical to the approved 2003 Plan. 03-EIR-05 found that no feasible measures were available to mitigate the loss of these prime soils. Since 2003, no feasible mitigation has been identified which would lessen the severity of this impact to prime soils. Therefore, residual impacts on loss of prime agricultural soils from buildout of the proposed project would be identical to the approved 2003 Specific Plan.

Similar to the approved plan, the proposed project would intensify use of the site resulting in the removal of grassland rangeland. However, since 2003, cattle grazing has not occurred on the Rice Ranch Specific Plan area. Therefore, impacts of the proposed project pertaining to the loss of grasslands for grazing would be less than the approved 2003 project.

The OCP includes the following development standards for addressing agricultural land use compatibility:

- DevStd LUA-O-2.1, requires the installation of fencing, berming and/or landscaping along property lines adjacent to agriculturally designated lands; and
- DevStd LUA-O-2.2, requires that a buyer beware notification, consistent with the County's Right to Farm Ordinance, be recorded on a separate information sheet with the final tract and/or parcel map of properties with 1,000 feet of agriculturally designated lands.
- OCP DevStd LUA-0-2.3 requires that all new urban development that borders agricultural lands include a 100-foot buffer between all structures and agricultural operations.

03-EIR-05 identified land use conflicts along the project's southern boundary where agricultural grazing occurred. To ensure consistency with the OCP development standard listed above, 03-EIR-05 included mitigation measures that required: 1) buyer notification to all Rice Ranch residential lots located within 1,000 feet of the agricultural zone property to the south; and, 2) 100-foot setback for residential structures located along the southern property line in Valley View, Meadow and Grove neighborhoods from the agricultural zoned properties to the south. With mitigation, impacts associated with land use conflicts were reduced to less than significant.

Based on the location of the project site, adjacent agricultural operation, and underlying land use designations, the project is subject to the Agricultural Buffer Ordinance (ABO) of the Land Use and Development Code. According to the ABO, the required agricultural buffer width is 100 feet to 150 feet for a residential project not located on a small lot located within an Urban Area and adjacent to rangeland and pasture land. As per the ABO, the agricultural buffer width shall neither be less than the minimum nor greater than the maximum. Subsection D.4.a of the ABO and Subsection II.A in Appendix I, the Agricultural Buffer Implementation Guidelines, refer to site specific factors that shall be considered when determining the agricultural buffer width. These site specific factors include:

1. Crop type/agricultural practices.
2. Elevation differences and topography.
3. Location of existing roads or naturally occurring barriers.
4. Historical land use on the agricultural lot.
5. Future farming potential of the agricultural lot.
6. Site design of the non-agricultural proposal.
7. Prevailing wind direction.

On May 27, 2014, County staff conducted a site visit with the applicant, Shea Homes, Inc. The purpose of the site visit was to collect site specific information and subsequently recommend an appropriate agricultural buffer width. The site visit was limited to areas where residences are proposed directly adjacent to agriculture in the Grove, Meadows and Valley View neighborhoods because those would be the lots impacted by an agricultural buffer. Based on the site specific factors listed above, Planning and Development staff in consultation with the Agricultural Commissioner's Office staff, recommended an agricultural buffer width of 100 feet for all four neighborhoods. In response to this recommendation the

applicant revised their initial project design to include a 100-foot residential setback from the agriculturally zoned properties to the south. The only proposed improvements within 50 feet of the southern property boundary would be roadways and trails which is consistent with OCP DevStd LUA-O-2.3. With adherence to previously identified measures, the proposed project's impacts on land use conflicts with agricultural property to the south would *remain less than significant* similar to the approved project.

The currently proposed use of the site is substantially the same as the approved use with the exception of the addition of community clubhouse. The clubhouse would not be located adjacent to the southern property line, or in an area that is used for agricultural purposes. Further, the community clubhouse is an allowed use on land zoned for residential use. As a result, the proposed changes to the Project will not increase the level of any previously identified impacts and will not create any new potential impacts regarding potential land use conflicts.

MITIGATION MEASURES AND RESIDUAL IMPACTS

Implementation of Measures LU-1.1a and -1.1b would reduce project impacts on land use pertaining to agricultural land use conflicts to *adverse, but feasibly mitigated to less than significant* (Class II). Residual impacts would be similar to the approved 2003 Specific Plan. However, removal of the remaining prime agricultural soils onsite resulting from buildout of the proposed project would remain *significant and unavoidable* similar to the approved 2003 Plan. The buildout of the proposed project's contribution to cumulative impacts on land use would also remain *significant and unavoidable*. No contribution to the cumulative loss of grazing lands would result.

LU-1.1a The following buyer notification shall be included for all lots within 1,000 feet of agriculturally zoned land: *"This property is located adjacent to property utilized for agricultural purposes as well as permitted oil development. Through enactment of an ordinance adding Section 3-23, Article V to Chapter 3 of the County Code, any inconvenience or discomfort from properly conducted agricultural operations and permitted oil development, including noise, odors, dust, and chemicals, will not be deemed a nuisance."* This notification would apply to all homes within the Grove, Meadows Valley View neighborhood within 1,000 feet of the southern boundary of the Specific Plan area. **Plan Requirements and Timing:** The applicant shall submit the buyer notification to Planning and Development for approval prior to recordation of any final map. The buyer notification shall be recorded with the final map for the Grove, Meadows and Valley View neighborhoods.

MONITORING: Planning and Development and the County Surveyor would ensure recordation.

LU-1.1b In addition to fencing proposed by the applicant, homes and other habitable structures adjacent to lands designated for agriculture shall be separated by a minimum of 100 feet from the adjacent property. This would apply to homes along the southern boundary of the Grove, Meadow, and Valley View neighborhoods. The separation can include roads, trails, and landscaping, as deemed appropriate by P&D. **Plan Requirements and Timing:** The applicant shall submit final building plans depicting the required setbacks along the southern boundary of the Grove, Meadow, and Valley View neighborhoods to Planning and Development for review

and approval prior to the issuance of a Zoning Clearance for residential structures in the Grove, Meadow and Valley View neighborhoods.

MONITORING: Planning and Development staff shall inspect the site for required setbacks through grading and construction.

9. NOISE

ENVIRONMENTAL SETTING UPDATE

The proposed 2015 Rice Ranch Specific Plan includes the following changes from the previously approved 2003 Specific Plan relevant to the assessment of noise:

- Of the 725 Specific Plan residential units approved in 2003, 195 have been constructed or have received building permits in the Pine Crest and The Oaks neighborhoods.
- The 2015 Rice Ranch Specific Plan would provide for the construction of the remaining, previously approved 530 Specific Plan residences: 364 SFR and 166 MFR.
- A one-story community clubhouse, approximately 5,000 square feet (s.f.) in size, is proposed in the Meadows neighborhood, southeast of the Bradley Road / Sage Crest Road intersection. Clubhouse indoor facilities would be available from 6 A.M. to 10 P.M. Outdoor recreational facilities play courts would not be illuminated for nighttime use; use would occur during daylight hours. Other outdoor use areas including the pool area with spa, shade pavilion, barbeque and picnic area would be available until 10 P.M. Residents' clubhouse gatherings would be limited to a maximum of 150 attendees. Outdoor Clubhouse event activity would occur until 10:00 P.M. Indoor Clubhouse amplified music activity would occur until 10 P.M. Outdoor Clubhouse voice microphone amplification would occur until 8 P.M. No outdoor Clubhouse event music amplification activity would occur.

IMPACT DISCUSSION

The 2003 SEIR identified the following significant, but feasibly mitigated impacts on noise (Class II):

NOI-3: The proposed project would result in construction within 1,600 feet of sensitive receptors.

The 2003 SEIR identified the adverse, but less than significant impacts on noise (Class III):

NOI-1: Project development would not result in an exterior noise level change of 3 dB(A) and would not raise the ambient noise level above 65 dB(A).

NOI-2: The proposed project would not result in exterior residential noise levels exceeding 65 dB CNEL, and indoor living areas when doors and windows are closed that would be subject to noise levels exceeding 45 dB(A) CNEL.

NOI-4: Conversion of 230 acres of open space to residential use, particularly the Pine Creek multifamily attached neighborhood and proposed park areas, would substantially increase the existing noise levels of adjacent areas on Rice Ranch, Bradley, and Stubblefield roads.

SHORT-TERM IMPACTS TO EXISTING NOISE-SENSITIVE USES

03-EIR-05 found that construction related impacts to noise sensitive receptors would be potentially significant. 03-EIR-05 found that project construction would be within 1,600 feet of Pine Grove Elementary School and as close as 200 feet to homes along Stubblefield and Rice Ranch roads. Mitigation measures required under the approved plan to address short-term construction noise included limitations on construction hours for the entire site, shielding of construction equipment, use of temporary noise barriers between the construction equipment and Pine Grove Elementary School, and notification of sensitive noise receptors in advance of construction activities. Sensitive receptors within 1,600 feet include residences to north, northwest, west, and east of the project site. The Pine Grove Elementary School is also located immediately to the north, adjacent to the Oaks neighborhood. Buildout of the proposed project would result in the same total number of residential units in the same approximate location as with the approved 2003 Plan.

Mitigations included in 03-EIR-05 requiring limitations on construction hours, shielding of construction equipment, and notification to noise sensitive receptors in advance of construction activities, will be applied to the project to address short-term noise impacts for construction activities. Previously adopted mitigation measure NOI-3.5 requires the installation of temporary noise barriers adjacent to the Pine Grove Elementary School to reduce the effects of construction noise on classrooms and play areas below 65dBA CNEL. Portions of the Meadows and Pine Creek neighborhoods, as well as the community clubhouse, would be located within 1,600 feet of the school property and noise generating construction activities would likely be heard on school property. However, the existing homes within the Oaks neighborhood (that are located between the school and these future construction areas) would effectively attenuate construction noise levels similarly, if not better than, the temporary noise barriers required under Measure NOI-3.5. Thus, temporary noise barriers placed along the Pine Grove School perimeter would no longer be necessary. Nevertheless, since the proposed project would be developed in phases, construction activities would occur near, or adjacent to residential development located within the project area along the project's north and western perimeter. Therefore, Measure NOI-3.5 has been revised and will be applied to the proposed project to ensure that noise related impacts associated with buildout of the proposed project are similar to those of the approved project. To further minimize noise construction related impacts, mitigation measure NOI-05 is proposed which requires designation of specific construction access routes. Implementation of these mitigation measures would ensure that short term noise impacts from the proposed project would not be substantially more severe than impacts associated with the approved plan.

LONG TERM IMPACTS TO NOISE SENSITIVE USES

Long-term impacts to surrounding sensitive receptors, including nearby residences and the Pine Grove Elementary School were expected to be less than significant under the approved plan. The 2003 SEIR found that proposed neighborhoods would be exposed to existing oil operations and aircraft overflight. Due to the intermittent nature of this noise, the potential impacts were not projected to exceed continuous levels of 65 dB(A) CNEL. Proposed vehicular traffic, in addition to existing volumes on Rice Ranch Road, Bradley Road, and Stubblefield Road were not expected to exceed the 65 dB(A) CNEL exterior and the 45 dB(A) CNEL interior living area standards. Although impacts on noise

sensitive receptors were considered *adverse, but less than significant* (Class III) mitigation measures were identified to maximize the project's consistency with OCP Development Standard NSE-O-1.2 and NSE-O-1.5. These development standards require a notification to future homeowners indicating that the site is affected by low aircraft overflights and designing homes so that the exterior and interior living spaces do not exceed 65 dB(A) CNEL and 45 dB(A) CNEL, respectively. To maximize the project's consistency with this development standard, recommended mitigation measures provided for in 03-EIR-05 required homes facing Rice Ranch Road, Stubblefield Road, and Bradley Road to incorporate solid core doors and double-paned glass windows. These mitigation measures will also apply to the proposed project to ensure consistency with OCP provisions.

The mitigation measures identified in 03-EIR-05 would be applicable to the proposed project with the exception of Mitigation Measures NOI-3.4. Mitigation measure NOI-3.4 requires that all mechanical equipment be acoustically engineered so that it does not exceed 65 dBA CNEL at the Pine Grove Elementary School. This measure pertains to the Oaks neighborhood because it is the only development located immediately adjacent to the School to have an effect. This measure is no longer applicable because the construction of the Oaks neighborhood will be completed under the approved project and is part of the existing setting.

The proposed project differs from the approved plan in terms of noise impacts, in that the proposed project includes a clubhouse that would serve the residents of the Rice Ranch neighborhood. According to the applicant, Clubhouse indoor facilities would be available from 6 A.M. to 10 P.M. Outdoor recreational facility play courts would not be illuminated for nighttime use, and would therefore only be active during daylight hours. Other outdoor use areas including the pool area with spa, shade pavilion, barbeque and picnic area would be available until 10 P.M. Residents' clubhouse gatherings would be limited to a maximum of 150 attendees. Outdoor Clubhouse event activity could occur until no later than 10:00 P.M. Outdoor Clubhouse voice microphone amplification would be restricted to no later than 8 P.M. No outdoor Clubhouse event music amplification activity would occur. Indoor Clubhouse activity, including events with amplified music, could also occur until no later than 10 P.M.

