

SANTA BARBARA COUNTY PLANNING COMMISSION

Staff Report for Orcutt Union School District Key Site 17

Alice McCurdy

Hearing Date: November 13, 2013

Staff Report Date: October 24, 2013

Case Nos.: 09GPA-00000-00004,

09RZN-00000-00012

Environmental Document: 11EIR-00000-00003

Deputy Director: Alice McCurdy

Division: Development Review

Supervising Planner: Zoraida Abresch

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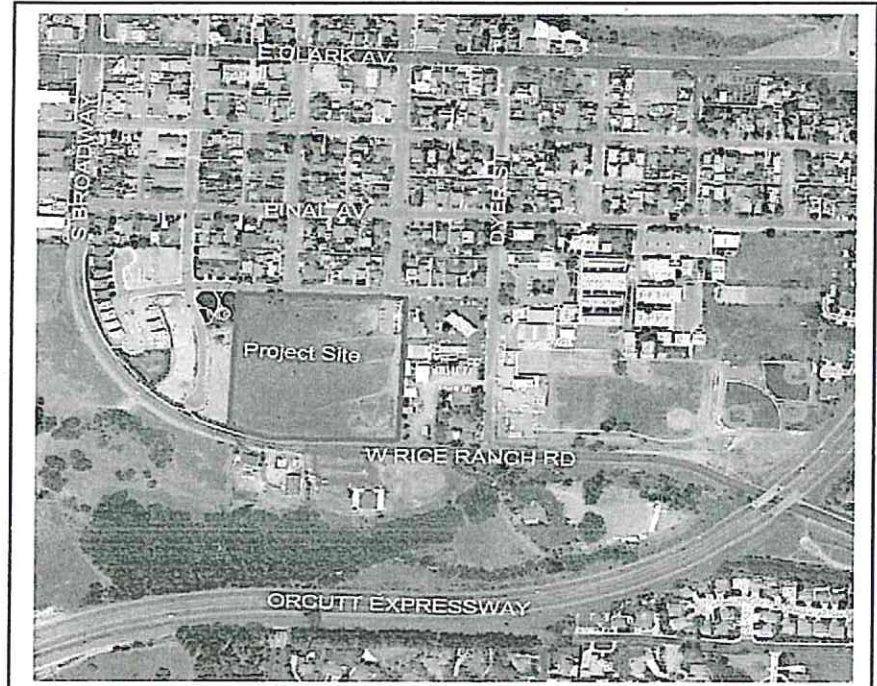
Planner's Phone #: (805) 934-6253

OWNER:

Orcutt Union School District
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AGENT:

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The project site is known as Assessor Parcel Numbers 105-134-004, -005, 105-330-005, and -006; located approximately 130 feet southeast of the intersection of Soles Avenue and First Street, in the Old Town Orcutt area, Fourth Supervisorial District.

1.0 REQUEST

Hearing on the request of Carol M. Florence of Oasis Associates, Inc., agent for the Orcutt Union School District, owner, to consider the following:

- a) **09GPA-00000-00004** [application filed April 20, 2009] proposing to change the land use designation from Residential 8.0 units/ acre to Residential 20.0 units /acre; to amend the Orcutt Community Plan (OCP) Land Use Designations Map; and to amend Orcutt Community Plan Policy KS17-1, Action KS17-6, and Development Standards KS17-1, KS17-2, KS17-3, and to add KS17-7. The proposed changes to Policy KS17-1 and Action 17-6 would change the land use designation and zoning to allow for an increase from 8 units per acre to 20 units per acre. The proposed changes to Development Standards KS 17-1 and 17-3 would revise the park requirement such that the park may be

Standard KS17-2 and Action KS 17-6 would limit the height of buildings to one story along Soares Avenue only, rather than along the entire site perimeter and adjacent to the neighborhood park. The proposed inclusion of a new development standard (Dev Std KS 17-7) would provide guidance in the architectural style and character of the future senior housing development on Key Site 17;

- b) **09RZN-00000-00012** [application filed on December 11, 2009] proposing to rezone 5.39 acres from Small Lot Planned Development (SLP) to Design Residential-20 units per acre in compliance with Chapter 35.104 of the County Land Use and Development Code; and,

to certify the Subsequent Environmental Impact Report (11EIR-00000-00003) and revision letter dated August 28, 2013 to the Environmental Impact Report (95-EIR-01) pursuant to the State Guidelines for Implementation of the California Environmental Quality Act. As a result of this project, significant effects on the environment are anticipated in the following category: aesthetics/visual resources. The project site includes four legal parcels (APNs: 105-134-004; -005, 105-330-005; -006) totaling approximately 9.53 acres which are commonly known as Key Site 17 in the Orcutt Community Planning area, Fourth Supervisorial District.

The Subsequent EIR (FSEIR) and all documents referenced therein may be reviewed at the Planning and Development Department, 624 West Foster Road, Suite C, Santa Maria. The FSEIR is also available for review at the Central Branch of the City of Santa Barbara Library, 40 East Anapamu Street, Santa Barbara.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and recommend approval of Case Nos. 09GPA-00000-00004, and 09RZN-00000-00012, marked "Officially Accepted, County of Santa Barbara, November 13, 2013, County Planning Commission Attachments A-H", based upon the project's consistency with the Comprehensive Plan and based on the ability to make the required findings.

Your Commission's motion should include the following:

1. Recommend that the Board of Supervisors make the required findings for approval of the project specified in Attachment A of this staff report, including CEQA findings.
2. Recommend that the Board of Supervisors certify the Final Subsequent Environmental Impact Report (11EIR-00000-00003, and the revision letter dated August 28, 2013, and adopt the Mitigation Monitoring and Reporting Program (Section 11 of 11EIR-00000-00003) included as Attachment E.
3. Adopt a resolution recommending that the Board of Supervisors approve a Comprehensive Plan Amendment (09GPA-00000-00004), approving the following: changing the Land Use Designation on the subject parcels from Residential 8.0 units/acre (Res-8.0) to Residential 20 units/acre (Res-20); revising Orcutt Community Plan Policy KS17-1, and the portion of

Action KS17-6 relative to density; and adding Development Standard KS17-7, KS17-8, KS17-9, and KS17-10. (Resolution included as Attachment D).

4. Adopt a resolution recommending that the Board of Supervisors approve a rezone (09RZN-00000-00012) changing the zone district on the subject parcels from Small Lot Planned Development (SLP) to Design Residential, 20 units/acre (DR-20). (Resolution included as Attachment C).

Refer back to staff if the County Planning Commission takes other than the recommended action for appropriate findings and conditions.

3.0 JURISDICTION

This project is being considered by the County Planning Commission based on Section 35.80.020 of the County Land Use and Development Code which states that the Planning Commission reviews Comprehensive Plan Amendments and Rezones and provides a recommendation to the County Board of Supervisors who are the final decision makers for the project.

4.0 ISSUE SUMMARY

4.1 Staff Recommendation

The FSEIR evaluated the proposed project and three alternatives as follows: 1) the No Project Alternative; 2) the Proposed General Plan Amendment/ Rezone which includes minor changes to Key Site 17 Development Standards (including changes to Action KS17-6 regarding the land use designation and zoning); and, 3) the Reduced Density Alternative. For additional discussion of each alternative please see Section 6.1.2 of this staff report. Staff recommends the approval of Alternative 2, which provides for the General Plan Amendment (GPA) and Rezone for increasing density onsite with minor modifications to the existing OCP development standards such as acknowledging the change in density for the reasons described below.

Under Alternative 2, the project site's land use designation would be amended to Residential, 20 units per acre maximum (Res 20) and rezoned to Design Residential, 20 units per acre maximum (DR 20), consistent with the provisions of the OCP. Also, under Alternative 2, OCP Development Standards KS 17-1, KS 17-2, and KS 17-3 would not be modified as proposed by the applicant. This alternative would retain the requirement to locate the on-site public park along the south side of Soares Avenue; would limit the development adjacent to the park, along Soares Avenue, and along Rice Ranch Road to one-story; and would limit all other structures to two stories of low profile. (See Attachment G, Comparison of Proposed Changes to Development Standards. This table compares the applicant's request to the staff recommendation.)

4.1.1 Recommended OCP Key Site 17 Development Standards

The proposed FSEIR has identified significant and unavoidable (Class I) environmental impacts resulting from project implementation in the area of Aesthetics, and mitigable (Class II) impacts in the issue areas of Biological Resources, Hazardous Materials, Drainage and Water Quality, Public Services (water supply), and Noise. Mitigation measures that are site specific are recommended as new development standards (KS17-8, KS17-9, and KS17-10) for Key Site 17 (Attachment D). Proposed KS17-8 requires BAR review of the project to ensure that buildings are appropriately sized and incorporate design elements to promote visual compatibility with the surrounding neighborhood, particularly along Soares Avenue. Proposed KS17-9 requires that development on the site would be designed to minimize potential conflicts with the adjacent bus yard operations. Proposed KS17-10 would require a noise study addressing potential noise issues associated with the bus maintenance and storage yard. If adopted, any future development on the remaining portion of Key Site 17 would be subject to these standards. Mitigation Measures which would be applied as standard conditions upon receipt of an application for development were identified in the following issue areas: Biological Resources, Hazardous Materials, Drainage and Water Quality, Public Services (water supply), and Noise.