An acoustic analysis of potential neighborhood Clubhouse activities was performed by Jonathan Leech, Dudek acoustician. The following activities and their impact on sensitive receptors were addressed:

1. Outdoor Clubhouse patio activities of up to 150 persons, between 12:00 P.M. and 10:00 P.M.
2. Amplified single voice microphone during an outdoor Clubhouse patio activity of up to 150 persons between 12:00 P.M. and 8:00 P.M.
3. Indoor Clubhouse patio activities of up to 150 persons, between 12:00 P.M. and 10:00 P.M.

The analysis considered the five closets proposed residential lots to the southeast and northeast and the existing Orcutt Community Park to the south. The distance of these receptors to the Clubhouse and difference in elevation are listed below:

- Lot 437: 150 feet away; 38 feet below

- Lot 436: 180 feet away; 38 feet below
- Lot 412: 270 feet away; 13 feet below
- Lot 411: 270 feet away; 12 feet below
- Lot 401: 585 feet away; 9 feet above
- Orcutt Community Park: 515 feet away; 61 feet below

The results of the noise analysis are identified in Table 7 below.

Table 7
Clubhouse Activities and Exterior Noise Levels
Experienced by Sensitive Receptors
(all measurements in dBA CNEL)

<i>Sensitive Receptor</i>	<i>Indoor Party, including Amplified Music (12:00 – 10:00 PM)</i>	<i>Outdoor Party, No Amplified Music (12:00 – 10:00 PM)</i>	<i>Outdoor Party, Single Voice Amplification (12:00 – 8:00 PM)</i>
Lot 437	50	60	63
Lot 436	47	57	60
Lot 412	42	52	55
Lot 411	42	52	55
Lot 401	37	37	35
Orcutt Community Park	50	60	63

The results of acoustical modeling of proposed Clubhouse activities on adjacent sensitive receptors presented in Table 7 above indicate that that all exterior noise levels would be less than 65 dBA CNEL. According to the noise analysis, standard construction practices would reduce exterior sensitive receptor noise levels as experienced in internal living areas by 20 dBA (Jonathan Leech, Dudek). As a result, all interior noise levels experienced by the nearest sensitive receptors to the proposed Clubhouse would be less than 45 dBA (a maximum of 43 dBA CNEL at Lot 437). Therefore, proposed Clubhouse activities would have an *adverse, but less than significant noise impact*.

MITIGATION MEASURES AND RESIDUAL IMPACTS

With the exception of Measure NOI-3.4 the mitigation measures contained in the Noise section of 03-EIR-05 as revised, would be adequate to mitigate potentially significant impacts associated with noise from the proposed project. As with the approved plan, the proposed project’s residual impact and contribution to cumulative impacts would be less than significant.

NOI-2.1 A Truth-in-Sales notice, describing potential nuisance noise from ongoing oil operations and aircraft overflight, shall be required for all new homes within the Rice Ranch Specific Plan. **Plan Requirements:** Notice shall be provided to all potential home buyers. **Timing:** The applicant shall submit the buyer notification to Planning and Development for approval prior to

recording of any final map. The buyer notification shall be recorded on a separate information sheet with the final map.

MONITORING: P&D shall ensure that the notice is prepared and circulated during home sales.

NOI-2.2 Homes facing Rice Ranch Road, Stubblefield Road, and Bradley Road shall incorporate solid core doors and double-paned glass windows with other suitable noise-attenuating design to ensure that interior noise exposure are maintained at 45 dBA CNEL or below. **Plan Requirements and Timing:** Noise attenuation design for homes facing Rice Ranch Road, Stubblefield Road, and Bradley Road shall be developed by a P&D-approved acoustic engineer and designated on the building plan. P&D shall review and approve the building plan prior to the issuance of Zoning Clearance for residential structures.

MONITORING: P&D shall ensure that the final architectural plans for the Pine Creek, Oaks, Meadows, and The Grove neighborhoods contain these specifications, and shall field inspect prior to Final Building Clearance.

NOI-3.1¹¹ Construction activity for site preparation and for future development shall be limited to the hours of 8 AM to 5 PM, Monday through Friday. No construction shall occur on State Holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. **Plan Requirements:** The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. **Timing:** Signs shall be posted prior to commencement of construction and maintained throughout construction.

MONITORING: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

NOI-3.2 Stationary construction equipment that generates noise that exceeds 65 dBA at the project boundaries shall be shielded with the most modern and effective noise control devices (i.e., mufflers, lagging, and/or motor enclosures to P&D's satisfaction), and shall be located at a minimum of 200 feet from occupied residences and other noise sensitive uses as far as possible from the eastern property line of the project site. All equipment shall be properly maintained to ensure that no additional noise, due to worn or improperly maintained parts, would be generated. **Plan Requirements:** The equipment area with appropriate acoustic shielding shall be designated on building and grading plans. The equipment area shall be depicted on all final grading plans and reviewed and approved by P&D prior to the issuance of a Land Use Permit for grading. **Timing:** Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities.

¹¹ Mitigation is updated to reflect current standard language.

MONITORING: The Owner/Applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance.

NOI-3.3¹² The project applicants shall notify the sensitive noise receptors in advance of any and all construction activities. The construction manager's (or representative's) telephone number shall also be provided with the notification so that community concerns can be communicated. **Plan Requirements:** Construction routes shall be limited to Stubblefield Road and Rice Ranch Roads. The Owner/Applicant shall provide all adjacent property owners with a construction activity schedule and construction routes seven days in advance of construction activities. Any alterations or additions shall require seven day notification. The Owner/Applicant shall submit a copy of the schedule and mailing list to Permit Compliance staff. **Timing:** Schedule and mailing list shall be submitted at least seven days prior to initiation of any earth movement. This notification clause shall be included on the final grading plan, and reviewed and approved by P&D prior to issuance of a Land Use Permit for grading. **Timing:** The measure shall be implemented prior to and during construction. **MONITORING:** P&D compliance staff shall perform site inspections throughout construction to ensure compliance.

NOI-3.5 Temporary noise barriers shall be used and relocated as needed to block line-of-sight between the construction equipment and the occupied residences. Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded with appropriate acoustic shielding to P&D's satisfaction and shall be located at a minimum of 100 feet from occupied residences. **Plan Requirements:** The Owner/Applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans. **Timing:** Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities. **MONITORING:** The Owner/Applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance with activity schedules..

10. PUBLIC SERVICES

ENVIRONMENTAL SETTING UPDATE

The proposed 2015 Rice Ranch Specific Plan includes the following changes from the previously approved 2003 Specific Plan relevant to the assessment of public services impacts:

Of the 725 Specific Plan residential units approved in 2003, 195 have been constructed or have received building permits in the Pine Crest and The Oaks neighborhoods.

¹² Mitigation is updated to reflect current standard condition language.

The 2015 Rice Ranch Specific Plan would provide for the construction of the remaining, previously approved 530 Specific Plan residences: 364 SFR and 166 MFR.

A one-story community clubhouse, approximately 5,000 square feet (s.f.) in size, is proposed in the Meadows neighborhood, southeast of the Bradley Road / Sage Crest Road intersection

IMPACT DISCUSSION

The 2003 SEIR identified the following significant, unavoidable impact on Public Services (Class I):

PS-2.1: Project development would result in solid waste demands that would exceed the county threshold.

The 2003 SEIR identified the following significant, but feasibly mitigated impacts (Class II):

PS-3.1: Development of the proposed project would require construction of additional trunk and feeder lines.

PS-3.2: The proposed project would result in an increased demand for sewer services.

PS-4: The proposed development would result in a lack of infrastructure required to provide adequate water supplies and pressure to the project site.

PS-6: Project development would require the provision of a new school facility.

PS-7: Development of the proposed project would substantially increase the demand on existing library facilities.

The 2003 SEIR identified the adverse, but less than significant impacts (Class III):

PS-1: The proposed project would result in a substantial increase of residential and educational development that would increase the demand for police officers and facilities.

Solid Waste:

03-EIR-05 found that the population increase of up to 2,334 people (generated by project buildout of 725 homes) and construction of a new school would require extension of solid waste disposal services, and would result in an increase in the amount of waste require landfilling. 03-EIR-05 determined that the approved development would result in a total of about 2,218 tons of solid waste per year. Even with the implementation of an effective source reduction and recycling program, the approved plan was above the County's 196 tons per year significance threshold and was expected to generate significant project-specific solid waste impacts.

The proposed project is expected to generate approximately 1,370 tons of solid waste per year. This amount exceeds the County threshold of 196 tons/year by 1,174 tons. In addition, construction activity would

generate extensive solid waste, particularly wood, metal and cardboard. The volume of construction waste is considered a substantial source of the solid waste stream. Although the proposed project is expected to generate less solid waste per year than the approved project, even with implementation of mitigation measures identified in 03-EIR-05 requiring effective source reduction and recycling programs, impacts to solid waste would remain *potentially significant*.

Wastewater:

The proposed onsite collection system is comprised of 6- and 8-inch diameter gravity sewer lines in the public roads or on private roads in public sewer easements serving the individual units. A 10-inch line would be constructed along Rice Ranch Road to connect to the existing Graciosa line. All proposed work would be subject to LCSD review and approval and would conform to the standards of the LCSD.

The approved project was originally located outside the sewer district's boundary. Since 2003, the Rice Ranch Specific Plan area has been annexed into the LCSD service area, and sewer trunk lines extended within existing residential and Orcutt Community Park development. Additionally, a 10-inch line has been constructed along Rice Ranch Road to connect to the existing Graciosa line. With implementation of mitigation measures included in 03-EIR-05, construction related impacts associated with infrastructure improvements would not be substantially more severe than impacts associated with the approved plan.

Unlike the approved plan, the proposed project includes a new sanitary lift station for lots 139-148 and 159-167 in the Valley View neighborhood. A benefit assessment zone would be required for those lots to eliminate impacts of the operating cost to existing rate payers. Pursuant to the Laguna County Sanitation District Letter date June 15, 2015, the applicant would be required to provide the District with a "Dedication Agreement for Sewer facilities" to ensure construction of the lift station, prior to issuance of building permits. The lift station would be required to be connected to the Laguna Sanitation District's Supervisory Control and Data Acquisition (SCADA) system or other acceptable alarm systems.

With regards to wastewater generation, 03-EIR-05 determined that buildout of the approved project would generate approximately 145,000 gallons per day (gpd) of wastewater. In 2003 residential wastewater generation was estimated at 225 gpd. With application of the same generation rate, expected wastewater generation for the proposed project would be approximately 119,250 gpd (530 units x 225gpd = 119,250gpd). The estimated interior water demand for the proposed community clubhouse facility would be approximately 2.0 acre feet per year (AFY). For this analysis it is assumed that the estimated wastewater generation would equal the estimated water demand. Thus, the proposed clubhouse is estimated to generate approximately 1,785 gpd of wastewater. Since 2003, LCSD has completed a treatment improvement project to improve its effluent quality pursuant to RWQCB requirements. To ensure consistency with county policies, the applicant will be required to obtain a "Can and Will" serve letter from LCSD that states that the project's wastewater will not cause the District's effluent to exceed RWQC thresholds; that adequate treatment and disposal capabilities exist to serve the project; and existing, or planned and funded, transmission lines have available capacity to serve the project and that all sewer rights of way are acceptable.

Since the proposed project's estimated wastewater generation is less than the anticipated project analyzed in 03-EIR-05 and since there have been improvements to the wastewater treatment facility itself, impacts to wastewater as a result of the project would not be increased beyond the levels identified in 03-EIR-05. Therefore, impacts related to wastewater treatment for the proposed project would be less than the approved plan.

Water Supply and Infrastructure:

03-EIR-05 found that the site did not currently have the infrastructure to supply the proposed project with water. Golden State Water Company (formerly Cal Cities Water Company [CCWC]) had indicated that two new water tanks, one immediately adjacent to the existing tank, the other to be located approximately 1,700 feet south of the existing water tank, on the 40 acre parcel immediately south of the Rice Ranch area would be required. 03-EIR-05 determined that the lack of water infrastructure necessary for serving the project was considered a *potentially significant impact*.