4.2 Proposed Revisions to OCP Development Standards

The proposed project includes text amendments to the OCP development standards (OCP DevStd KS17-1, DevStd KS17-2, DevStd KS17-3, and Action KS17-6) regarding visual resources and recreation. A detailed list of these standards and the requested modifications is provided in Section 5.3 of this staff report. Staff believes that with the exception of the portion of Action KS17-6 related to site density, the proposed modifications to these provisions are inconsistent with the OCP, and as a result does not recommend them for approval. The applicant also proposes a new Key Site 17 development standard (DevStd. KS 17-7) that provides guidance on the future senior housing development. This proposed new development standard is recommended for approval as discussed below in Section 4.2.1.

4.2.1 Visual Resources

The requested revisions to Development Standard KS17-2 would limit the height of buildings to one story only along Soares Avenue, rather than along the entire site perimeter and adjacent to the neighborhood park. The policy consistency analysis determined that the proposed changes to Development Standard KS17-2 and Action KS17-6 pertaining to aesthetics would be inconsistent with the OCP because they would reduce the effectiveness of the development standards relative to the protection of visual resources on the site. For these reasons, approval of these proposed changes is not recommended. However, the proposed changes to Action KS17-6 related to the increase in the land use designation have been determined to be consistent with the OCP and are therefore recommended for approval.

The proposed inclusion of a new development standard DevStd KS 17-7 would provide guidance the architectural style and character of future senior housing development on Key Site 17. In particular, structures shall be of low profile and screened and/or softened with vegetation to the greatest degree feasible while still meeting the project density objectives. Development shall also follow the Old Town Orcutt Design Guidelines to define the architectural style and character of

the proposed structures and other building elements. This new development standard would further protect visual resources and is therefore recommended to be added to the Key Site 17 requirements.

4.2.2 Park Location

The proposed project would change DevStd KS-17-1 and KS 17-3 to eliminate the provisions for a contiguous park along Soares Avenue. Under the proposed project, there would be greater flexibility as the required 0.75-acre park could be provided anywhere within the project site; i.e., the park would not be limited to Parcel No. 105-134-004 or along the Soares Avenue frontage. The proposed project would allow the 0.75-acre park to be constructed anywhere on the project site, which could result in two separate smaller parks, as opposed to one contiguous park.

The OCP identifies the need for a 1-2 acre park fronting Soares Avenue to preserve views of the Solomon and Casmalia Hills from Old Town Orcutt. The requirement for a park with a minimum 100 foot frontage along Soares Avenue was determined in the OCP EIR to provide important mitigation for Class I visual impacts to views from Old Town Orcutt resulting from the development of Key Site 17. For these reasons, the proposed changes to Development Standards KS17-1 and KS17-3 would be inconsistent with the OCP EIR, and are not recommended for approval.

The OCP EIR notes that regional recreation areas are not a substitute for the periodic and/or daily short-term recreational uses provided by neighborhood facilities. Public neighborhood parks and open spaces are increasingly important as undeveloped open spaces within the community are converted to residential and commercial uses. A private park in this development, while useful in meeting the recreational needs of the residents, cannot be depended on to provide for the general public. The location would not be in an area easily accessible to the public, and as a park intended for seniors would only provide passive recreational opportunities. If the park is not readily visible or directly accessible from a public street, it may not appear to be available to the public. In addition, the development of two smaller park areas would not provide the same community benefit of one large contiguous neighborhood park.

5.0 PROJECT INFORMATION

5.1 Site Information

2.1 Site Information	
Comprehensive Plan Designation	Res-8.0; Residential, 8 units per acre
Zoning District, Ordinance	Small Lot Planned (SLP), Land Use & Development Code
Site Size	9.53 acres (gross)
Present Use & Development	Vacant
Surrounding	North: Residential Development , 7-R-1

Uses/Zoning	South: Residential Development, DR-0.5 East: Schools, PI (Professional/Institutional) West: Residential Development, SLP (Small Lot Planned Development)
Access	Soares Avenue & Rice Ranch Road
Public Services	Water Supply: Golden State Water Company Sewage: Laguna County Sanitation District Fire: Santa Barbara County Fire Station #21, Orcutt Police: Santa Barbara County Sheriff's Department Schools: Orcutt Union School District, Santa Maria Joint Union High School District

5.2 Setting

The project site is located within an undeveloped area designated for urban development in the southwest portion of the community of Orcutt. Immediately surrounding land uses include: existing residential homes bordering the site to the north; partially developed land bordering the site to the south developed with a church and single family dwelling, referred to in the Orcutt Community Plan as Key Site #13; undeveloped Key Site #15 to the west; and School District Property to the east which is developed with the district office, bus maintenance yard and the Oasis Senior Center.

Slope/Topography. The site contains a gentle slope of approximately 5% from the northeast corner of the property to the southwest corner of the property. Elevations on the site range from +330 feet above mean sea level (MSL) to +342 feet above MSL along the northern edge of the site. Currently, site drainage sheet flows towards Orcutt Creek to the southwest.

Soils. Soils on-site consist of Garey sandy loam throughout the central and northern portions of the site, with Terrace Escarpments and Sandy alluvial land in the southwest corner of the site.

Flora and Fauna. A field survey of the site revealed a very low habitat diversity, consisting mainly of non-native grassland.

Archaeological Sites. The site contains no known archaeological sites.

Existing Structures. The site is presently undeveloped and has no structures.

5.3 Description

The proposed project is a request by Carol M. Florence of Oasis Associates, Inc., as agent for the Orcutt Union School District, owner, for approval of: 1) a Comprehensive Plan Amendment (09GPA-00000-00004); and, 2) a Rezone (09RZN-00000-000012); under the provisions of the Santa Barbara County Land Use & Development Code (LUDC).

5.3.1 Comprehensive Plan Amendment (09GPA-00000-00004): An amendment to the Orcutt Community Plan Land Use Designations Map changing the land use designation

on the 9.53 acre project site to Design Residential 20 units per acres (DR-20) from Residential 8.0 (8 du/acre). In addition, the applicant is requesting text amendments to the Orcutt Community Plan Key Site 17 existing Policies and Development Standards to provide flexibility in design standards for construction of a 100% senior housing project and the addition of one new development standard KS17-7. Keysite 17 has a total of six development standards approved under the OCP; of the six OCP development standards two would not be modified (KS17-4, KS17-5) under the applicant's request. Proposed text additions and deletions are depicted below in underline and or strikeout format.

Policy KS17-1: Portions of Key Site 17 is are designated Res 8.0 and zoned SLP (e.g., Assessor Parcels 105-330-004 [Stonegate Development], and 105-330-015; -016). The balance of Key Site 17 (e.g., 105-134-004, 105-134-005, 105-330-005 and 105-330-006) are designated Res 20 and zoned DR-20 to accommodate a 100 percent senior housing development. Any proposed development on Key Site 17 shall comply with the following development standards.

DevStd KS17-1: Any discretionary development shall include a landscape buffer consisting of drought-tolerant trees and shrubs of sufficient density to partially screen the proposed development from Rice Ranch Road, Soares Avenue, and Dyer Street. The buffer along Soares Avenue shall be integrated with the planned park ~~(see Figure KS17-1).~~ A meandering trail, as shown on Figure KS17-1, shall also be developed.

DevStd KS17-2: For development located on APN 105-330-004 (Stonegate Development), development located on the periphery of the site and those adjacent to the neighborhood park shall be one-story, except as noted in Action KS17-6. To ensure neighborhood compatibility, development located on Soares Avenue shall be one-story. Any two-story other development on APNs 105-134-004 or 105-134-005 and any development within APNs 105-330-005, 105-330-006, or 105-330-015; -016¹ shall be visually compatible with, and shall not significantly block long-range southerly views from, Old Town Orcutt.

DevStd KS17-3: Any discretionary development shall provide for a dedication and construction of a 1-2 acre public neighborhood park ~~fronting along the western portion of Soares Avenue as conceptually depicted on Figure KS-17-2 located on Key Site 17. Parcels 105-330-004 and 105-134-004~~ The Stonegate Development shall each contribute at least 3/4 of an acre to this park and the park shall be a minimum of 100 feet wide where it fronts Soares Avenue. A park at least 3/4 of

¹ 105-330-015 and -016 are located within the Key Site 17 boundary but are not a part of the proposed project.

an acre in size shall be provided within APNs 105-134-004, 105-134-005, 105-330-005, or 105-330-006.

Action KS17-6: A 100% senior housing project on Assessor Parcels 105-134-004, 105-134-005, 105-330-005, or -006 shall comply with California Civil Code §51 et. seq. If an application is filed for a 100% senior housing project, as defined by California Civil Code § 51 et. seq, on Assessors Parcels ~~105-134-04, -05;~~ 105-330-015, ~~01605, -06 or -08,~~ the County should consider redesignating and rezoning affected parcels to Res. 20 and DR 1420. However, to ensure neighborhood compatibility, the homes fronting Soares Avenue and the homes adjacent to the neighborhood park should be single family on lots at least 6,000 s.f. in size. In addition, buildings on APNs ~~105-330-05, -06 and -08~~ may be two stories in height but should be of low profile and screened to the greatest degree feasible.

DevStd KS17-7: To ensure neighborhood compatibility and maintain visual resources (i.e., long-range southerly hillside views from Old Town Orcutt), buildings shall be of low profile and screened and/or softened with vegetation to the greatest degree while still meeting the project density objectives. Development shall also follow the Old Town Orcutt Design Guidelines to guide the architectural style and character of the proposed structures and other building elements.