Golden State Water Company currently maintains two water tanks: an original 1.5-million gallon storage tank; and a second 1-million gallon storage tank built by Rice Ranch Ventures located on 3 acres surrounded by the southerly portion of the Specific Plan area (not a part of the project). As discussed above in Section 2, *Aesthetics/Visual Resources*, Golden State Water Company does not see a need to construct the other water tank envisioned in 2003. Therefore, Mitigation Measure PS-4.2 requiring the applicant to their fair share toward Golden States additional water tanks is no longer applicable. Additionally, Golden State Water Company have indicated that water distribution lines have been established adjacent to the site in Rice Ranch Road, Stubblefield, and Bradley roads with sufficient capacity to serve the project. Water main extensions, in-tract distribution mains, booster pump stations, and related infrastructure have been included in project plans in accordance with the requirements of the Golden State Water Company. As sufficient water supplies and infrastructure exist to the serve the buildout of the proposed project, no additional impacts on public services related to water infrastructure would occur. Therefore impacts would be similar or less relative to the approved 2003 Project.

With regard to water supply, the net consumptive use of the 2003 project was estimated to be 336 AFY. The net consumptive use of the proposed 2015 project is estimated to be 258 AFY. Rice Ranch Ventures, LLC still maintains a reservation of up to 350 AFY of the State Water Project (SWP) yield held by the Golden State Water Company. However, based on a finding by the Court of Appeal in *City of Santa Maria, et al v. Richard E. Adam, et al.* (2012) 211 Cal.App.4th 266, the Court determined that the Santa Maria Groundwater Basin is not currently in overdraft. Therefore, the requirement for long-term supplemental water supplies that do not result in further overdraft of the local groundwater basin from WAT-O-2 is not applicable at this time. As a result, adequate water resources would be available to supply the infrastructure required to provide sufficient water to the proposed project. Therefore, impacts pertaining to water supply would be similar or less relative to the approved 2003 Project.

Schools:

03-EIR-05 found that the build out of the Specific Plan of 725 residential units would generate up to 348 students to the area (725 homes x 0.38 elementary students/home x 0.75 (Orcutt Union School District (OUSD) elementary/junior high school split factor) x 0.38 middle school students/home x .25 (OUSD elementary/junior high split factor) x 0.099 high school students/home = 348 students). The addition of

348 new students to OUSD and SMJUSD was considered to exacerbate the existing enrollment capacities of Pine Grove Elementary School, Orcutt Junior High School, and Ernest Righetti High School. However, the 2003 Project provided for a 10.6-acre elementary school site and an additional 1.4-acre parcel to improve access to the existing Pine Grove Elementary School. Pursuant to the School Mitigation Agreement between the owner and OUSD (dated May 21, 1997), the Specific Plan applicant agreed to dedicate 12 acres for a new school site and provide additional payment to OUSD to offset the student population that would be generated by the Specific Plan. A commitment to dedicate a 12-acre elementary school site was adopted pursuant to an agreement between the property owner and OUSD prior to adoption of the Rice Ranch Specific Plan in 2003. According to the applicant, after consultation with the OUSD it was determined that a new school at Rice Ranch is not necessary; therefore the revised project includes two elementary school expansion sites totaling 10.8 acres. A 9.4-acre school expansion site is located west of the existing Pine Grove School along Rice Ranch Road. An additional 1.4 acre parcel, located south of Pine Grove School along Bradley Road will be used to improve access to the existing school facility. These revised school sites were offered for dedication concurrent with filing of the Development Agreement and Master Tract Map 14,636. The revised school site offer has yet to be accepted. Buildout of the proposed project would result in the same total number of residential units associated with the approved 2003 Plan and thus is expected to generate the same number of students to the area. Impacts to schools of the proposed project would be substantially the same as the approved project with the implementation of previously identified mitigation measure ensuring the payment of statutory school fees and the offer of dedication of the two school expansion sites totaling 10.8 acres.

Police, Health Care, and Library Services:

The proposed amended project would be developed at the same density (725 residential units) as the approved project. Implementation of the proposed amended project is not expected to result in a significant increase in demand for police or health care services or library and hence, impacts would be substantially the same as the approved project.

CUMULATIVE IMPACTS

The mitigation measures contained in the Public Facilities section of 03-EIR-05 relative to wastewater treatment, water supplies and infrastructure, the payment of library and statutory school fees would be adequate to mitigate potentially significant public facility impacts from the proposed project. As with the approved plan, the proposed project's residual impact and contribution to cumulative impacts to police, library and health services, and schools, potable water, and wastewater treatment would be less than significant. Although the City of Santa Maria and County of Santa Barbara have solid waste reduction programs to reduce the generation of solid waste to the degree feasible, the project's contribution to cumulative impact remains significant.

MITIGATION MEASURES AND RESIDUAL IMPACTS

As indicated above, Measure PS-4.2 requiring the applicant to pay their fair share toward construction of new water tanks is no longer applicable. The remaining mitigation measures contained in the Public

Facilities section of 03-EIR-05 and as updated below, would be adequate to mitigate potentially significant public facility impacts pertaining to schools, wastewater treatment, water supply and infrastructure, schools, police, health care and library services. However, the project's total solid waste generation would remain potentially significant and unavoidable. Also, consistent with the approved plan, the proposed project's contribution to cumulative solid waste generation impacts would be considerable.

PS2.1¹³ Solid Waste-Construction Site Demolition and/or excess construction materials shall be recycled where applicable (i.e., wood, cardboard, concrete, and asphalt). The Owner/Applicant shall provide an adequate number of covered receptacles for construction and employee trash to prevent trash & debris from blowing offsite, shall ensure waste is picked up weekly or more frequently as needed, and shall ensure site is free of trash and debris when construction is complete. **Plan requirements:** All plans shall contain notes that the site is to remain trash-free throughout construction. **Timing:** Prior to building permit issuance, the Owner/Applicant shall designate and provide P&D with the name and phone number of a contact person(s) responsible for trash prevention and site clean-up. Additional covered receptacles shall be provided as determined necessary by P&D. **MONITORING:** Permit compliance monitoring staff shall inspect periodically throughout grading and construction activities and prior to Final Building Inspection Clearance to ensure the construction site is free of all trash and debris. The Owner/Applicant shall provide an adequate number of covered receptacles for construction and employee trash to prevent trash & debris

PS-2.2 Where available, materials with recycled content shall be used in project construction. Chippers on site during construction shall be used to further reduce excess wood for landscaping cover. **Plan Requirements:** The applicant shall submit, along with the Solid Waste Management Program, a description of the amounts and types of recycled materials to be used in project construction to P&D and Public Works. The applicant shall submit, along with the Solid Waste Management Program, a description of the monitoring program to P&D and Public Works. **Timing:** P&D and the Public Works Department shall review and approve documents prior to land use clearance for each Final Development Plan. **MONITORING:** P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.

PS-2.3¹⁴ Solid Waste-SRSWMP. The Owner/Applicant shall develop and implement a Source Reduction and Solid Waste Management Plan (SRSWMP) describing proposals to reduce the amount of waste generated during construction and throughout the life of the project and enumerating the estimated reduction in solid waste disposed at each phase of project development and operation. **Plan Requirements:** The plan shall include but not limited to Operation Source Reduction:
a. Operation Solid Waste Reduction Examples:
i. Establish a recyclable material pickup area.

¹³ Entire condition is updated herein.

¹⁴ Entire condition is updated herein.

- ii. A green waste source reduction program, including the creation of common composting areas, and the use of mulching mowers in all common open space lawns.
- iii. Participate in an existing program to serve the new development. If P&D determines that a curbside recycling program cannot be implemented, and an alternative program such as the anticipated wet/dry collection is not on line, then it will be the responsibility of the OWNER/HOA to contract with the Community Environmental Council or some other recycling service acceptable to P&D to implement a project-wide recycling program.
- iv. Implement a backyard composting yard waste reduction program.

Timing: The Owner/Applicant shall submit a SRSWMP to P&D permit processing staff for review and approval prior to approval of a Zoning Clearance. Program components shall be implemented prior to Final Building Clearance and maintained throughout the life of the project.

MONITORING: During operation, the Owner/Applicant shall demonstrate to P&D compliance staff as required that solid waste management components are established and implemented. The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved SRSWMP are in place as required prior to Final Building Clearance. The permittee shall develop and implement a Solid Waste Management Program. The Program shall include one or more of the following measures, but is not limited to those measures:

- a. Provision of space and/or bins for storage of recyclable materials within the project site.
- b. Implementation of a curbside recycling and green waste program to serve the new development.
- c. Development of a plan accessible collection of materials on a regular basis.
- d. Regular composting of lawn clippings and other landscape materials.

PS-3.1.1 Prior to recordation of the final tract map, a Can-and-Will-Serve letter from the Laguna County Sanitation District shall be submitted by the applicant to P&D which specifies that: 1) The project's wastewater shall not cause the LCSD to be unable to meet the RWQCB limits; 2) Adequate treatment and disposal capabilities exist to serve the project; and 3) Existing, or planned and funded, transmission lines have available capacity to serve the project. **Plan Requirements and Timing:** The sewer collection systems as specified in Can-and-Will-Serve letter shall be constructed concurrent with residential construction and shall be in place prior to issuance of the first residential certificate of occupancy. **MONITORING:** P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.

PS-3.1.2 The project shall be required to use replacement canisters for water softening rather than home salt-based softening units, with such measures included in both proposed CC&Rs and as a condition of project approval and per County Code Section 29-26.1. **Plan Requirements and Timing:** P&D shall review proposed CC&Rs prior to map recordation to ensure compliance with these requirements. **MONITORING:** P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.

PS-3.1.3 Applicant shall pay LCSD trunk and connection fees as deemed appropriate by LCSD and P&D. Payment of fees is necessary to receive certificates of occupancy. **Plan Requirements and Timing:** The applicant shall pay fees prior to the occupancy clearance (or as otherwise required) to ensure compliance with these requirements and provide evidence of payment to P&D.
MONITORING: P&D shall ensure that fees are received by LCSD.

PS-4.1 The applicant shall prepare a water infrastructure plan, delineating on and off-site improvements that would be required to effectively provide water service to the site and demonstrating that the proposed water system meets applicable quality and pressure standards and demonstrate no net increase in groundwater consumption, to the satisfaction of the Golden State Water Company (GSWC) in accordance with the contract between the developer and GSWC. **Plan Requirements and Timing:** The GSWC-approved plan shall be submitted to Public Works and P&D prior to issuance of Land Use Permits for grading of each neighborhood.
MONITORING: Water infrastructure shall be inspected by the GSWC prior to Final Building Inspection Clearance for the first residence in each phase of development.

PS-6.1 The developer shall enter into an agreement between OUSD and SMJUUSD to convey appropriate statutory fees and mitigation payments. **Plan Requirements and Timing:** Payment of mitigation fees shall be made to OUSD and SMJUUSD at or prior to the issuance of a building permit by the County for each new single family residence to be built on the property. The applicant shall provide P&D with verification of fee payment prior to occupancy clearance.
MONITORING: P&D shall verify payment of fees to OUSD and SMJUUSD.

PS-7 A development fee, subject to change based on Public Infrastructure Financing Program for the Orcutt Community Plan, shall be paid to the County of Santa Barbara to offset costs of providing library services to the project site. **Plan Requirements and Timing:** Library fees shall be paid to Planning & Development Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).
MONITORING: P&D shall verify receipt of payment to County of Santa Barbara..

11. RECREATION

ENVIRONMENTAL SETTING UPDATE

The proposed 2015 Rice Ranch Specific Plan includes the following changes from the previously approved 2003 Specific Plan relevant to the assessment of recreational resources impacts:

- The proposed Rice Ranch Specific Plan includes five private (in lieu of publicly-maintained) neighborhood parks that total 4.3 acres. These parks would be privately owned and maintained by the HOA for the use of Rice Ranch residents.
- The Community Services Department, Parks Division (Parks Div.) proposes realignment of 3.2 miles of multi-use (hiking and equestrian) trails within the previously dedicated Specific Plan Open Space area (see Figure 2-18, Recreational Trails Plan). This would achieve a total trail length of 7.9 miles, essentially equal to the 8 miles that were proposed in the approved 2003 Specific Plan.
- The project proposes adjustments to the open space boundaries which would provide 2.04 acres less open space than the approved 2003 Specific Plan a reduction from 332.26 to 330.22 acres. The adjustments to the open space areas are primarily a result of the following changes to the project: 1) the Park Division's request that the applicant incorporate all manufactured slopes within private lots and/or HOA ownership and maintenance areas instead of in public open space areas; and 2) the Fire Department's request for full secondary access to the Valley View and Grove neighborhoods. These secondary access roads traverse portions of previously dedicated open space areas
- A one-story community clubhouse, approximately 5,000 square feet (s.f.) in size, is proposed in the Meadows neighborhood, southeast of the Bradley Road / Sage Crest Road intersection.

IMPACT DISCUSSION

The 2003 SEIR identified the following significant, but feasibly mitigated impact on recreation (Class II):

REC-1: Project development would result in a substantial loss of existing recreational opportunities.

The 2003 SEIR also identified the following beneficial impacts (Class IV) on recreation:

REC-2: Development of the proposed project would not substantially increase the demand on recreational facilities.