5.3.2 Rezone (09RZN-000000-00012): A rezone under the LUDC to Design Residential, 20 units per acre (DR-20), from the existing Small Lot Planned Development (SLP) zone designation. The SLP zones allow for single-family residences while DR-20 zones allow for single or multiple-family residential uses. Based on the site's total area (9.53 acres) and a maximum density of 20 units per acre, under the proposed land use designation and zoning, 191 units could be developed on the site. To determine the reasonably foreseeable maximum density of the four parcels, a 35% density bonus was applied based upon Government Code §65915-65918 (see below for further discussion of this code). This would allow for up to 257 senior residential units to be constructed on the project site.

5.4 Background Information

5.4.1 Relationship to Orcutt Community Plan

The OCP envisioned that the entire Key Site 17 site would be developed with residential structures at some point in the future and identified Key Site 17 as an appropriate location for high density housing. The Board of Supervisors adopted the following Planning Findings for the site as part of the Community Plan adoption:

Planning Findings: Designated/zoned Residential 8.0/SLP, with provision that County shall re-designate central part of site at density of Residential 20.0/DR-14 if a 100% senior housing project is proposed; located amid existing residential neighborhood and community facilities, is largest undeveloped area in "Old Town Orcutt"; potential development would be compatible, and adopted Development Standards would help ensure site design harmony with surroundings.

In 2001, the School District obtained the five easternmost parcels of Key Site #17. Originally, the District intended to develop a school and soccer field on the vacant parcels. However, the District has decided that because of decreasing school enrollment in the Orcutt area and the availability of a new school site and recreational opportunities on Key Site 12 (Rice Ranch project site), a new school is no longer needed on Key Site 17. Thus, the District is exploring other development scenarios for its surplus property.

Comprehensive Plan Amendments must be found to be "in the public interest", in order to be approved. A major goal of the Orcutt Community Plan was to provide a balance between needed residential, commercial and industrial growth and environmental protection. To help fulfill this goal, buildout levels of commercial, industrial and residential development were adjusted. In recognition of this fact, the Orcutt Community Plan encourages additional opportunities to provide senior housing in Orcutt through the following policy and action:

- **Policy -LUR-O-3:** The County shall encourage development of senior housing and shall work to preserve the existing senior housing stock.
- **Action KS17-6:** If an application is filed for a 100% senior housing project, as defined by the California Civil Code Section 51 et seq, on Assessors Parcels 105-134-004, -005; 105-330-005, -006, -015, or -016, the County should consider redesignating and rezoning affected parcels to Res. 20 and DR 14. However, to ensure neighborhood compatibility, the homes fronting Soares Ave. and the homes adjacent to the park should be single family homes on lots at least 6,000 square feet in size. In addition, buildings on APNs 105-330-005, -006, -015, and -016 may be two stories in height but should be of low profile and screened to the greatest degree feasible.

The request to amend the OCP land use designation would implement policy objectives of the Orcutt Community Plan by providing severely needed senior housing in the Orcutt area.

Approval of the General Plan amendment could ultimately allow 257 senior residential units to be constructed. The site's close proximity to the Old Town Orcutt commercial district and Rice Ranch Road, which would be serviced by the Santa Maria Area Transit (SMAT), also makes it appropriate for senior housing.

5.4.2 Stonegate Project

In September 2003, the Planning Commission approved the Stonegate residential subdivision project consisting of 44 detached single family homes on the western portion of Key Site 17. The Stonegate project includes a 19,569 s.f. park in the location identified by the OCP for a public park.

5.4.3 Planning Commission Initiation

On July 15, 2009 the Planning Commission initiated the applicant's General Plan Amendment application by a vote of 4-1 (Brooks no). During the Commission's deliberations, several of the Commissioners expressed concern with the proposed project's density, parking, viewsheds, and neighborhood compatibility, and suggested that the project adhere closely to the OCP standards. At the hearing, approximately 12 members of the public provided public testimony with a majority of those supporting the request for the General Plan Amendment. The recurring comment from those supporting the project was that the community needs senior housing. Other members of the public suggested that the site should become a botanical garden for the area.

6.0 PROJECT ANALYSIS

6.1 Environmental Review

The future development of Key Site 17 was studied in the Final Environmental Impact Report (EIR) prepared for the Orcutt Community Plan (95-EIR-01). Section 15162 (Subsequent EIR's and Negative Declarations) of the California Environmental Quality Act (CEQA) requires a subsequent EIR or Negative Declaration to be prepared for a project when:

- 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 including that the project

will have one or more significant effects not discussed in the previous EIR or negative declaration.

Consistent with item #2 above, substantial changes occurred with respect to the circumstances under which the project is undertaken which would require major revisions to the OCP Final EIR, and the proposed project would result in one or more significant effects that were not discussed in the OCP Final EIR (95-EIR-01). As a result, a Final Subsequent EIR has been prepared for the project to evaluate potentially significant impacts and to identify mitigation measures to reduce impacts, and alternatives to the proposed project that would avoid or substantially lessen significant impacts.

The Draft SEIR was released for a 45-day public comment period on May 19, 2011. A public hearing was held on June 29, 2011 to receive oral comments on the adequacy of the Draft SEIR. The comment period closed on July 5, 2011. The Proposed Final Subsequent Environmental Impact Report provides a full discussion of all environmental issues, including the existing setting, potential project impacts, and required mitigation to reduce these identified impacts. Six written comment letters were received on the Draft EIR. These letters are included as Section 10 of the Final EIR, with responses provided.

A revision letter was completed on August 28, 2013 which addresses Aesthetics/Visual Resources and Recreation. The revision letter reclassified impacts to Recreational facilities from Class I to Class III as the proposal to provide two smaller parks raises policy consistency issues, but does not constitute an environmental impact under CEQA. The Class III impact to Recreational facilities did not change. Information pertaining to the development of one large contiguous park versus two smaller parks was added to the Aesthetics/Visual Resources section. This information did not change the Class I impact to the Aesthetics/Visual Resources section. In addition to the above changes, minor clarifications were made for accuracy to the following sections: Biological Resources, Flood/Water Quality, Hazards and Hazardous Materials, and Public Services (Water Supply). The clarifications deleted wording indicating that these mitigation measures should be carried forward as new Development Standards to Key Site 17. In addition, and based on staff review of the State of California, Department of Conservation, Division of Geology and Mines map, and the low levels of radon gas within the vicinity, the document was amended to delete the requirement to provide a radon gas survey.

6.1.1 Impacts/Mitigation

The proposed Final SEIR identifies two significant and unavoidable (Class I) environmental impacts resulting from project implementation in the area of Aesthetics/Visual Resources. Potentially significant but mitigable (Class II) impacts are identified in the issue areas of Biological Resources, Hazardous Materials, Drainage and Water Quality, Public Services (water supply), and Noise. Adverse but less than significant (Class III) project impacts have been identified in the areas of Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology, Drainage and Water Quality, Noise, Public Services and Facilities (fire protection, emergency health care services), Wastewater, Recreation, Transportation/Circulation and Greenhouse Gas Emissions. No beneficial environmental impacts (Class IV) resulting from

project implementation were identified. The Executive Summary Tables of the Final EIR provide a complete summary of the impacts of the project and mitigation measures (Attachment B of this staff report). Please refer to 11EIR-00000-00003 for a complete evaluation of the environmental impacts that would result from the proposed project.

6.1.2 EIR Alternatives

The EIR evaluated three alternatives, the No Project Alternative, the Proposed General Plan Amendment/ Rezone with Modifications to the Key Site 17 Development Standards Alternative, and the Reduced Density Alternative.

Alternative 1: No Project Alternative

This alternative assumes that the project site is developed in accordance with the site's existing General Plan land use designation, Res 8.0, and its existing SLP zoning. A land use designation of Res 8.0 allows for the development of 8 single-family residential units per acre. As such, under this alternative the maximum number of units that could be built on the site (9.53 acres) is 77.

Alternative 2: Proposed General Plan Amendment/ Rezone with Minor Modifications to the Key Site 17 Development Standards Alternative

The proposed project includes a request to modify certain development standards pertaining to the project site (OCP DevStd KS17-1, DevStd KS17-2, and DevStd KS17-3) in addition to the requested amendment to the site's General Plan land use designation and rezoning. Under Alternative 2, the project site's land use designation would be amended to Res 20 and it would be rezoned to DR 20, consistent with the proposed project. However, the OCP development standards would remain in effect with minor revisions. This alternative would retain all of the following: the requirement to locate the on-site public park along the south side of Soares Avenue; the limitation of development adjacent to the park, along Soares Avenue, and along Rice Ranch Road to one-story; and the limitation to a maximum of two stories for all other buildings on the site.

Alternative 2 was fully evaluated in the EIR and is the project recommended for approval by staff. Attachment G provides a comparison of the changes to development standards proposed by the applicant and the changes proposed by staff, with the details shown with strikethrough and underline.

Alternative 3: Reduced Density Alternative

Under this alternative, the site's General Plan land use designation would be changed to Res 12.3 and its zoning would be changed to DR-12.3. The site would be developed with a 100 percent senior housing project. With this General Plan designation/zoning and a 35 percent density bonus, up to 158 residential units could be built at the site. In addition, the OCP development standards would remain in effect without revision, as described above for Alternative 2.

Environmentally Superior Alternative

Based on this analysis, Alternative 1 (the No Project Alternative) is the environmentally superior alternative. Under this alternative, up to 77 single-family homes could be built on the site and future development of the site would be subject to the existing development standards as set forth in the Orcutt Community Plan.

In accordance with CEQA Guidelines Section 15126 (e)(2), if the environmentally superior alternative is the No Project Alternative, then an environmentally superior alternative among the other alternatives must be identified. The environmentally superior alternative among the other alternatives is Alternative 3 (Reduced Density Alternative). This alternative would reduce the number of senior housing units that could be constructed at the site and would keep the existing development standards with regard to the on-site park location and building heights. It would result in reduced impacts as compared to the proposed project in the areas of aesthetics, air quality (fewer vehicle emissions), geology/soils, hazards and hazardous materials, surface drainage/flooding, noise, public services, recreation, traffic (fewer vehicle trips), and greenhouse gas emissions. Under this alternative, the provision of fewer senior housing units would not meet the proposed project objectives identified in the EIR.

6.2 Comprehensive Plan Consistency

The proposed project is located within the Orcutt Community Plan area, and the future development of the senior housing project would be subject to the policies and development standards contained within the Orcutt Community Plan, in addition to the Land Use Element and other elements of the Comprehensive Plan.

6.2.1 Policy Consistency Issues Raised by Orcutt Union School District Key Site 17 Proposal

The applicant's proposed changes to Key Site development standards KS-17-1, KS-17-2, and KS 17-3, and action item KS17-6 would be inconsistent with a number of policies and development standards of the Orcutt Community Plan. The complete text of the policies and development standards discussed below are provided in Section 6.2.2 of this staff report.

DevStd KS17-1: The OCP states that potential development of this site could include visual impacts to the neighbors, especially on Soares Avenue. Removing the reference to Figure KS17-1, which depicts the location of one large contiguous planned park, would provide less of a visual buffer from future development. In addition, the requirement for a park with a minimum 100 foot frontage along Soares Avenue was determined to provide important mitigation for visual impacts to views of the Solomon and Casmalia Hills from Old Town Orcutt that would result from the development of Key Site 17. The proposed amendment would be detrimental to the aesthetic character of the area and is therefore inconsistent with the intent of this standard.

DevStd KS17-2: The key elements of this development standard are to ensure neighborhood compatibility and to retain long-range southerly views from Old Town Orcutt. The proposed changes to Development Standard KS17-2 would eliminate the restriction for structures to be

two stories or less in height. The elimination of the two-story height restriction was identified in the FSEIR as causing a significant unavoidable impact to visual resources because it would reduce the effectiveness of the development standards pertaining to the protection of visual resources on the site. Therefore, the proposed changes to Development Standard KS17-2 are considered inconsistent with the OCP.

DevStd KS17-3: The Orcutt Community Plan identifies a 1-2 acre park fronting Soares Avenue to be located on a portion of APN 105-330-004 (Stonegate Development) and a portion to be located on APN 105-134-004 (Orcutt Union School District). As part of the future project, development of an at least $\frac{3}{4}$ acre public park would be required on the Orcutt Union School District property in order to be consistent with this Development Standard. As described in Section 4.10 Recreation, of the FSEIR, as modified by the EIR revision letter dated August 28, 2013, the requirement for a park to have a minimum 100 foot frontage along Soares Avenue was determined to provide important mitigation for visual impacts to views of the Solomon and Casmalia Hills from Old Town Orcutt that would result from the development of Key Site 17. Therefore, the proposed amendment is considered inconsistent with the intent of this development standard.

Action KS17-6: The elimination of the restriction that buildings be limited to two stories in height and low profile is identified in the FSEIR as a significant unavoidable impact to visual resources. The proposed changes to Action KS17-6 relative to the elimination of these restrictions are also inconsistent with the intent of the OCP which characterizes Keysite 17 as the southern "gateway" to Old Town Orcutt, with scenic views across the site to the Solomon and Casmalia Hills. These hills are identified in the OCP as prominent natural scenic resources and a significant visual backdrop to the urban area. The Development Standard limiting future structures to two stories in height and a low profile would protect the views of the Solomon and Casmalia Hills from Old Town Orcutt. Therefore, the proposed amendment to delete this requirement is considered inconsistent with the intent of the OCP.

6.2.1.1 Staff Recommendation

The OCP requirements for the subject portion of Key Site 17 include: 1) a public park of sufficient size to serve the project and the existing Old Town Orcutt residents; and 2) specific requirements regarding the park's location as well as limitation on building heights, in order to preserve views of the surrounding foothills for existing residents. These requirements are key components for ensuring that the buildout of Old Town Orcutt in this area achieves growth objectives, while also preserving the existing character of the community, as discussed in the Comprehensive Plan Policy Consistency Section below.

Staff's recommendation for approval of Alternative 2 would ensure that future development onsite would be consistent with the OCP and the Comprehensive Plan as shown in the policy consistency table below.

6.2.2 Consistency of Project

The Comprehensive Plan consistency analysis below is based upon the project recommended by staff, which includes the adoption of Alternative 2 in the FSEIR and as revised in the revision letter dated August 28, 2013. Alternative 2 includes a General Plan Amendment and Rezone that would increase the density on the project site from 8 units per acre to 20 units per acre for development of a senior housing project but does not include a specific proposal for development. Alternative 2 also includes minor changes to Policy KS17-1 and Action KS17-6 regarding the land use designation and zoning on Key Site 17.

REQUIREMENT	DISCUSSION
ORCUTT COMMUNITY PLAN – KEY SITE 17 POLICIES	
<p><i>Policy KS17-1:</i> Key Site 17 is designated Res 8.0 and zoned SLP. Any proposed development on Key Site 17 shall comply with the following development standards.</p>	<p><u>Consistent:</u> The staff recommendation (Alternative 2) would amend the specific OCP Key Site 17 policy and rezone the project site in order to eliminate any conflicts with the current density and land use policies/zoning ordinances. The proposed revision to the policy is:</p> <p><i>“Policy KS17-1: Portions of Key Site 17 are designated Res 8.0 and zoned SLP, Assessor Parcels 105-330-004 [Stonegate Development], and 105-330-015; -016). The balance of Key Site 17, 105-134-004, 105-134-005, 105-330-005 and 105-330-006) is designated Res 20 and zoned DR-20 and shall be developed with a 100 percent senior housing development. Any proposed development on Key Site 17 shall comply with the following development standards.”</i></p> <p>The proposed revisions to this policy are consistent with and implement the portion of OCP Action Item KS17-6 which states in part that: : <i>“If an application is filed for a 100% senior housing project, as defined by California Civil Code § 51 et. seq, on Assessors Parcels 105-134-004, -005; 105-330-005, -006, -015 or -016, the County should consider redesignating and rezoning affected parcels to Res. 20 and DR 14.”</i></p> <p>The project recommended by staff implements policy objectives of the Orcutt Community Plan by providing severely needed senior housing in the Orcutt area, consistent with this policy.</p>

REQUIREMENT	DISCUSSION
<p><i>DevStd KS17-1: Any discretionary development shall include a landscape buffer consisting of drought-tolerant trees and shrubs of sufficient density to partially screen the proposed development from Rice Ranch Road, Soares Avenue, and Dyer Street. The buffer along Soares shall be integrated with the planned park (see Figure KS17-1). A meandering trail as shown on Figure KS17-1 shall also be developed.</i></p>	<p>Consistent: The staff recommendation consists of a General Plan Amendment and Rezone with no specific development proposed at this time. Although the proposed project does not propose any changes to this development standard, it does include two new development standards to guide future development on Key Site 17. The new development standards would require: 1) future senior housing to be low profile and follow Old Town Orcutt Design Guidelines: 2) low maintenance trees, shrubs, and groundcover to be used in landscape plans for development of the site, particularly within the outer perimeter of the site. The addition of these new development standards would provide additional assurance that future development is partially screened from public views and that adequate landscape buffers are provided along adjacent roadways. Therefore, the project as proposed by staff is consistent with this development standard.</p>
<p><i>DevStd KS17-2: Homes located on the periphery of the site and those adjacent to the neighborhood park shall be one-story, except as noted in Action KS17-6. Any two story development shall be visually compatible with, and shall not significantly block long-range southerly views from, Old Town Orcutt.</i></p>	<p>Consistent: The staff recommendation consists of a General Plan Amendment and Rezone with no specific development proposed at this time. While staff's recommendation does not propose any changes to this development standard, it does include two new development standards to guide future development on Key Site 17. The new development standards would require: 1) future senior housing to be low profile and follow Old Town Orcutt Design Guidelines: 2) BAR review to ensure that buildings are appropriately sized and incorporate design elements to promote visual compatibility with the surrounding neighborhood, particularly along Soares Avenue. The addition of these new development standards would provide additional assurance that future development is visually compatible with existing development and would not significantly block long range southerly view from Old Town Orcutt. Therefore, the project as proposed by staff is consistent with this development standard.</p>