REC-3: Proposed trail development would be compatible with the Multiple Use Trails Plan siting guidelines specified in the OCP FEIR.

Since 2003, the 25.76-acre Orcutt Community Park and the Oaks neighborhood park have been constructed. As a result, Mitigation Measures REC-1.5 and REC-1.6 identified in 03-EIR-05 which required the applicant to: 1) post a bond for the community park's completion; and, 2) dedicate the community park to the County, respectively, have been satisfied. Additionally, a total of 4.7 miles of multi-use trails have been developed within the dedicated open space owned and maintained by the County of Santa Barbara. On December 13, 2011, the Board of Supervisors accepted dedication of approximately 306 acres of open space and public trail easements located within developable areas of the Specific Plan.

The Rice Ranch Specific Plan also includes five (5) private neighborhood parks that total 4.5 acres. While each neighborhood park does not meet the 1 acre minimum required by the Orcutt Community Plan, they do total 4.5 acres. Assuming 2.72 persons per dwelling, the project would introduce 1,442 new residents (2.72 persons x 530 units = 1,442 new residents). Based on the County standard of 4.7 acres of parkland per 1,000 residents, the project would generate a demand of 6.84 acres of developed

parkland. However, the 30.25 acres of public and private parkland provided by the proposed project would result in a surplus of 23.6 acres of developed parkland. Thus, while the five neighborhood parks do not meet the 1-acre minimum requirement of the OCP, the amount of developed parkland would exceed the County's provisions for parks.

The currently proposed project also differs from the approved plan as it also includes a request to privatize the five neighborhood parks as well as provide a private community clubhouse for the residents of Rice Ranch. With regards to the request for privatization of neighborhood parks, the Community Services Department, Parks Division staff indicated to P&D that due to the current financial situation of the Parks Division, and due to the current inability of the Orcutt Community Facilities District to fully fund the maintenance of the new facilities, the Parks Division is not able to accept new public facilities at this time. The Parks Division staff also stated that they are not opposed to private facilities when they address the recreational needs of the new residents in new development and are sited in a way that serve primarily the new development and therefore mitigate the impact created by the increased population. Implementation of mitigation measures identified in 03-EIR-05 requiring all park sites be developed consistent with resource disturbance assumptions identified in the OSHMRIP and completed prior completion of the first phase within the applicable neighborhood would ensure that impacts related to park development would be substantially the same as the approved project.

The proposed project includes a clubhouse that would be located near the entrance to the community on Sage Crest Drive and Bradley. The clubhouse would serve the residents of the Rice Ranch neighborhoods and would be "a private membership recreational facility" as defined in the Land Use Development Code (LUDC). The clubhouse would include fitness equipment, meeting rooms, swimming pool, restrooms, a kitchen, and storage. The clubhouse facility would also provide residents with a place for meetings, parties, weddings, cooking classes, summer movies, and other activities of interest. The addition of the clubhouse facility would improve upon the Specific Plan in that it would provide an onsite recreational community facility where the residents of Rice Ranch could gather for community activities. Hence, the proposed project's impacts to recreational facilities would be less than the approved project.

The approved OSHMRIP regulates how open space within the project area would be managed and, where feasible, improved during residential development and occupancy. Similar to the approved project, the proposed project also includes a revised OSHMRIP that presents a detailed analysis of biological resources within each neighborhood and in the Open Space, an assessment of the impacts that would occur with the proposed development, and specific measures to protect, avoid or enhance these resources during construction and occupation. Implementation of mitigation measures REC-1.1, REC-1.2, REC1.3, and REC-1.4 assuring the dedication of public trails to the County, prohibiting structures from being developed in designated open space areas, identifying development restriction on open space areas and parks and ensuring completion of the restoration program to protect habitat within the open space areas that have been identified in the OSHMRIP for residential park and trail development would ensure that impacts to biological resources associated with development of recreational facilities would be substantially the same as the approved project.

In addition, 03-EIR-05 identified a mitigation measure (REC-1.9) that required the Specific Plan to include a landscape, open space management and habitat protection plan to be reviewed and approved by P&D and

the Parks Division. The 2015 Specific Plan incorporates the direction identified in Measure REC-1.9. Therefore, adherence to the Specific Plan provisions would insure completion of the restoration program identified in the OSHMP and that impacts to loss of recreational opportunities would be reduced to a less than significant level similar to the 2003 Project.

The proposed project includes rerouting several unbuilt public multi-use trails identified in the 2003 Specific Plan. A majority of the realigned trails would follow existing trails and roads and are located on county owned property. However, there are several trail segments that cross private property which would link development on the site with the proposed trail network. Implementation of mitigation measure REC-1.8 requiring recordation of a public access easement would provide for continued public access through the project site. Hence, the proposed project's impacts to public access would be substantially the same as the approved project.

MITIGATION MEASURES AND RESIDUAL IMPACTS

As discussed above, Mitigation Measures REC-1.5, and -1.6 have been satisfied with completion of the community park. The proposed 2015 Specific Plan includes all of the provisions specified in Measure REC-1.9, The adjustments to the open space boundaries would be conducted by the proposed land exchange, therefore Measure REC-1.1 which requires the open space to be dedicated to the County would no longer apply. The remaining mitigation measures contained in the Recreation section of 03-EIR-05, including as revised below, would be adequate to mitigate potentially significant impacts associated with recreational resources from the proposed project. As with the approved plan, the proposed project's residual impact would be less than significant.

CUMULATIVE IMPACTS

Buildout of the previously proposed project would result in the same total number of units associated with the approved 2003 Plan. The proposed Project's contribution to cumulative impacts on recreation would be similar to the approved 2003 Specific Plan (Class IV Beneficial). The addition of the Community Clubhouse would further augment the proposed project's contribution to cumulative recreational demands by providing amenities on site.

REC-1.2¹⁵ No structures shall be located within designated open space areas with the exception of structures necessary for park improvements, habitat restoration, fire prevention and necessary infrastructure. These restrictions shall allow grading and slope improvements within 50 feet of a common boundary with adjacent property including, but not limited to, stabilization, over-excavation, and recompaction, and if determined necessary by a regulatory agency, within 100 feet of adjacent property to provide that property with adequate lateral and subjacent support. **Plan Requirements:** The open space trails designated on Development Plan 14DVP-00000-00004, shall be developed as necessary for a functioning trails system as approved by the Parks Division. **Timing:** The final building and grading plan shall be

¹⁵ Measure has been amended to be consistent with the Parks Division condition letter dated June 30, 2015.

reviewed and approved by P&D and County Parks Division prior to approval of Land Use Permit for grading of each neighborhood.

MONITORING: The County of Santa Barbara shall site inspect in the field to ensure compliance with grading and building plans, OCP policies and Specific Plan Policies.

REC-1.3 Rice Ranch Communities, LLC, or its successor in interest shall complete a Master restoration program to protect habitat within open space areas that are identified in the Open Space Habitat Management Restoration and Implementation Plan. **Plan Requirements:** Rice Ranch Communities, LLC, or its successor in interest shall complete the Master Restoration Plan as approved or amended by P&D, per the timing specified in the OSHMRIP. **Timing:** The final Master Restoration Plan shall be reviewed and approved by the Parks Division and P&D prior development within each neighborhood. A performance security bond for completion of the Master Restoration Program shall also be posted prior to recordation of the Tentative Tract Map.

MONITORING: The County of Santa Barbara shall site inspect in the field throughout the implementation and maintenance periods to ensure compliance with the restoration program in the OSHMRIP, or as modified by P&D. The County shall determine successful completion of habitat restoration and when cessation of maintenance can occur per the criteria in the OSHMRIP.

REC-1.4 All park sites shall be developed consistent with the resource disturbance assumptions identified in the OSHMRIP. Specimen oak trees within these areas shall be incorporated into park design, and preserved unless infeasible based on tree health, park requirements, and public safety. Park landscaping shall consist of drought tolerant species. Appropriate native plants shall be utilized along park boundaries adjacent to passive undeveloped open space areas. **Plan Requirements:** The Grove, Valley View, and Meadows neighborhood parks shall be completed prior to issuance of the first Zone Clearance for homes located in the next phase of development of that neighborhood. Prior to land use clearance for each neighborhood a surety shall be posted subject to approval by the Parks Division and P&D to guarantee installation of the park. **Timing:** The final neighborhood park building and grading plans shall be reviewed and approved by the Parks Division and P&D prior to approval of land use clearance for each neighborhood.

MONITORING: The Parks Division and P&D shall site inspect in the field to ensure compliance with building plans prior to completion of the first phase of development within each neighborhood.

REC-1.7¹⁶ The applicant shall post a bond for the completion of the neighborhood park sites. All improvements shall conform to the Parks Division specifications. All neighborhood park improvements shall be constructed by the applicant in coordination with the Parks Division in conformance with the Concept plans illustrated in the Specific Plan. All improvements shall conform to County Parks Division specifications. **Plan requirements:** The property owner shall complete the neighborhood park improvements prior to issuance of the

¹⁶ Measure has been revised to specify that the neighborhood parks shall be completed prior to prior to issuance of the occupancy clearance for the residential unit that completes the first half of the neighborhood.

occupancy clearance for the residential unit that completes the first half of the neighborhood.

Timing: The bonds for the neighborhood park sites shall be posted prior to map recordation for each neighborhood. The final neighborhood park building and grading plans shall be reviewed and approved by the Parks Division and P&D prior to approval of land use clearance for each neighborhood.

MONITORING: The Park Division and P&D shall site inspect in the field to ensure compliance with building plans prior to occupancy clearance of the first residence

REC-1.8 Rice Ranch Communities, LLC, or its successor in interest, shall offer for dedication to the County public easements for multiple use trails that would link development on the site with the proposed trail network for southeast Orcutt. The offer to dedicate trail easements is necessary where the trail system crosses over private land. New trail easements shall be aligned with existing dirt roads/trails to the greatest extent possible. Development on sites with identified trail corridors shall include, where appropriate, the construction and assurance of the fitness of designated trails for two years, at which time the County Parks Division would assume maintenance responsibility. Where immediate construction is not required, a construction bond shall be required. **Plan Requirements:** Prior to map recordation: (1) the applicant shall submit trail system plans, including specific alignment and landscaping, fencing, and signage, and maintenance funding/responsibility, for review and approval by P&D and Parks Division of CSD; (2) the offer for dedication for all trails that cross over private land shall be submitted for P&D, Parks Division of CSD, and County Counsel review and approval. Trail development shall comply with the Trail Siting Guidelines as set forth in the Orcutt Multiple Use Trails Plan. **Timing:** The neighborhood trail system shall be constructed prior to the issuance of Zoning Clearances for the first residential structure in that particular neighborhood, or as modified by P&D to reflect the timing of construction. **MONITORING:** Park Division staff shall site inspect to verify trail installation per requirements, and annually monitor trail maintenance.

12. RISK

ENVIRONMENTAL SETTING UPDATE

The proposed 2015 Rice Ranch Specific Plan includes the following changes from the previously approved 2003 Specific Plan relevant to the assessment of risk impacts:

- Of the 725 Specific Plan residential units approved in 2003, 195 have been constructed or have received building permits in the Pine Crest and The Oaks neighborhoods.
- The 2015 Rice Ranch Specific Plan would provide for the construction of the remaining, previously approved 530 Specific Plan residences: 364 SFR and 166 MFR.
- A one-story community clubhouse, approximately 5,000 in size, is proposed in the Meadows neighborhood, southeast of the Bradley Road / Sage Crest Road intersection.

IMPACT DISCUSSION

The 2003 SEIR identified the following significant, but feasibly mitigated impact (Class II):

HAZ-1a: Abandoned oil wells and associated oil field equipment, such as buried sumps and pipelines, may remain on or near the project area.

HAZ-1c: Petroleum impacted soils may be encountered during grading and construction activities.

HAZ-1d: The New Love Oil Field access road would continue to be used for transportation of petroleum products and hazardous substances.

The 2003 SEIR identified the adverse, but less than significant impacts (Class III):

HAZ-1b: Abandoned oil wells and associated oil field equipment are present in proximity to a proposed school site.

03-EIR-05 found that impacts associated with the risk of upset of hazardous materials were identified as potentially significant due to improperly abandoned oil field related equipment, such as buried sumps and pipelines which could endanger construction personnel and future site occupants. Additionally, 03-EIR-05 found that although site closure has been granted for the “Area of Development”, previously undocumented petroleum contaminated soil could be encountered during grading and construction activities.

As noted above, the proposed project differs from the approved plan in terms of risk and hazardous materials, in that the proposed project includes a community clubhouse. Figure 4.12-1 of 03EIR-05 depicts the areas where previous oil and gas production activity has occurred on or near the site as well as areas of concern for potential soil contamination. The proposed clubhouse would not be located within any of the primary areas of concern depicted in Figure 4.12.1. Nevertheless, undocumented petroleum contaminated soil could still be encountered during grading activities for the proposed clubhouse.