REQUIREMENT	DISCUSSION
<p><i>DevStd KS17-3: Any discretionary development shall provide for dedication and construction of a 1-2 acre public neighborhood park fronting along the western portion of Soares Avenue as conceptually depicted on Figure KS-17-2. Parcels 105-330-004 (Stonegate Development) and 105-134-004 shall each contribute at least 3/4 of an acre to this park and the park shall be a minimum of 100 feet wide where it fronts Soares Avenue.</i></p>	<p>Consistent: The Orcutt Community Plan identifies a 1-2 acre park fronting Soares Avenue to be located on a portion of APN 105-330-004 (Stonegate Development) and a portion to be located on APN 105-134-004 (Orcutt Union School District). Section 4.10 Recreation, of the FSEIR, as modified by the EIR revision letter dated August 28, 2013, determined that the requirement for a park along Soares Avenue provides important mitigation for preserving views of the Solomon and Casmalia Hills from Old Town Orcutt. Staff's recommendation would not change the intent of this development standard thereby ensuring that long range southerly view from Old Town Orcutt are preserved. Therefore, the project as proposed by staff is consistent with this development standard.</p>
<p><i>Action KS17-6: If an application is filed for a 100% senior housing project, as defined by California Civil Code § 51 et. seq, on Assessors Parcels 105-134-04, -05; 105-330-05, -06, or -08, the County should consider redesignating and rezoning affected parcels to Res. 20 and DR 14. However, to ensure neighborhood compatibility, the homes fronting Soares Ave. and the homes adjacent to the park should be single family on lots at least 6,000 s.f. in size. In addition, buildings on APNs 105-330-05, -06 and -08 may be two stories in height but should be of low profile and screened to the greatest degree feasible.</i></p>	<p>Consistent: The staff recommendation consists of a General Plan Amendment and Rezone with no specific development proposed at this time. Staff's recommendation also includes revisions to Action KS17-6 to clarify that the development fronting Soares Avenue and the development adjacent to the neighborhood park shall be single story, and to clarify that buildings on APNs 105-330-05, and -06 may be two stories in height but shall be of low profile and screened to the greatest degree feasible.</p> <p>As noted above in the policy consistency analysis for development standard KS 17-2, and incorporated herein by reference, staff's recommendation also includes two new development standards that would require future senior housing to be reviewed by BAR to ensure visual compatibility with the surrounding neighborhood. With the approval of revised wording to Action KS17-6, staff's recommendation would be consistent with this Action.</p>
<p>ORCUTT COMMUNITY PLAN – LAND USE</p>	
<p><i>Policy LU-O-3: The County shall require</i></p>	<p>Consistent: The staff recommendation consists</p>

REQUIREMENT	DISCUSSION
<i>that adequate resources and service capacity are available to accommodate the growth identified within this Plan.</i>	of a General Plan Amendment and Rezone with no specific development proposed at this time. Increasing the density on the site from 8.0 units per acre to 20 units per acre is not expected to result in significant impacts with regard to the provision of public services. As discussed in Section 4.9 of the FSEIR adequate fire and police protection, public school capacity, landfill capacity, and wastewater service would be available for the proposed project, and impacts related to these services would be less than significant. Sewage disposal and water would be provided by Laguna County Sanitation District, Golden State Water Company, respectively (with supplemental water allocated by the City of Santa Maria). Future development of the site for senior housing would be conditioned to pay the project's fair share of fees for parks, fire and police protection services, flood control, roads, and water in accordance with the County's developer fee schedule. Therefore, the project as proposed by staff is consistent with this policy.
<i>Policy LUR-O-2:</i> <i>Future growth and development shall occur in a manner which minimizes construction related impacts on the community.</i>	<u>Consistent:</u> The staff recommendation consists of a General Plan Amendment and Rezone with no specific development proposed at this time. However, as discussed in Sections 4.2 Air Quality and 4.8 Noise of the FSEIR, worst case construction-period impacts associated with the future senior housing development of the site are expected to be less than significant. Therefore, the project as proposed by staff is consistent with this policy.
<i>Policy -LUR-O-3:</i> <i>The County shall encourage development of senior housing and shall work to preserve the existing senior housing stock.</i>	<u>Consistent:</u> The staff recommendation implements policy objectives by providing severely needed senior housing in the Orcutt area, consistent with this policy.
ORCUTT COMMUNITY PLAN – TRANSPORTATION POLICIES	
<i>Policy CIRC-O-2:</i> <i>The County shall serve to provide an efficient and safe circulation system to accommodate future growth in Orcutt. The County will use its best efforts to coordinate the timing of roadway, intersection and other transportation</i>	<u>Consistent:</u> The staff recommendation consists of a General Plan Amendment and Rezone with no specific development proposed at this time. As discussed in the Final SEIR, Section 4.11, <i>Transportation and Circulation</i> , of the Subsequent Final EIR, implementation of the

REQUIREMENT	DISCUSSION
<p><i>improvements with the completion of the development projects that the improvements are intended to serve.</i></p>	<p>proposed project would result in less than significant project-specific and cumulative impacts to area intersections. Intersections would remain at acceptable levels of service. Development of the proposed project would not adversely affect any offsite bike routes or park and ride facilities. The proposed project would reduce peak hour trip generation at the site relative to that allowed under the current zoning and land use designation due to the proposed use for 100% senior housing. The traffic analysis also concluded that the study-area intersections are forecasted to operate at Level Of Service (LOS) A and LOS B with Existing + Project traffic volumes. Therefore, the project as proposed by staff would be consistent with this policy.</p>
<p>ORCUTT COMMUNITY PLAN – RISK OF UPSET POLICIES</p>	
<p><i>Policy RISK-O-3:</i> <i>The County shall minimize the risk to public safety associated with hazardous materials.</i></p>	<p><u>Consistent:</u> A Phase I Environmental Site Assessment (ESA) was prepared in 2001 to determine the site’s environmental liabilities based upon activities at or near the site which may have resulted in the use, storage, disposal and/or release of hazardous substances. The Phase I assessment concluded that no evidence of hazardous substances was observed at the project site. However, immediately east of the project site is the Orcutt Union School District bus storage and maintenance facility that uses hazardous substances in the form of fuels, lubricants, oil and other solvents. Because of the site’s proximity to the bus storage and maintenance yard an updated assessment should be done to ensure that any future development does not occur on a contaminated site.</p>
<p><i>New Development Standard KS17-9:</i> <i>Development on the site shall be designed to minimize potential conflicts with the adjacent bus yard operations.</i></p>	<p>The FSEIR and the revision letter dated August 28, 2013 identify Mitigation Measures HAZ 1-1 and HAZ 1-2 to assure that potential hazardous materials impacts at the site would be reduced to a less than significant level. These measures require: 1) an updated Phase I ESA to ensure that more recent activities on the property have</p>

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	not resulted in deposition of hazardous materials, and, 2) future senior housing development to minimize potential conflicts with the adjacent bus yard operations, and would assure that potential hazardous materials impacts at the site would be reduced to a less than significant level. While staff's recommendation does not include a proposal for specific development at this time, it does incorporate mitigation HAZ-1-2 as a new development standard. Approval of the project as proposed by staff would ensure consistency with this development standard.
<u>ORCUTT COMMUNITY PLAN –VISUAL/AESTHETICS POLICIES</u>	
<i>Policy VIS-O-1: Significant scenic and visual natural resources in Orcutt shall be protected in order to preserve the semi-rural character of the OPA.</i>	<u>Consistent:</u> Future development would be required to meet height and setback limitations of the Land Use and Development Code, and would be subject to review and approval by the Northern Board of Architectural Review (NBAR). P&D staff and NBAR will ensure that future development is consistent and compatible with the scale and character of the existing community. While the proposed project does not currently include any development it does include adding proposed Development Standard KS17-7 cited below to the OCP Key Site 17 provisions.
<i>DevStd VIS-0-1.1: All development including buildings, understories, fences, water tanks, and retaining walls adjacent to designated open space areas shall be sited and designed to protect the visual character of these areas and blend in with natural landforms through the use of such methods as setbacks, building orientation, materials and colors (earth tones and non-reflective paints), landscape buffers, shielded exterior lighting, screening of parking areas and inclusion of perimeter roads to allow maintenance of open space corridors.</i>	<u>DevStd KS17-7:</u> To ensure neighborhood compatibility and maintain visual resources (i.e., long-range southerly hillside views from Old Town Orcutt), buildings shall be of low profile and screened and/or softened with vegetation to the greatest degree while still meeting the project density objectives. Development shall also follow the Old Town Orcutt Design Guidelines to guide the architectural style and character of the proposed structures and other building elements. Approval of the project as proposed by staff would ensure consistency with this policy and development standard.

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<i>DevStd VIS-O-2.1: Development shall be sited and designed to minimize disruption of important public view corridors and viewsheds through building orientation, minimization of grading on slopes, landscaping and minimization of sound walls.</i>	Consistent: Future development of the site for senior housing would be conditioned to meet the requirements of Key Site 17. In addition, buildings shall be of low profile and screened and/or softened with vegetation to protect the southerly views of the Solomon and Casmalia Hills. As stated above, new development standard KS17-7 would ensure that the future senior housing development at the project site would be required to provide design elements to reduce the visual impacts of the project. It would also require NBAR final review and approval to ensure consistency with this policy.
<i>Policy VIS-O-2: Prominent public view corridors (U. S. 101, State Routes 1 & 135, Clark Ave., Santa Maria Way and Union Valley Parkway) and public viewsheds (Orcutt/Solomon Hills, Casmalia Hills and Orcutt Creek) should be protected.</i>	Consistent: Public views of the proposed project site are primarily from Rice Ranch Road, First Street, and Soares Avenue. Highway 101 is approximately 3 miles east of the proposed project site. The project site is also visible from an easterly to northeasterly view from State Highway 1, and only for a few seconds when traveling at highway speeds. Due to the distance, and highway speeds (Highway 1), the future senior housing development would not be visible from public viewing places. The southeasterly views from Soares Avenue of Solomon Hills are more distant and the lower portions of the hills are partially obstructed by intervening vegetation. Private views of the site are located throughout the surrounding developed residential area. P&D staff and NBAR will ensure that the future senior housing development is consistent and compatible with the scale and character of the existing urban community, and does not intrude into the skyline as seen from public viewing places. Therefore, the project as proposed by staff would be consistent with this policy.
COMPREHENSIVE GENERAL PLAN	
LAND USE ELEMENT	
<i>Land Use Element Designation Multiple Residential, 8.0 units per acre</i>	Consistent: The staff recommendation consists of a General Plan Amendment and Rezone with no specific development proposed at this time. Staff's recommendation would amend the

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	<p>specific OCP Key Site 17 policy and rezone the project site in order to eliminate any conflicts with the current density and land use policies/zoning ordinances. The proposed revision to the policy is:</p> <p><i>“Policy KS17-1: Portions of Key Site 17 are designated Res 8.0 and zoned SLP, Assessor Parcels 105-330-004 [Stonegate Development], and 105-330-015; -016). The balance of Key Site 17, 105-134-004, 105-134-005, 105-330-005 and 105-330-006) is designated Res 20 and zoned DR-20 and shall be developed with a 100 percent senior housing development. Any proposed development on Key Site 17 shall comply with the following development standards. “</i></p> <p>The OCP includes a provision that the County shall re-designate the central part of Key Site 17 from 8.0 units per acre to 20.0 units per acre if a 100% senior housing project is proposed.</p> <p>The adopted OCP contains an inconsistency between the densities provided under the Comprehensive Plan and zoning for the subject portion of Key Site 17. However, the RES 20 general plan designation and the DR-14 zone designation discrepancy is addressed in the language in OCP Policy KS17-1, which states that all senior housing proposals on the project site should be considered for a density of 20 units per acre. The Land Use and Development Code provides for this density. Therefore, an all senior housing proposal at 20 units per acre would be consistent with the OCP and would require a rezone, but not a general plan amendment.</p> <p>Although no development is currently proposed, the applicant has specifically stated the purpose of their request is to accommodate a 100 percent senior housing development. Should the requested rezone be approved, the project would be consistent with this revised policy.</p>

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<p><i>Land Use Development Policy 2: The densities specified in the Land Use Plan are maximums and may be reduced if it is determined that such reduction is warranted by conditions specifically applicable to a site, such as topography, geologic or flood hazards, habitat areas, or steep slopes. However, density may be increased under programs of the Housing Element.</i></p>	<p>Consistent: The proposed project does not include a specific application for development of the project site. However, the proposed GPA and RZ do request increases to the maximum density which would be allowed onsite.</p> <p>Upon submittal of an actual development proposal, a consistency analysis of this policy would be required.</p> <p>Government Code Sections §65915-65918 require that local governments provide incentives or concessions for the production of, or donation of land for, certain types of housing, including senior citizen housing and affordable housing. Under these regulations, senior housing developments may be entitled to a 20% density bonus. Projects that provide affordable housing units or include a land donation are entitled to a density bonus of up to 35%.</p> <p>While the County Housing Element has no provisions for increase density related to senior housing, OCP Policy LUR-0-3 encourages the development of senior housing. OCP Action Item KS17-6 encourages increased density for senior housing. Therefore the OCP envisioned an increase in density.</p> <p>With the approval of revised Action KS17-6, staff's recommendation would be consistent with the portion of the action item that addresses density. This would allow for up to 257 senior residential units to be constructed on the project site. Therefore, the project as proposed by staff is consistent with this policy.</p>

REQUIREMENT	DISCUSSION
<i>Land Use Development Policy 3: No urban development shall be permitted beyond boundaries of land designated for urban uses except in neighborhoods in rural areas.</i>	<u>Consistent:</u> The project site is located within the urban boundary line of Orcutt. The staff's recommendation consists of a General Plan Amendment and Rezone with no specific development proposed at this time. Staff's recommendation would not affect the urban boundary line. Therefore, the project as proposed by staff is consistent with this policy.
<i>Land Use Development Policy 5: Within designated urban areas, new development other than that for agricultural purposes shall be serviced by the appropriate public sewer and water district or existing mutual water company, if such service is available.</i>	<u>Consistent:</u> At this time, the proposed project consists only of a General Plan Amendment and Rezone. The project site is within the urban boundary line of Orcutt and the future senior housing development at the site would be served by the Golden State Water Company and the Laguna County Sanitation District, subject to submittal of a final agreement with the City of Santa Maria for water. At this time, no development is proposed. Therefore, the project as proposed by staff would be consistent with this policy.
<i>Santa Maria/Orcutt Area Land Use Policy: Leapfrog development should be discouraged.</i> <i>Santa Maria/Orcutt Area Circulation Policy: Public transit should be planned and provided within the urban area</i>	<u>Consistent:</u> The project site is located adjacent to existing residential neighborhood and within a development area identified in the OCP. The proposed project consists of a General Plan Amendment and Rezone with no specific development proposed at this time. The change in density proposed under staff's recommendation would not constitute leapfrog development. The change in density proposed under staff's recommendation has been reviewed by Santa Maria Area Transit and it was determined that the future senior housing development would be located within walking distance to existing bus stops and no new transit stop or turnout would be required. Therefore, the project as proposed by staff would be consistent with this policy.
<i>Visual Resource Policy 3: In areas designated as urban on the land use plan maps and in designated rural neighborhoods, new structures shall be in conformance with the scale and character of the existing</i>	<u>Consistent:</u> The proposed project consists of a General Plan Amendment and Rezone with no specific development proposed at this time. The future senior housing development at the project site would require NBAR review and approval to

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<p><i>community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.</i></p> <p><i>New Development Standard KS 17-7:</i> <i>To ensure neighborhood compatibility and maintain visual resources (i.e., long-range southerly hillside views from Old Town Orcutt), buildings shall be of low profile and screened and/or softened with vegetation to the greatest degree while still meeting the project density objectives. Development shall also follow the Old Town Orcutt Design Guidelines to guide the architectural style and character of the proposed structures and other building elements.</i></p> <p><i>New Development Standard KS 17-8:</i> <i>BAR review of the project shall ensure that buildings are appropriately sized and incorporate design elements to promote visual compatibility with the surrounding neighborhood, particularly along Soares Avenue. Potential design elements may include articulation of outer building facades and roof lines, stepping back upper stories of buildings, and use of building materials common to single-family homes rather than commercial building materials.</i></p> <p><i>Mechanical equipment (such as air conditioner units) and trash storage areas shall be screened from public view. Screening may include a combination of landscaping and/or masonry or lattice walls).</i></p> <p><i>Low maintenance trees, shrubs, and groundcover shall be used in landscape plans for development of the site, particularly within the outer perimeter of the site.</i></p> <p><i>The on-site stormwater basin shall be designed to be visually pleasing from on-site</i></p>	<p>ensure consistency with this policy.</p> <p>Proposed Development Standard KS17-7 would require the future senior housing development on the site to be low profile and follow Old Town Orcutt Design Guidelines to ensure neighborhood compatibility and maintain visual resources while still meeting the project density objectives.</p> <p>As discussed above and incorporated herein by reference, Staff's recommendation includes incorporating mitigations measure AES 1-1 from the Final SEIR as a new development standard (KS17-8). This new development standard would further require BAR review of future senior housing development on the site to: "ensure that buildings are appropriately sized and incorporate design elements to promote visual compatibility with the surrounding neighborhood, particularly along Soares Avenue". Adoption of KS17-8 as a new Key Site 17 Development Standard would ensure that new development would be in conformance with the scale and character of the existing community. Therefore, the project as proposed by staff is consistent with these policies and these development standards.</p>

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<p><i>as well as in views from Rice Ranch Road. Steep-sided, concrete-lined basins shall be avoided to the maximum extent feasible. The use of natural-appearing contoured basins is preferred. The use of perimeter fencing, in particular chain-link fencing, shall be avoided. Where required, perimeter fencing shall be of a decorative nature.</i></p> <p><i>The applicant shall improve existing visual resources in the project vicinity to offset the project's impacts on the area's visual character. Options for improving aesthetic/visual resources include, but are not limited to, increased landscaping of undeveloped areas on OUSD-owned property adjacent to public roads.</i></p>	

6.3 Zoning: Land Use and Development Code Compliance

6.3.1 General Plan Amendment

No specific development proposal is under consideration at this point in time. Please see Section 4.1 above for a discussion of the density that would be allowed under the new land use designation

6.3.2 Rezone to DR

Approval of the proposed rezone would amend the current zoning of SLP to DR-20. This zone is intended to ensure comprehensively planned and well designed residential development, while allowing flexibility and encouraging innovation and diverse design, and requiring that substantial open space be maintained within new residential developments.

The Design Residential (DR) zone requires a minimum of 40% of the site to be set aside as open space area. This area shall include a recreational area with facilities for the use of the residents of the development. The recreational facilities may include lawn and picnic areas, swimming pools, tennis courts, etc. Sidewalks, walkways or paths shall link all residential lots to the recreational facilities. The future senior housing development at the project site would be subject to design standards of the DR zone.