03-EIR-05 included several mitigation measures to reduce impacts associated with the potential for exposure of undocumented contaminated sites during construction. The measure include provisions for : 1) full disclosure of the previous use of the site as an oil field be included on deeds; 2) the daily presences of a monitor trained in identification of contaminated soils during grading activities; and, 3) all grading and development be completed in accordance with the Division of Oil and Gas and Geothermal Resources (DOGGR) Construction Project Site Review and Well Abandonment Procedure Manual. These mitigation measures will apply to the proposed project to ensure that any potential impacts related to hazards and hazardous materials during construction are mitigated to less than significant levels. Since the proposed project would result in the same total number of residential units within approximately the same ‘Area of Development’ as with the approved project, impacts associated with uncovering improperly abandoned oil and gas equipment would be similar to the approved 2003 Plan. Therefore, the approved and the proposed projects are substantially the same in respect to risk of upset as it pertains to uncovering improperly abandoned oil file related equipment or contaminated soils.

03-EIR-05 also identified a potentially significant impact associated with the transportation of petroleum products and hazardous substances through the project area. To reduce the impact to less than significant 03-EIR-05 included a mitigation measure that required a comparative route assessment to verify whether the New Love Oil Field Access has the least risk with respect to transportation of hazardous substances. Prior to the issuance of permits for the Pine Creek single family neighborhood, a Comparative Route Assessment was submitted to the County that concluded that the existing route provided the least amount of risk for transportation of hazardous substances. In May 2015, the applicant submitted an updated Comparative Route Assessment that evaluated the current use of the New Love Oil Field Road (a.k.a. Orcutt Hill Road).

The Orcutt Community Plan Key Site 12 analysis identified two potential routes through the Rice Ranch Specific Plan area that provided access to the New Love Oil Field to the south: the Torch access road 200 feet west of Princeton Drive; and the paved road off the eastern terminus of Stubblefield Road, traversing the Rice Ranch Key Site 12. The Torch access road, now called Orcutt Hill Road, was identified as the preferred transportation route subsequent to approval of the Rice Ranch Specific Plan in 2003 by the oil field operator at that time, ERG and Nuevo Energy Company, and the Rice Ranch owners. The other potential transportation access route identified in the OCP, the paved road off the eastern terminus of Stubblefield Road, was quitclaimed by ERG Resources. As a result, the paved road off the eastern terminus of Stubblefield Road does not represent a feasible transportation alternative to the oil field, now owned by Pacific Coast Energy Company (PCEC). In addition to Orcutt Hill Road, PCEC continues to operate a road on their property extending over two miles west from US 101. Use of this road has continued since the 2003 approval of the Rice Ranch project and development of the Rice Ranch Pine Creek neighborhood.

According to the applicant, analysis of the Orcutt Hill Road as a transportation corridor to the PCEC property, as well as existing recreational trails within the Santa Barbara County-owned Open Space, has been undertaken by the County Public Works Department, Transportation Division between January 28 and February 9, 2015. These studies indicate that non-residential and recreational use of Orcutt Hill Road is minimal: only 58 average daily trips (ADT) during the weekday, and 0 ADT during the weekend. Vehicular speed has not exceeded 35 miles per hour. These weekday trips are not associated with the transportation of oil, as this activity continues to be undertaken by the pipeline located adjacent to Orcutt Hill Road. In addition, no accidents have been reported by the California Highway Patrol along Orcutt Hill Road, or where it intersects with Rice Ranch Road. These data illustrate that the use of Orcutt Hill Road as an access to the oil field to the south has had no risk to public safety impact on residential and recreational uses within the Specific Plan area

03-EIR-05 included mitigation in the event that the Orcutt Hill access road is determined to pose the least risk through posting signs along the road indicating that the road is used for transportation of oil field related substances. The mitigation also required informing potential home buyer in the Pine Creek and Valley View neighborhoods that transportation of such materials will continue on the Orcutt Hill Road. This mitigation will apply to the proposed project and will ensure that potential impacts related to use of Orcutt Hill Road for transportation of oil field related substances are mitigated to less than significant levels.

Based on the discussion above, the proposed changes to the project will not increase the levels of any previously identified impact and will not create any new potential impacts associated with uncovering improperly abandoned oil and gas equipment and transportation of hazardous substances and petroleum products from the oil field. The previously adopted mitigation measures will continue to apply to the proposed project and would ensure that any potential impacts will be less than significant.

MITIGATION MEASURES AND RESIDUAL IMPACTS

The mitigation measures contained in the Hazardous Materials/Risk of Upset section of 03-EIR-05 would be adequate to mitigate potentially significant impacts from the proposed project. As with the approved plan, the proposed project's residual impact and contribution to cumulative impacts would be less than significant.

- HAZ-1a.1** Development in the "Area of Development" shall be completed in accordance with the DOGGR Construction Project Site Review and Well Abandonment Procedure Manual. The DOGGR would require that the following be performed as part of the permitting process:
- a. Copies of the site development plans shall be submitted to DOGGR.
 - b. All existing oil wells and associated infrastructure shall be identified on the site plans.
 - c. DOGGR shall inspect the wells in the field to verify that gas leaks are not present.
 - d. In the event that oil and gas wells have not been abandoned to current 1998 standards, the wells shall be re-abandoned. Prior to such re-abandonment, DOGGR prohibits development within a 10-foot setback on two sides, a 50-foot setback on the third side, and unencumbered access on the fourth side. These setback requirements allow for access of a truck-mounted drill rig to properly abandon the well. Upon abandonment, a 10-foot setback shall be recorded from the survey well head.
 - e. In the event that previously undocumented oil wells are encountered during grading, the Orcutt district office of the DOGGR shall be contacted to procure abandonment requirements.
 - f. New habitable development shall be set back a minimum of 25 feet from known oil and gas-related pipeline rights-of-way, such as along the New Love Oil Field access road, unless a project specific risk assessment indicates closer development is appropriate.

Plan Requirements and Timing: Oil related facilities shall be illustrated on the final grading plans to be reviewed and approved by P&D prior to approval of the Land Use Permit for grading for each phase of development.

MONITORING: P&D shall verify compliance with this measure through plan check and site inspections.

- HAZ-1a.2** Full disclosure of the previous use of the site as an oil field shall be recorded as a Notice to Property Owner for all potential homebuyers. The Notice to Property Owner shall include the well location, verification of abandonment by DOGGR, and a description of required setbacks from the well. **Plan Requirements:** The Notice to Property Owner shall be recorded at the time of map recordation **Timing:** The wording of the Notice to Property Owner shall be reviewed and approved by P&D prior to map recordation for each phase of development.

MONITORING: P&D shall confirm such recordation of the Notice to Property Owner.

HAZ-1c A monitor trained in identification of contaminated soil shall be present for at least part of each day during site grading excavations, to determine if previously unidentified contaminated soil has been encountered. The monitor shall make this determination based on visual signs of discolored soil, olfactory indications, dialogue with grading contractors, and/or positive readings on a photoionization detector or organic vapor analyzer. The monitor shall be current with respect to Cal OSHA 40-hour training for hazardous materials. Grading shall cease in previously undocumented contaminated areas, pending appropriate assessment and remediation of contaminated materials. **Plan Requirements:** This requirement shall be identified as a note on the grading plan. A scope of work and contract between the applicant/contractor and the contamination specialist monitor shall be provided to the P&D. **Timing** The grading plan and contract shall be reviewed and approved by P&D prior to approval of Land Use Permits for each phase of development. **MONITORING:** P&D shall inspect during construction to verify compliance with condition. A construction monitoring report shall be provided for P&D review and approval prior to each development phase.

HAZ-1d The following shall be implemented for residential development located in the Valley View and Pine Creek neighborhoods:

- a. Signs shall be posted indicating that the Orcutt Hill road is used for transportation of hazardous substances and petroleum products to and from the oil field.
- b. Potential home buyers in the Pine Creek and Valley View neighborhoods shall be informed that transportation of petroleum related substances will continue on the adjacent Orcutt Hill access road. The following buyer notification shall be included for all lots the Pine Creek, and Valley View neighborhood: *“This property is located adjacent to Orcutt Hill Road which is utilized for transportation of petroleum related substances.”* This notification would apply to all homes within the Pine Creek and Valley View neighborhoods.

Timing: Signs shall be installed prior to Zoning Clearance for the first residential structures in the Pine Creek multi-family and Valley View neighborhoods. The applicant shall submit the buyer notification to Planning and Development for approval prior to recordation of any final map. The buyer notification shall be recorded with the final map for the Pine Creek and Valley View neighborhoods.

MONITORING: Upon construction of the Pine Creek and Valley View neighborhoods P&D shall monitor as needed to ensure compliance with Specific Plan provisions.

13. TRANSPORTATION

ENVIRONMENTAL SETTING UPDATE

The proposed 2015 Rice Ranch Specific Plan includes the following changes from the previously approved 2003 Specific Plan relevant to the assessment of transportation impacts:

- Of the 725 Specific Plan residential units approved in 2003, 195 have received building permits in the Pine Creek and Oaks neighborhoods.
- The 2015 Rice Ranch Specific Plan would provide for the construction of the remaining, previously approved 530 Specific Plan residences: 364 Single-family residences and 166 Multi-family residences.
- A one-story community clubhouse, approximately 5,000 in size, is proposed in the Meadows neighborhood, southeast of the Bradley Road / Sage Crest Road intersection.
- Five privately-maintained neighborhood parks totaling approximately 4.5 acres are proposed; the 2003 Specific Plan anticipated these parks being dedicated to the County.

IMPACT DISCUSSION

The 2003 SEIR identified the following significant, but feasibly mitigated impacts (Class II):

- **Impact TRANS-1:** The proposed project would result in substantial traffic at the Clark Avenue/Bradley Road intersection.
- **Impact TRANS-2:** The proposed project would require new traffic signals at three existing intersections: Patterson Road/Bradley Road, U.S. 101/Clark Avenue Ramp, and Rice Ranch Road/Bradley Road.
- **Impact TRANS-4:** The proposed community park would generate a parking demand exceeding available/planned parking spaces.

The SEIR identified the following adverse, but less than significant impacts (Class III):

- **Impact TRANS-1a:** The proposed project would result in additional traffic within roadways in the project area.
- **Impact TRANS-3.1:** The proposed project would require the construction of new roadways in the project area, but would not introduce unsuitable design features.
- **Impact TRANS-3.2:** The proposed project would include access to a proposed school and would alter access to an existing elementary school, but would not introduce unsuitable design features.

The SEIR identified the following impacts as being less than cumulatively considerable:

- **Impact TRANS-5.1.1:** No cumulatively considerable impacts would occur to traffic on Stubblefield Road as a result of the proposed project.

The SEIR identified the following impacts as being cumulatively considerable:

- **Impact TRANS-5.1.2:** Stillwell Road.
- **Impact TRANS-5.2.1:** Patterson Road / Bradley Road intersection.
- **Impact TRANS-5.2.2:** Clark Avenue at the United States Highway 101 (U.S. 101) Southbound (SB) Ramps.
- **Impact TRANS-5.2.3:** Clark Avenue at the U.S. 101 Northbound (NB) Ramps.
- **Impact TRANS-5.2.4:** Foster Road and Route 13 intersection
- **Impact TRANS-5.2.5:** Skyway Drive and Route 135 intersection.

The SEIR identified the following adverse, but less than significant impacts (Class III) relative to the Congestion Management Program (CMP) Roadway System:

- **Impact TRANS-6:** The proposed project would add traffic to CMP roadways in the project study area.
- **Impact TRANS-7:** The proposed project would result in additional traffic within CMP intersections in the project area.

Environmental Setting

The existing transportation setting and any changes in existing conditions relevant to transportation are detailed below.

Land Use Changes

Changes to the environmental setting related to the construction and buildout of Rice Ranch include the following:

- As noted above, 195 of the 725 Specific Plan residential units approved in 2003 have received building permits. These units are considered part of the existing setting for the 2014 analysis.
- A 25.76-acre community park and the oaks neighborhood park have been constructed and are considered part of the existing setting for the 2015 analysis.

Street and Intersection Changes

Several improvements to the street network have been completed in the study area since the time of the 2003 SEIR analysis. These improvements resulted from mitigation required under 03-EIR-05 are as follows:

- Union Valley Parkway has been extended as a four-lane roadway from U.S. 101 to SR 1, and an interchange from the U.S. 101 to Union Valley Parkway has opened.
- E Street has been extended from the west of Santa Maria Airport to Union Valley Parkway.
- College Drive has been extended to Battles Road
- The intersection of Bradley Road with Patterson Road has been converted from a stop-controlled intersection to a signalized intersection
- The intersection of Bradley Road with Rice Ranch Road has been converted from a stop-controlled intersection to a signalized intersection.

Changes in Traffic

03-EIR-05 analysis included traffic projections for a 500- to 600-student school anticipated for development on the 10.6-acre school site as part of the project-specific analysis. Although dedication of the school site remains a part of the proposed project, school-related traffic is now included in the cumulative analysis rather than in the project-specific analysis. Since the preparation of 03-EIR-05, plans for the school have become more tentative, thus making school-related traffic more relevant to cumulative projections and less relevant to anticipated project-generated traffic.

Roadways

Existing roadway operations provided in 03-EIR-05 were obtained via traffic counts completed by Associated Traffic Engineers between 2000–2002 and from data contained in the County's 2001 Roadway Traffic Volumes Book. Existing roadway operations for the current analysis were obtained via traffic counts conducted by P&S in January 2014. The 2014 counts include traffic generated by the residential units

within the Rice Ranch Specific Plan that have been constructed and are now occupied, as well as traffic generated by the community park. The residential units and the community park had not yet been constructed in 2003 and were therefore not considered part of the existing setting.

The County considers LOS C or better to be an acceptable LOS for roadway segments. The 2003 SEIR stated that all roadway segments analyzed within the study area operated at LOS C or better. According to discussions with Public Works Roads Division staff, all roadway segments in the study continue to operate at LOS C or better (personal communication, Will Robertson, 2015).

TRAFFIC OPERATIONS

Construction Impacts.

The proposed Specific Plan grading would require approximately 62,755 cubic yards (c.y.) of fill soils to be imported to the project site. This activity would occur incrementally during mass grading of each Specific Plan neighborhood. The total import for each neighborhood would be:

- Pine Creek: 22,535 c.y.
- Meadows South: 28,455 c.y.
- The Grove: 4,276 c.y.
- Valley View: 7,489 c.y.
- TOTAL 62,755 c.y.**

The number of truck trips required to import these soils is based on a feasible range of dump truck and trailer capacities of between 10 c.y. to 20 c.y. per truck trip. According to the applicant, the 20 c.y. truck trip capacity is associated with using “double trailers”, as was utilized during the Oaks neighborhood grading activity.

It is reasonably assumed that up to six haul trips per hour (one haul trip every 10 minutes) can be executed (this assumption is consistent with the estimated truck trips associated with the Granite Mining Expansion SEIR Santa Barbara County 2014), amounting to 48 round trips/day (assuming an 8-hour work day). The number of truck trips for each neighborhood import grading activity, the total duration of import activity, and anticipated schedule is presented below in Table 8.

**Table 8
 Neighborhood Import Truck Trips**

Neighborhood	Import Volume (c.y.)	Total Truck Round Trips	Duration (days/months)	Schedule
Pine Creek	22,535	1,127 - 2,254	24 - 48 days 1.25 - 2.5 months	July – September 2016
Valley View	7,489	375 -749	8 -16 days 0.4 -0.8 months	January, 2017
The Grove	4,276	214 – 428	5 – 10 days 0.25 – 0.5 months	December, 2017

Meadows South	28,455	1,428 – 2,846	30 – 60 days 1.5 – 3.0 months	May – June, 2018
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According to the Traffic and Circulation Study provided by Stantec, all intersections in the proposed project transportation network would operate at LOS C or better. The intermittent, short-term haul truck activity identified between July, 2016 and June, 2018 would not result in any permanent degradation of intersection or roadway LOS. Temporary impacts caused by potential increases in intersection delay would be addressed through application of a standard Public Works Department condition requiring preparation and implementation of a Construction Traffic Management Plan (CTMP). The CTMP requires identification of a designated haul route for soil export as well as traffic handling features deemed appropriate by County Public Works staff, including a daily maximum number of soil hauling truck trips, as deemed appropriate by County Public Works staff. Implementation of this Public Works Department standard condition would address all intermittent short-term, impacts resulting from soil importation to the proposed Rice Ranch Specific Plan Project site.

Trip Generation

Table 9 below shows the trip generation calculations for the buildout of the proposed project. The trip generation estimates differentiate between internal trips and external trips because the proposed community clubhouse would be available to Rice Ranch residents only, and trips generated by this land use would therefore be within the site only. Similarly, traffic generated the neighborhood parks would be local and distributed to the residential roadways internal to the project site.

**Table 9
Project Trip Generation**

Land Use	Size	Daily Trips	PM Peak Hour		
			In	Out	Total
Single Family Residential	364 units	3,465	229	135	364
Townhouse/Condominium	166 units	964	58	28	86
Community Clubhouse	5,000 square feet	165	10	8	18
Neighborhood Parks	4.3 acres	23	1	1	2
<i>Total Trips</i>		<i>4,617</i>	<i>298</i>	<i>172</i>	<i>470</i>
<i>Internal Trips</i>		<i>321</i>	<i>20</i>	<i>14</i>	<i>34</i>
Total External Trips		4,296	278	158	436

Table 9 shows that the proposed development is expected to generate a total of 4,617 ADTs (average daily trips), with 470 trips occurring during the PM peak hour. Of these trips, 4,296 daily trips and 436 PM peak hour trips would be external to the site.

A comparison of the proposed project and the 2003 approved Plan is annotated below in Table 10. The 2003 Plan assumed 494 single family units and 231 multi-family units and 6.7 acres of neighborhood park space. Under the approved plan, the project would have added a total of 7,356 ADT and 719PHT to area roadways (ATE 2002). Under the proposed project, a total of 3,060 fewer ADT would be generated than under the approved plan, and 283 fewer PHTs (P.M.) than under the approved plan.

Table 10

Comparison of Traffic Volume Estimations Comparing Proposed Project with 2003 Project		
Volume	Proposed Project	2003 Plan
ADT	4,296	7,356
PHT	436	719

Project Area Intersections:

Table 11 below lists the Existing + Project levels of service for the study area intersections. The Existing + Project levels of service are compared to the existing levels of service for reference in the table, and the significance of project-added traffic using County impact criteria is shown.

**Table 11
Existing + Project P.M. Peak Hour Intersection Volumes**

Intersection	Existing	Existing + Project LOS	Change in V/C or Delay	Impact?
SR 135/Lakeview Road	0.78/LOS C	0.80/LOS C	0.02	NO
SR 135/Foster Road	0.68/LOS B	0.71/LOS C	0.03	NO
Bradley Road/Patterson Road	0.43/LOS A	0.45/LOS A	0.02	NO
SR 135 SB Ramps/Clark Avenue	0.51/LOS A	0.56/LOS A	0.05	NO
SR 135 NB Ramps/Clark Avenue	0.50/LOS A	0.52/LOS A	0.02	NO
Orcutt Road/Clark Avenue	0.55/LOS A	0.61/LOS B	0.06	NO
Bradley Road/Clark Avenue	0.61/LOS B	0.69/LOS B	0.08	NO
Stillwell Road/Clark Avenue	0.41/LOS A	0.43/LOS A	0.02	NO

U.S. 101 SB Ramps/Clark Avenue	17.1 sec/LOS C	18.7 sec/LOS C	1.6 sec	NO
U.S. 101 NB Ramps/Clark Avenue	16.6 sec/LOS C	17.7 sec/LOS C	1.1 sec	NO
Orcutt Road/Rice Ranch Road	8.5 sec/LOS A	9.3 sec/LOS A	0.8 sec	NO
Bradley Road/Rice Ranch Road	0.34/LOS A	0.45/LOS A	0.12	NO
SR 135 /UVR	0.47/LOS A	0.48/LOS A	0.01	NO

Table 11 illustrates that with buildout of the proposed project study area intersections would operate at LOS C or better during the PM peak hour under project-specific conditions and would meet the County’s standards. Similar to the approved 2003 project, the proposed project-specific intersection impacts would remain *adverse but less than significant*.

As impacts related to intersection operations would be less than significant, no mitigation measures are required. However, the mitigation measures identified in the 2003 SEIR represent standard conditions that are required of all development projects. Thus, implementation of mitigation measures requiring the applicant to pay County Transportation Fees and provide the project’s contribution to the traffic mitigation fee program for OTIP improvements, would ensure that the proposed project’s residual impact on intersection operations would not be substantially more severe than under the approved plan.

Project Area Road Segments:

The existing plus project ADT volumes are illustrated in Table 12 and show the existing plus project ADT and level of service for the critical roadway segments.

**Table 12
 Existing + Project Roadway Levels of Service**

Roadway Segment	Classification	Existing ADT	Existing + Project ADT	LOS C Threshold	Existing LOS
Lakeview Rd e/o Orcutt Rd	Secondary 1	10,400 ADT	10,439 ADT	11,200 ADT ^a	LOS C
Clark Avenue e/o SR 135	Primary 2	14,900 ADT	15,436 ADT	34,000 ADT	LOS A
Clark Avenue e/o Bradley Rd	Primary 2	16,900 ADT	18,596 ADT	34,000 ADT	LOS A
Rice Ranch Rd e/o Orcutt Rd	Primary 3	3,500 ADT	4,787 ADT	12,500 ADT	LOS A
Rice Ranch Rd w/o Bradley Rd	Primary 3	4,900 ADT	4,900 ADT	30,100 ADT	LOS A
Stubblefield Rd e/o Bradley Rd	Secondary 3	450 ADT	1,020 ADT	6,300 ADT	LOS A
Bradley Rd n/o Clark Ave	Primary 3	12,000 ADT	12,879 ADT	30,100 ADT	LOS A

Bradley Rd s/o Clark Ave	Primary 3	8,900 ADT	8,900 ADT	30,100 ADT	LOS A
Stillwell Rd s/o Clark Ave	Secondary 3	3,150 ADT	3,150 ADT	6,300 ADT	LOS A

The roadway level of service data contained in Table 12 indicates that the study area roadway segments continue to operate in the LOS A – C range under project-specific conditions, which is acceptable based on County standards. The project would therefore not generate any project-specific roadway impacts based on County impact thresholds. Therefore, impacts on roadways resulting from buildout of the proposed project are projected to be *adverse but less than significant*, similar to the approved 2003 Plan.

Signalizations Existing Intersections

The 2003 SEIR identified separate impacts to intersections that required signalization with implementation of the project as proposed. The intersections requiring signalization were: Patterson Road/Bradley Road (Mitigation Measure TRANS-2.1), US 101/Clark Avenue Ramp Intersections and Rice Ranch Road/Bradley Road (Mitigation Measure TRANS-2.3). Since 2003 both the Patterson Road/Bradley Road and the Rice Ranch Road/Bradley Road intersections have been signalized. Therefore, buildout of the proposed project would have no effects on these two intersections and no further mitigation is required since Mitigation Measures TRANS-2.1 and -2.3) have been satisfied. The U.S. 101/Clark Avenue Ramp intersections have not been signalized. These intersections currently operate at LOS C and are forecasted to remain at LOS C under proposed project conditions. Signalization is not required under project-specific conditions. However, because signalization of the U.S. 101/Clark Avenue ramp intersections remains as a future project that is included in the OTIP, signalization may be required at a future time. However, implementation of standard mitigation measures requiring the project’s contribution to OTIP improvements for the signalization of the U.S. 101/Clark Avenue Ramp intersections, would apply, similar to the approved project and impacts would be similar to the approved project.

Proposed School Site Access

Access to the proposed elementary school was shown via two driveways on Rice Ranch Road, and one driveway on Bradley Road. As stated in 03-EIR-05, the access points shown on the site plan were adequate to accommodate the traffic volumes associated with the school. 03-EIR-05 included a recommendation that the Rice Ranch Road/Bradley Road intersection be monitored to determine if signals or other controls/markings would be required once the school is fully operational. The 2003 SEIR determined this to be an adverse, but less than significant impact (Class III).

Because the Orcutt Union School District has not determined utilization of the dedicated school spaces, development of the proposed school site would not occur in the near future. As such, the school site component is considered in the cumulative traffic analysis but not in the project-specific traffic analysis. As discussed above, since 2003 the Rice Ranch Road and Bradley Road intersection has been signalized. This improvement would reduce traffic and safety issues near the site that has been dedicated for future school use. Because the access points were determined to accommodate school traffic volumes in 2003 and the traffic conditions around the potential school site have since been improved by the signalization of the Rice

Ranch Road/Bradley Road intersection, transportation impacts resulting from buildout of the proposed project would be less than those associated with the approved 2003 Plan.

03-EIR-05 found that the proposed community park would generate a parking demand that would exceed available/planned parking spaces resulting parking spill-over to adjacent streets resulting in a potentially significant impact on transportation and circulation. To reduce impacts to less than significant, 03-EIR-05 identified the following two mitigation measures 1) Measure TRAN-4.1 requiring the community park to provide a minimum of 166 parking spaces; and 2) Measure TRAN-4.2 requiring the Park Division to maintain a master calendar assuring that a minimum of one hour shall be afforded between all soccer games. Since 2003, the community park has been constructed and is now part of the existing setting for the current project. These measures have been satisfied and no impacts on transportation would result from the propose project. Therefore impacts would be less than those associated with the approved 2003 Plan.