Potential Future Development Under the Proposed GPA/Rezoning

Based on the site's total area (9.53 acres) and a maximum density of 20 units per acre under the proposed land use designation and zoning, 191 units could be developed on the site. To determine the reasonably foreseeable maximum density threshold for the four parcels, a 35% density bonus was applied based upon Government Code §65915-65918 (see below for further discussion of this code). This would allow for up to 257 senior residential units to be constructed on the project site.

Senior housing facilities, or Continuing Care Retirement Communities "CCRC," are typically defined as a residential development developed, substantially rehabilitated, or substantially renovated for senior citizens that has at least thirty-five (35) dwelling units (California Civil Code §51.3). Developers of CCRCs have the option to offer one, or a combination of multiple ranges or levels of care required by its residents. These levels of care include the following:

- Independent Living – For healthy seniors who are self-sufficient.
- Assisted Living – For people who do not have severe medical problems, but who require assistance with personal care.
- Skilled Nursing – Facilities with 24-hour medical care for people with chronic ailments.
- Special Alzheimer's Care – Specialized housing and care tailored to people with the disease.
- Continuing Care Community – Complex of residences that contain all of the above, so that seniors can stay in one area as they age.

Section 35.23.030 of the Land Use and Development Code allows for the above levels of care with the filing and approval of a Minor Conditional Use Permit to allow for Continuing Care Facility for the Elderly (CCRC).

Government Code Sections §65915-65918 require that local governments provide incentives or concessions for the production of, or donation of land for, certain types of housing, including senior citizen housing and affordable housing. Under this code, senior housing developments may be entitled to a 20% density bonus. Projects that provide affordable housing units or include a land donation are entitled to a density bonus of up to 35%. Concessions or incentives may include reductions in site development standards or modifications to zoning code requirements or architectural design requirements.

As described above, the proposed project evaluated in the EIR is the reasonable maximum development that could occur under the proposed GPA/Rezone. *No specific development proposal is under consideration at this point in time.* However, for illustrative purposes only and in order to assist the public and decision-makers in understanding the potential future development of the site that could occur under the requested GPA/Rezone, the applicant has prepared conceptual plans for two possible examples of potential developments. These example conceptual plans are provided in Attachment H.

6.4 SB 18 Consultation

On April 14, 2011, Planning and Development sent letters to the Santa Ynez Band of Chumash Indians and the Coastal Band of the Chumash Nation offering to consult pursuant to the SB 18 requirement regarding Native American Heritage Commission (NAHC) consultation on the proposed General Plan Amendment. According to the letter, the addressees had until July 14, 2011 to respond with a request for a consultation on the project. No requests for consultation were received.

7.0 APPEALS PROCEDURE

The recommendation of the Planning Commission will be sent to the Board of Supervisors. Pursuant to Government Code Sections 65354.5 and 65856, any interested party may file a written request with the Clerk of the Board for a hearing by the Board of Supervisors within five days after the Planning Commission acts on the proposed general plan amendment and zoning map amendment. Whether or not a written request is filed, a public hearing before the Board of Supervisors will be conducted.

ATTACHMENTS

- A. Findings
- B. Revised EIR Summary Table
- C. Planning Commission Rezone Resolution and Ordinance
- D. Planning Commission Comprehensive Plan Amendment Draft Resolution
- E. EIR Mitigation Monitoring and Reporting Program
- F. Final SEIR and Revision Letter dated August 28, 2013 with Revised Executive EIR Summary Table (Planning Commission only). The Final SEIR and Revision Letter are located online at the P&D website:
<http://www.sbcountyplanning.org/projects/09GPA-00004KeySite17/Documents/Orcutt FEIR KeySite17.pdf>
- G. Comparison of Proposed Changes to Development Standards (Applicant Proposal vs. Alternative 2)
- H. Conceptual Site Plans

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

FINDINGS PURSUANT TO PUBLIC RESOURCES CODE SECTION 21081 AND THE CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTIONS 15090 AND 15091:

1.1 CONSIDERATION OF THE ENVIRONMENTAL IMPACT REPORT

The Final Subsequent Environmental Impact Report (11EIR-00000-00003) and the revision letter dated August 28, 2013 were presented to the Planning Commission and all voting members of the Planning Commission have reviewed and considered the information contained in the Final Subsequent EIR, (11EIR-00000-00003), its appendices, and the revision letter dated August 28, 2013 prior to recommending approval of the project. In addition, all voting members of the Planning Commission have reviewed and considered the testimony and additional information presented at or prior to the public hearing on November 13, 2013. The Final Subsequent EIR, as revised, reflects the independent judgment and analysis of the Planning Commission and is adequate for this proposal.

1.2 SUBSEQUENT ENVIRONMENTAL DOCUMENT APPROPRIATE PER CEQA SECTION 15162)

The Planning Commission recommends that the Board of Supervisors find that the preparation of a Subsequent EIR was permitted under Section 15162 because 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. Therefore, the Planning Commission recommends that the Board of Supervisors find that the Final Subsequent EIR and revision letter dated August 28, 2013 are the appropriate environmental documents to prepare for this Project.

1.3 FULL DISCLOSURE

The Planning Commission recommends that the County Board of Supervisors finds and certifies that the Final Subsequent EIR as revised by the revision letter dated August 28, 2013 (11EIR-00000-00003) prepared subsequent to the Orcutt Community Plan Update EIR (95-EIR-01) in accordance with CEQA Guidelines Section 15162 constitutes a complete, accurate, adequate, and good faith effort at full disclosure under CEQA. The Planning Commission recommends that the Board of Supervisors finds and certifies that the Final Subsequent EIR has been completed in compliance with CEQA.

1.4 LOCATION OF RECORD OF PROCEEDINGS

The documents and other materials, which constitute the record of proceedings upon which this decision is based, are in the custody of the Secretary of the Planning

Commission of the Planning and Development Department, located at 624 Foster Road, Suite C, Santa Maria, 93455 and at 123 E. Anapamu Street, Santa Barbara 93101.

1.5 FINDINGS THAT CERTAIN UNAVOIDABLE IMPACTS ARE MITIGATED TO THE MAXIMUM EXTENT FEASIBLE:

The Final Subsequent EIR (11EIR-00000-00003) for the Orcutt Unified School District – Key Site 17 project identifies two environmental impacts which cannot be fully mitigated; and are therefore considered unavoidable (Class I). Both of these impact areas involve *Aesthetics/Visual Resources*: conflicts with the visual character of Old Town Orcutt, and the loss of unobstructed views of the Solomon and Casmalia Hills. To the extent the impacts remain significant and unavoidable, such impacts are acceptable when weighed against the overriding social, economic, legal, technical, and other considerations set forth in the Statement of Overriding Considerations included herein. For each of the Class I impacts identified by the Final EIR (11EIR-00000-00003), feasible changes or alterations have been required in, or incorporated into, the project to avoid or substantially lessen the significant environmental effect, as discussed below.

1.5.1 Aesthetics/Visual Resources: *Visual Character and Compatibility (Impact AES 1)*

Future development of the site in accordance with Alternative 2 could introduce visual elements that are substantially greater in scale than the surrounding development, adversely impacting the visual character and compatibility of the area. However, Alternative 2 would maintain the restriction of building heights along Soares Avenue and Rice Ranch Road to one story.

Alternative 2 incorporates mitigation measures identified as part of 11EIR-00000-00003. Alternative 2 would amend the land use designation to Residential, 20 units per acre (Res. 20) and rezone the site to Design Residential, 20 unit per acre (DR-20) to be consistent with the provisions of the OCP. Also, the applicant proposed a new development standard (KS17-7) which is included as part of Alternative 2. In addition, 11EIR-00000-00003 identifies mitigation measures AES 1-1, HAZ 1-2, NSE 1-1 to reduce potential significant impacts to less than significant. These mitigation measures have been incorporated as new development standards KS17-8, KS17-9, and KS17-10 respectively to the Key Site 17 development standards. These measures would retain: the requirement to locate the on-site public park along the south side of Soares Avenue; the limitation of development adjacent to the park, along Soares Avenue, and along Rice Ranch Road to one-story; and the limitation to a maximum of two stories for all other buildings on the site.

Mitigation Measure AES 1-1 would require any future development application for senior housing to be well designed, compatible with the surrounding development, and preserves the surrounding hills. The mitigation measures would be applied to all future development and would substantially reduce the significant environmental effects of the project by incorporating design elements which to promote visual compatibility with the

surrounding neighborhood, particularly along Soares Avenue. The measure includes using low maintenance trees, shrubs and groundcover, particularly within the outer perimeter of the site; constructing an onsite stormwater basin which is visually pleasing both from on-site and as viewed from Rice Ranch Road; placement of trash storage areas away from public view; and improvement of existing visual resources on OUSD-owned property to offset the project's impacts on the area's visual character. No additional feasible mitigation measures are available to further reduce these impacts.

The Final Subsequent EIR recommends Mitigation Measure AES 1-1, requiring Board of Architecture Review (BAR) review with the intent of maximizing compatibility with the character of Old Town Orcutt. This mitigation measure is carried forward by resolution (Attachment D). However, it may not be possible to reduce this impact to a less than significant level (Class 1) while also providing senior housing units allowed for by the density bonus provisions specified by Government Code §65915-65918.