CUMULATIVE IMPACTS

Development of the Specific Plan area was characterized in 03-EIR-05 to contribute to potentially significant traffic on roadways located in the project study area. Specifically, 03-EIR-05 identified Stubblefield Road and Stillwell Road on which cumulative traffic would have potentially increased. According to the Stantec report, while trips would be added to these two roadways, Stubblefield and Stilwell Roads are forecasted to operate at LOS A and B, respectively, hence cumulative impacts to these roadways would be *adverse, but less than significant*, similar to the approved project.

03-EIR-05 also determined that the proposed project would have a potentially significant contribution to cumulative impacts at the following intersections:

- Patterson Road/Bradley Road
- Clark Avenue/U.S. 101 SB Ramps
- Clark Avenue/U.S. 101 NB Ramps
- Foster Road/Route 135
- Skyway Drive-Lakeview Road/Route 135

Table 13 below provides the OCP level of service forecasts for the study-area intersections, along with identification of locations where the Rice Ranch Specific Plan, as analyzed in 2003, would contribute to cumulative intersection impacts. Table 11 shows the cumulative + project level of service forecasts with buildout of the proposed project, and identifies cumulative impacts that have the potential to result from buildout of the proposed 2015 Rice Ranch Specific Plan.

Table 13
PM Peak Hour
Cumulative + Project Intersection Level of Service

Intersection	Cumulative LOS	Cumulative + Project LOS	Change in V/C or Delay	Impact?
SR 135/Lakeview Rd	1.02/LOS F	1.05/LOS F	0.03	Yes
SR 135/Foster Rd	0.63/LOS B	0.64/LOS B	0.01	No

Bradley Rd/Patterson Rd	0.50/LOS A	0.53/LOS A	0.03	No
SR 135 SB Ramps/Clark Ave	0.67/LOS B	0.73/LOS C	0.06	No
SR 135 NB Ramps/Clark Ave	0.56/LOS A	0.58/LOS A	0.02	No
Orcutt Rd/Clarke Ave	0.61/LOS B	0.66/LOS B	0.05	No
Bradley Rd/Clark Ave	0.66/LOS B	0.71/LOS C	0.09	Yes
Stillwell Rd/Clark Ave	0.66/LOS B	0.69/LOS B	0.03	No
U.S. 101 SB Ramps/Clark Ave	37.2 sec/LOS E	47.4 sec/LOS E	10.2 sec	Yes
U.S. 101 NB Ramps/Clark Ave	25.9 sec/LOS D	38.4 se/LOS E	12.5 sec	Yes
Orcutt Rd/Rice Ranch Rd	8.7 sec/LOS A	9.8 sec/LOS A	1.1 sec	No
Bradley Rd/Rice Ranch Rd	0.37/LOS A	0.48/LOS A	0.11	No

As shown above, the current project would have a *potentially significant contribution to cumulative impacts* at the following intersections:

- Clark Avenue/U.S. 101 SB Ramps (Impact TRANS-5.2.2).
- Clark Avenue/U.S. 101 NB Ramps (Impact TRANS-5.2.3).
- SR 135/Lakeview Road (Impact TRANS-5.2.5).
- Bradley Road/Clark Avenue (Impact TRANS-5.2.6).

However, impacts to these intersections resulting from the proposed project would be mitigated through application of measure TRANS-1.1 identified in 03-EIR-05 that requires the applicant to pay transportation fees to the County to offset project contributions to cumulative impacts on traffic, and to contribute to the OTIP fee program.¹⁷ Therefore, cumulative impacts of the proposed project would be mitigated to adverse, but less than significant, similar to the approved project.

CONGESTION MANAGEMENT PLAN (CMP) ANALYSIS

CMP Roadways

03-EIR-05 reported that the segments of U.S. Highway 101 located in the study area operate at LOS C or better. At the time of the 2003 SEIR analysis, the proposed project was forecasted to add 217 PM peak hour trips to the adjacent freeway segments (164 PM peak hour trips north of Clark Avenue and 53 PM peak hour trips south of Clark Avenue). In the 2003 SEIR, it was determined that the freeway would continue to operate acceptably at LOS C or better with project-added traffic and that the project would not significantly change the operation of the freeway based on CMP standards. Therefore, impacts related to increase traffic on CMP roadways would be less than significant impact.

¹⁷ Note: Mitigation Measure TRANS-5.2 would not apply to the proposed project since the fees collected under Measure TRANS-1.1 would include funding for improvements identified under the OTIP (Personal communication with Brett Stewart, August 2015).

According to the Stantec traffic analysis, the buildout of the proposed project would contribute 154 peak hour trips to the adjacent freeway segments (116 peak hour trips north of Clark Avenue and 38 peak hour trips south of Clark Avenue). The 2009 CMP monitoring report indicates that the U.S. 101 segments in the project vicinity operate in the LOS A/B range during the peak hour.

Based on the CMP impact threshold of a minimum of 100 peak hour trips in each direction at LOS D operations, the proposed project's contribution to cumulative impacts on the CMP roadways would be adverse but less than significant, similar to the approved 2003 Plan.

CMP Intersections

03-EIR-05 found that with buildout of the approved project CMP intersections would operate at LOS C or better and would not exceed the SBCAG significance thresholds. Impacts were determined to be adverse but less than significant.

The mitigated levels of service, as contained in the OCP EIR and the 2003 SEIR, are shown in Table 14.

**Table 14
 PM Peak Hour Mitigated Intersection Level of Service**

Intersection	Cumulative LOS	Cumulative Mitigated LOS	Buildout LOS	Buildout Mitigated LOS
SR 135/Lakeview Road	1.05/LOS F	0.78/LOS C	0.94/LOS E	0.70/LOS C
SR 135/Foster Road	0.64/LOS B	n/a	0.84/LOS D	0.67/LOS B
Bradley Road/Patterson Road	0.53/LOS A	n/a	0.90/LOS D	0.65/LOS B
Bradley Road/Clark Avenue	0.71/LOS C	n/a	0.78/LOS C	n/a
U.S. 101 SB Ramps/Clark Avenue	47.4 sec/LOS E	0.48/LOS C	>50.0 sec/LOS F	0.51/LOS A
U.S. 101/NB Ramps/Clark Avenue	38.4 sec/LOS E	0.53/LOS A	>50.0 sec/LOS F	0.61/LOS B
SR 135 / UVR	0.71/LOS C	0.74/LOS C	0.78/LOS C	0.78/LOS C

Table 14 above illustrates that the project-specific analysis indicated that the CMP intersections would operate at LOS C or better. The SR 135/Lakeview Road intersection would operate at LOS F under cumulative conditions. The widening of SR 135 to six lanes, included in the Santa Maria Circulation Element, would provide for LOS C (OCP EIR). The intersections of Clark Avenue with U.S 101 and the SR 135/Lakeview Rd are projected to operate in the LOS E-F range. However, the improvements contained in the OTIP would improve the levels of service of these intersections to LOS C or better. Therefore, the proposed project’s contributions to CMP identified intersections would be considered potentially significant, similar to the approved project.

MITIGATION MEASURES AND RESIDUAL IMPACTS

As discussed above, the mitigation measures contained in the Transportation/Circulation section of 03-EIR-05 would be adequate to mitigate potentially significant transportation/circulation impacts associated with the proposed project. As with the approved plan, the propose project’s residual impact and contribution to cumulative impacts would be less than significant.

- TRANS-1.1** The applicant shall pay transportation fees to the County to offset project contributions to cumulative impacts on traffic, circulation systems maintenance, including the project’s fair share of offsite improvements in an amount determined by the County Public Works/Transportation Division, based on adopted fee schedules at the time of payment. **Plan Requirements and Timing:** Prior to Final Building Inspection, the applicant shall submit appropriate transportation fees for that neighborhood.
MONITORING: Compliance shall be monitored by P&D.

TRANS-1.2 Class II and III bike lanes and routes shall be established in accordance with the specific plan and tentative tract map. Bicycle paths and bicycle lanes shall meet County design standards for width, surfacing, markings, and signage. **Plan Requirements:** Prior to final map recordation of each neighborhood, final bike lane specifications shall be reviewed and approved by P&D and Public Works Roads Division to ensure consistency with the Specific Plan. **Timing:** Bike lane construction and marking shall be implemented concurrent with road construction.
MONITORING: P&D compliance monitoring staff shall field verify installation as to plan.

TRANS-1.3 The applicant shall provide their fair share contribution toward regional transit needs through the provision of a bus stop/bench facilities or payment of an in-lieu fee for the bus stop/bench facilities to not impact the Santa Maria Area Transit (SMAT) below current operating levels. In-lieu fees shall be based on current fees/ cost for bus stop facilities in effect at the time they are due as determined by P&D in consultation with the SMAT. **Timing:** The applicant shall provide agreed to transit mitigation as follows: facilities shall be constructed prior to prior to Final Building Inspection Clearance, by neighborhood; or fees shall be paid prior to each neighborhood final map recordation.
MONITORING: P&D shall field verify installation as to plan.

TRANS-5.1. Developer shall engineer and construct all portions of the Stillwell Road extension that lie within its approved map boundaries to the Public Works Department public road standards. **Plan Requirements and Timing:** Prior to final map recordation for the Grove or the Meadow neighborhoods, the applicant shall post a performance security acceptable to the Road Division and P&D; and shall complete the road construction prior to occupancy of the first residence in the Grove neighborhood.
MONITORING: P&D shall verify that the performance security is posted and road is constructed.

14. WATER RESOURCES

ENVIRONMENTAL SETTING UPDATE

The proposed 2015 Rice Ranch Specific Plan includes the following changes from the previously approved 2003 Specific Plan relevant to the assessment of water resources impacts:

- Of the 725 Specific Plan residential units approved in 2003, 195 have been constructed or have received building permits in the Pine Crest and The Oaks neighborhoods.
- The 2015 Rice Ranch Specific Plan would provide for the construction of the remaining, previously approved 530 Specific Plan residences: 364 SFR and 166 MFR.
- A one-story community clubhouse, approximately 5,000 square feet (s.f.) in size, is proposed in the Meadows neighborhood, southeast of the Bradley Road / Sage Crest Road intersection.

IMPACT DISCUSSION

The 2003 SEIR identified the adverse, but less than significant impacts (Class III):

WR-1: Build out of the Rice Ranch Specific Plan would not result in an increase in demand on the overdrafted Santa Maria Groundwater Basin.

To ensure consistency with the OCP Development Standards and to minimize environmental impacts to the maximum extent 03-EIR-05 identified mitigation measure WR-1.1 that requires the applicant to provide a final agreement for County review and approval identifying the long-term sources of water to be used to serve the project. The approved project has a contract for 350 acre feet per year (AFY) of supplemental water with the Golden State Water Company (GSWC). 03-EIR-05 found that the Rice Ranch project would be served by the Cal Cities Water Company (CCWC) from its supplemental supply of State Water Project (SWP) yield. The SWP yield was recognized by the County as an available, firm, long-term adequate supply of supplemental water under Orcutt Community Plan and County Comprehensive Plan policy. The total demand of the Project was estimated to be 336 AFY. As the project applicant has reserved up to 350 AFY of the SWP yield held by the CCWC, supplemental SWP supplies would serve all of the estimated Specific Plan demand. No net new pumpage would be required to serve the project. As no net new pumpage of the Santa Maria Groundwater Basin would be required, impacts on groundwater resources would be *adverse, but less than significant* (Class III).

The estimated water demand is based on Water Duty Factors developed from records of historic average annual water demand of similar residential uses. As indicated in Table 14 below, the net consumptive use of the project is estimated to be 258.56 acre feet per year. Rice Ranch Communities, LLC maintains a reservation of up to 350 AFY of the State Water Project (SWP) yield held by the GSWC. Therefore, mitigation measure WR-1.1 has been satisfied. However, based on a finding by the Court of Appeal in *City of Santa Maria, et al v. Richard E. Adam, et al.* (2012) 211 Cal.App.4th 266, the Court determined that the Santa Maria Groundwater Basin is not currently in overdraft. Therefore, the requirement for long-term supplemental water supplies that do not result in further overdraft of the local groundwater basin from WAT-O-2 is not applicable at this time. Thus, the proposed project could be served by water from the Santa Maria groundwater basin.

**Table 15
 2015 Rice Ranch Specific Plan Estimated Water Demand**

Facility	# Units or Acres	Water Duty Factor (AFY/Unit or Acre)	Estimated Gross Demand (AFY)	Consumption Use Factor	Net Demand (AFY)
Neighborhoods					
Valley View	184 SFDU	0.41	75.44	0.7	52.81
Pine Creek	114 SFDU	0.33	37.62	0.7	26.33
	43 SFDU	0.41	17.63	0.7	12.34
Oaks	152 SFDU	0.41	62.32	0.7	43.62
Meadows	52 MFDU	0.33	17.16	0.7	12.01
	103 SFDU	0.41	42.23	0.7	29.56
Grove	77 SFDU	0.41	31.57	0.7	22.10

Subtotal Residential	725		283.97		198.78
Clubhouse	1 0.4 Acres	2.0 2.7 (turf)	2.0 1.1	0.7 0.7	1.40 0.77
County Park (acreage)	26.0	Actual Meter Data	26.52	0.7	18.56
Private Parks	4.3 acres	2.52	10.84	0.7	7.59
Open Space Slopes	24.7 acres	1.64	44.94	0.7	31.45
Totals			369.37		258.56

Water service would be provided by an extension of the existing water line along Rice Ranch and Stubblefield Roads. As sufficient water supplies and infrastructure exist, the proposed project would neither result in new significant environmental effects on groundwater resources nor a substantial increase in the severity of effects over and above the approved project.

MITIGATION MEASURES AND RESIDUAL IMPACTS

As discussed above Mitigation Measure WR-1.1 requiring the applicant to provide the county with a final agreement identifying the long-term sources of water to be used to serve the project has been satisfied. Mitigation Measure WR-1.2 contained in the Water Resources section of 03-EIR-05 pertaining to water conservation would be adequate to further minimize impacts associated with water conservation. As with the approved plan, the proposed project’s residual impact and contribution to cumulative impacts would be less than significant.

WR-1.2 In order to reduce the long term increase in water demand, the applicant shall adhere to the following measures which includes a modified list of the landscape design recommendations identified in the OCP FEIR (Section 5.6-13), and additional Indoor Design measures.

1. Exterior water use shall be minimized through the use of water efficient techniques, including:
 - Drought tolerant plants shall be used in landscaping;
 - Landscaping shall use drip irrigation;
 - Plant material shall be grouped by water needs;
 - Turf shall constitute less than 25% of the total landscaped area;
 - No turf shall be allowed on slopes over 4%;
 - Require appropriate turf types – warm season grasses; Extensive mulching (2-inch minimum depth) shall be used in all landscaped
 - Areas to improve the water holding capacity of the soil by reducing evaporation and compaction;
 - Soil moisture sensing devices and rain shutoff devices shall be installed to prevent unnecessary irrigation. Training and advise in how to properly use these systems should be provided;

- Provide information about efficient watering techniques (especially in sandy soil) and how to use weather information to schedule irrigations (there is a weather monitoring station in the Santa Maria Area);
 - Distribute information brochures on design (plants, irrigation systems) and irrigation techniques to home buyers;
 - Intermittent permeable surfaces such as French drains shall be encouraged for parking areas and driveways; and
 - Separate landscaping water meters shall be installed for parks and parkways;
2. Indoor water use shall be limited through the following measures:
- All hot water lines shall be insulated;
 - Water pressure shall not exceed 50 pounds per square inch (psi). Water pressure greater than 50 psi shall be reduced to 50 psi or less by means of a pressure-reducing valve;
 - Recirculating, point-of-use, or on-demand water heaters shall be installed;
 - Low flow plumbing fixtures must be used, including 1.6 gallons-per-flush toilets; Water efficient clothes washers and dishwashers shall be installed.

Plan Requirements: Prior to land use clearance for each neighborhood, the applicant shall submit a landscaping and irrigation plan to Planning and Development for review and approval. The applicant shall enter into an agreement with the County to install the required landscaping/irrigation system and maintain the system for the life of the project. The Owner/Applicant shall also include all indoor water conservation measures on plans, including plumbing and electrical plans, as needed subject to P&D review and approval in accordance with the Landscape and Performance Security Conditions. The applicant shall implement all aspects of the landscape and irrigation plan prior to Final Building Inspection Clearance. **Timing:** Prior to construction, indoor water-conserving measures shall be graphically depicted on building and/or grading plans, subject to Planning and Development for review and approval. Indoor water-conserving measures shall be implemented prior to Final Building Inspection Clearance. Permit compliance shall conduct site visits to ensure installation and maintenance of landscaping and irrigation.

MONITORING: The Owner/Applicant shall demonstrate compliance with all required indoor and outdoor water conservation measures to P&D compliance monitoring staff prior to Final Building Inspection Clearance. Any part of the irrigation plan that requires a plumbing permit shown on building plans shall be inspected by Building Inspectors. P&D shall inspect for all indoor water requirements prior to occupancy clearance.

15. GREENHOUSE GAS EMISSIONS

03-EIR-05 was certified in 2003, prior to the passage of any state legislation regulating greenhouse gas (GHG) emissions or their analysis under CEQA. Therefore, 03-EIR-05 did not address impacts related to GHG emissions and climate change. Accordingly, this document includes a full analysis of potential impacts related to GHG emissions under the current development proposal.

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

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

The significance of GHG emissions may be evaluated based on locally adopted quantitative thresholds, or consistency with a regional GHG reduction plan (such as a Climate Action Plan). On May 19th, 2015, the County of Santa Barbara's Board of Supervisors adopted the Energy and Climate Action Plan (ECAP) and certified the Final Environmental Impact Report for the project (SCH #20144021021). The ECAP includes community-wide and County government operations measures, which recognize many of the County's existing policies and department initiatives to address energy efficiency. The ECAP provides a combination of voluntary, phased, and mandatory measures to achieve the GHG reduction goal of 15% below baseline (2007) levels by 2020. The ECAP will achieve an overall reduction in community-wide GHG emissions (County of Santa Barbara 2015). The ECAP achieves its GHG reductions through Emission Reduction Measures (ERMs). Most of the ERMs are voluntary and aim to incentivize the community to implement energy and GHG reduction measures through education and outreach. A principle strategy of the ECAP is to incorporate and maximize, to the greatest extent feasible, existing County projects, policies, and programs that will contribute to the ECAP's GHG reduction goal.

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

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

The ECAP is designed to mitigate the impacts of climate change and achieve meaningful GHG reductions by implementing goals and strategies within the County, consistent with AB 32 and EO S-3-

05, and to provide a mechanism that subsequent projects within the County may use as a means to address GHG impacts under CEQA. By being consistent with the ECAP, a project would in turn be consistent with the CARB Scoping Plan and AB 32 goals.

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

Construction Emissions Construction of the proposed project would generate temporary GHG emissions primarily due to the operation of construction equipment and truck trips. Construction activity is assumed to occur over a six year period based on the proposed construction schedule. Site preparation and grading typically generate the greatest amount of emissions due to the use of grading equipment and soil hauling.

Table 16
Summary of Estimated Annual Construction Greenhouse Gas Emissions
(MT CO₂E)

	2015	2016	2017	2018	2019	2020	Project Total
Pine Creek	312	528	671	86	—	—	1,597
Meadows North	377	597	180	—	—	—	1,154
Meadows South	—	—	—	322	152	46	520
Grove	—	40	682	225	—	—	947
Valley View	—	—	823	1,262	1,295	633	4,013
Parking Lot, Park, and Clubhouse	—	344	—	—	—	—	344
Annual Total	689	1,509	2,356	1,895	1,447	679	8,575

As shown in Table 16, the estimated total GHG emissions generated during proposed project construction would be 8,575 MT CO₂E. Air pollution control districts such as the SLOAPCD have recommended amortizing construction-related emissions for residential projects over a 50-year period in conjunction with the proposed project’s operational emissions. Amortized over a 50- years period, construction of the proposed project would generate an estimated 172 MT CO₂E/year. Because there is no separate GHG threshold for construction, the evaluation of significance is discussed in the operational emissions analysis below.

Combined Annual Construction, Operational, and Mobile GHG Emissions.

Table 17 below combines the construction and operational GHG emissions associated with development for the proposed project. As described above, emissions associated with short-term construction activity (approximately 880 metric tons CO₂E) are amortized over 50 years for residential projects. Operational GHG emissions were calculated based on the proposed project, which includes development of 530 residential dwelling units (364 single-family and 166 multi-family), the 5,000-square-foot private clubhouse, and 4.3 acres of neighborhood parks. Emissions associated with project-generated daily traffic were estimated using trip rates provided in the Traffic Study prepared for the proposed project (Stantec 2014a).

Table 17

Proposed Project Estimated Annual Operational Greenhouse Gas Emissions – Near-Term Buildout (2021)

	MT CO₂	MT CH₄	MT N₂O	MT CO₂E
Area Sources	6	0.01	0.00	7
Energy Sources	684	0.01	0.01	689
Mobile Sources	4,155	0.16	0.00	4,158
Solid Waste	104	6.13	0.00	233
Water Supply and Wastewater	81	0.04	0.03	90
Total	5,030	6.35	0.04	5,177
Amortized Construction Emissions				172
Operation + Amortized Construction Total				5,349

Notes: See Appendix B for detailed results.

MT CO₂ – metric tons carbon dioxide; MT CH₄ – metric tons methane; MT N₂O – metric tons nitrous oxide; MT CO₂E – metric tons carbon dioxide equivalent

As shown in Table 17, estimated annual project-generated emissions in 2021 from area and energy sources, mobile sources, and amortized project construction emissions would be approximately 5,177 MT CO₂E/year. The proposed residential development would not generate new employment, and potential employees associated with the private clubhouse were not included in this analysis to provide a conservative population estimate.

Project Sustainable Design Features

As discussed below, the proposed project incorporates various project design features that would reduce air pollutant emissions associated with operation of the project. These include: 1) 100 percent use of solar power for electrical energy use; 2) improvements in energy efficiency (achieving the California Energy Commission Title 24 Building Energy Efficiency Standards); 3) water conservation strategies that reduce indoor and outdoor water use by 20 percent, and 4) architectural and site design features to increase building efficiency and encourage pedestrian circulation including pedestrian network improvements and traffic calming measures.

Alternative Energy Source – Solar Power

Modifications to the 2003 Rice Ranch Specific Plan proposed in the 2014 project would formally implement a solar electric program (SheaXero) where solar panels will be pre-installed by the builder and will provide 100% of the residential electricity demand. “SheaXero” solar power was introduced into the Rice Ranch community in 2012 and is already a component of 130 homes.

Energy Efficiency Improvements

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

Water Conservation Strategies

Indoor Water Use

Indoor water use will be conserved through the following measures:

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

Outdoor Water Use

Outdoor water use would be reduced by incorporating drought-tolerant trees, shrubs, and groundcovers compatible with the natural surroundings and the community’s architectural theme in the Rice Ranch Community Landscape Concept Plan. The plan selection would encourage compatible, non-invasive, climate-suitable and drought-tolerant landscape designs, and plants would be grouped by water needs.

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

Architectural Site Design and Pedestrian Circulation

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

Each neighborhood would provide pedestrian walkways through the project that connect with the trail

system within the Rice Ranch community. Where possible, cul-de-sac streets and adjacent lots in new residential subdivisions would be designed to provide pedestrian links between the end of the cul-de-sac and adjacent cul-de-sac, or between the cul-de-sac and a larger pedestrian pathway system. For the multi-family Pine Creek development, pedestrian walkways and paseos would be provided to connect dwelling units with common open space areas, recreation areas, parking areas, and the street.

CUMULATIVE IMPACTS:

The Rice Ranch project includes reconfiguration of the remaining 530 unrecorded and unbuilt residential lots and four private neighborhood parks. The project does not propose an increase in the number of residential units approved under the 2003 EIR. Therefore, growth anticipated under the revised Rice Ranch project is consistent with the ECAP's growth projections and forecasted GHG emissions. Since the proposed project was forecasted in the County's ECAP, a plan for the reduction of greenhouse gases pursuant to CEQA Guidelines Section 15183.5, it may tier from the ECAP's EIR for its cumulative impact analysis of GHG emissions and would not result in any considerable cumulative GHG impacts. Therefore, the project would result in an *adverse, but less than significant impact* relative to GHG emissions, and would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

MITIGATION AND RESIDUAL IMPACT:

Since the proposed project would not have a significant GHG impact on the environment, no additional mitigation is necessary. Therefore, residual impacts would be less than significant. However, implementation of Mitigation Measure 11 contained in the Air Quality section would further minimize emissions from construction activities, and emissions of GHGs.

PLANNING AND DEVELOPMENT DEPARTMENT FINDINGS

It is the finding of the Planning and Development Department that the previous environmental document as herein amended may be used to fulfill the environmental review requirements of the current project. Because the current project meets the conditions for the application of State CEQA Guidelines Section 15164, preparation of a new EIR or Negative Declaration is not required for the issue areas discussed above. Discretionary processing of the 2015 Rice Ranch Specific Plan Project and case nos. 14SPP-00000-00001, 14GPA-00000-00006, 14ORD-00000-00004, 15GPA-00000-00005, 15ORD-00000-00015, 15RZN-00000-00008, 14TRM-00000-00001, 14DVP-00000-00004, 14CUP-00000-00006, 14RDN-00000-00004, and 15TRM-00000-00005 may now proceed with the understanding that any substantial changes in the proposal may be subject to further environmental review.

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