1.5.2 Aesthetics/Visual Resources: *View Impacts - Southerly Views of the Casmalia and Solomon Hills from Soares Avenue (Impact AES 2)*

Future development on the site, in accordance with the project parameters, could result in a loss of unobstructed views of the Solomon Hills and Casmalia Hills experienced from Soares Avenue. Buildout of the site with one-, two-, and/or three-story structures and associated landscaping would partially obstruct southerly street-level views across the site toward both the Solomon and Casmalia Hills. Given the scenic quality of these hillsides and the value placed on long-range southerly views from the Old Town Orcutt (as expressed in the OCP), the project's potential view blocking effects on the Casmalia Hills and Solomon Hills are considered a significant impact.

Alternative 2 also includes the applicant's proposed new development standard (KS17-7), which would ensure that the future senior housing development would be limited to one-story buildings adjacent to the park, along Soares Avenue, and along Rice Ranch Road; all other buildings would be limited to a maximum of two-stories. The limitations on building heights would preserve the southerly views of the Solomon and Casmalia Hills, to the extent feasible.

Mitigation Measure AES 1-1 would require any future development application for senior housing to be low profile in order to maintain visual resources, and to preserve the views to and of the surrounding hills. The mitigation measures would be applied to all future senior housing development and would substantially reduce the significant environmental effects of the project by incorporating design elements which to promote visual compatibility while preserving the views of the Solomon and Casmalia Hills from Soares Avenue. No additional feasible mitigation measures are available to further reduce these impacts.

To address Impact AES 1, the Final Subsequent EIR recommends Mitigation Measure AES 1-1, and Board of Architecture Review (BAR) review would therefore be administered with the intent of preserving southerly views of the Solomon and Casmalia

Hills, to the extent feasible. However, it may not be possible to reduce this impact to a less than significant level given local topographic conditions and the provisions of Government Code §65915-65918. Therefore, this impact would be significant and unavoidable (Class I). It is noted that the OCP EIR also recognized significant unavoidable impacts related to the loss of the scenic backdrop.

The proposed project included changes to site density as well as flexibility to building heights and the location of the park. Alternative 2 allows for increase in density, but retains development standards pertaining to building heights and park location as originally approved in the OCP. The Planning Commission recommends that the Board of Supervisors find that with the adoption of Alternative 2, which was evaluated at a project level of detail, the project's effects on visual resources are less with the approval of Alternative 2.

1.6 FINDINGS THAT CERTAIN IMPACTS ARE MITIGATED TO INSIGNIFICANCE BY MITIGATION MEASURES (CLASS II IMPACTS)

The Final Subsequent EIR (11EIR-00000-00003) identified several subject areas for which the project is considered to cause or contribute to significant, but mitigable environmental impacts (Class II). For each of these Class II impacts identified by the Final EIR (11EIR-00000-00003), feasible changes or alterations have been required in or incorporated into, the project which avoid or substantially lessen the significant environmental effect, as discussed below:

1.6.1 Biological Resources: *Nesting Birds (Impact BIO 1)*

Construction at the project site could disturb nesting birds or their nests. Construction of a future project on the site during the bird nesting season would have the potential to damage or remove shrubs. Based on a biological survey completed in 2010, no sensitive wildlife species were observed on the project site. However, any loss of bird nests, eggs, and young, would be in violation of one or more of California Fish and Game Code Sections 3503 (any bird nest), 3503.5 (birds-of-prey), or 3511 (Fully Protected birds). In addition, removal or destruction of one or more active nests of any other birds listed by the federal Migratory Bird Treaty Act of 1918 (MBTA) would be considered a violation of the MBTA and California Fish and Game Code Section 3511, and therefore would be a significant impact.

As revised, Mitigation Measure Bio 1-1 requires that nesting bird surveys be conducted by a qualified biologist prior to site preparation activities to determine if active nests of any special-status bird species are present in the construction disturbance zone of 200 feet and 500 feet for songbirds and raptors, respectively. If so, construction activities shall be limited, and appropriate setbacks shall be established.

The Planning Commission recommends that the Board of Supervisors finds that the above mitigation measure is adequate to reduce impacts to nesting birds to less than significant (Class II). Any future development proposal involving this property will rely

on the EIR prepared for this project and these mitigation measures would be applied at that time, unless one or more of the conditions in CEQA Guidelines Section 15162 apply to the future development, in which case further environmental review may be required. The Board of Supervisors further finds that implementation of the mitigation measure discussed above would ensure that the project's contribution to cumulative biological impacts is not considerable.

1.6.2 Biological Resources: *Water Quality Impacts on Pine Canyon Creek and Downstream Waterbodies (Impact BIO 2)*

Development of the site could result in the potential introduction of urban pollutants into stormwater runoff that ultimately drains to Pine Canyon Creek. Development of the project site would remove existing vegetation and increase the amount of impervious surfaces at the site, which would increase the flow rate and quantity of stormwater runoff reaching Pine Canyon Creek, and potentially Graciosa and Orcutt Creeks. The possibility exists for pollutants to be present in stormwater runoff from the site as a result of temporary construction activities during the construction phase (e.g. sediment) and from routine human activities during the operational phase of the project (e.g. hydrocarbons, heavy metals, herbicides and fertilizers), potentially impacting sensitive wildlife and vascular plant species in Pine Canyon, Graciosa, and Orcutt Creeks. These potential impacts to sensitive biological resources are considered significant.

Impact BIO-2 would be mitigated to less than significant (Class II) through water quality mitigation measures described below under *Flooding and Water Quality (Section 1.5.5, FLD/WQ2)* incorporated herein by reference.

The Planning Commission recommends that the Board of Supervisors finds that the above mitigation measure is adequate to reduce impacts to water resources in Pine Canyon Creek and downstream water bodies to less than significant (Class II). Any future development proposal involving this property will rely on the EIR prepared for this project and these mitigation measures would be applied at that time, unless one or more of the conditions in CEQA Guidelines Section 15162 apply to the future development, in which case further environmental review may be required. The Board of Supervisors further finds that implementation of the mitigation measure discussed above would ensure that the project's contribution to cumulative biological impacts is not considerable.

1.6.3 Hazards and Hazardous Materials: *Exposure to Hazardous Materials and Hazards (Impact HAZ 1)*

Future development of the project site in accordance with the project provisions could result in the potential exposure to hazardous materials from the adjacent Orcutt Union School District bus maintenance and storage facility.

Mitigation Measure HAZ 1-1, requires an update to the Phase I Environmental Site Assessment to ensure that more recent activities on the property have not resulted in

deposition of hazardous materials that could result in impacts to future residents at the site. If such materials are found, affected areas would be remediated. Based on a Phase I Environmental Site Assessment conducted in 2001 it was determined that no evidence of hazardous substances was observed at the project site. This mitigation would be applied when a specific development application has been submitted.

In accordance with Mitigation Measure HAZ 1-2, the project recommended for approval includes amending the OCP to add a Key Site 17 development standard requiring that future development on the site be designed to minimize potential conflicts with the adjacent bus yard operations. This mitigation is carried forward in the recommendation for approval by resolution.

The Planning Commission recommends that the Board of Supervisors finds that the above mitigation measures are adequate to reduce impacts to exposure hazardous materials to less than significant (Class II). Any future development proposal involving this property will rely on the EIR prepared for this project and these mitigation measures would be applied at that time, unless one or more of the conditions in CEQA Guidelines Section 15162 apply to the future development, in which case further environmental review may be required. The Board of Supervisors further finds that implementation of the mitigation measure discussed above would ensure that the project's contribution to cumulative hazards and hazardous materials impacts is not considerable.

1.6.4 Flood/Water Quality: *Surface and Ground Water Quality – Construction Phase (Impact FLD/WQ 1)*

Future construction activity at the site could introduce urban pollutants and sedimentation into surface and ground water. Oil, fuels, chemicals, metals, and other substances from vehicles, equipment, and materials used during the construction phase may potentially leach into subsurface waters and reach the Santa Maria Valley Groundwater Basin. Prior to the implementation of preventative measures to avoid spills and properly handle and store potential pollutants, construction-period impacts on groundwater are considered potentially significant. Additionally, due to the potential for erosion and sedimentation into Pine Canyon Creek, impacts would be potentially significant.

Mitigation Measure FLD/WQ 1-1, requires future development under the project to provide proof of an exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board. This mitigation would be applied when a specific development application is reviewed for approval.

The Planning Commission recommends that the Board of Supervisors finds that the above mitigation measure is adequate to reduce impacts to Surface and Ground Water Quality – Construction Phase to less than significant (Class II). Any future development proposal involving this property will rely on the EIR prepared for this project and these mitigation measures would be applied at that time, unless one or more of the conditions in CEQA Guidelines Section 15162 apply to the future development, in which case

further environmental review may be required. The Board of Supervisors further finds that implementation of the mitigation measure discussed above would ensure that the project's contribution to cumulative Surface and Ground Water Quality – Construction Phase impacts is not considerable.

1.6.5 Flood/Water Quality: *Surface and Ground Water Quality – Operational Phase (Impact FLD/WQ 2)*

During the operational phase of a development at the site, urban pollutants may be introduced into surface and groundwater. Future development would increase impervious surfaces, which could facilitate discharge of pollutants into receiving waterbodies (Pine Canyon Creek), which could potentially result in water quality degradation. Pollutants that could be introduced during operations might include pesticides, herbicides, and fertilizers used for landscaping, and oil, gasoline, metals, and other substances from vehicles. Pollutants could also enter subsurface water through soil infiltration. If untreated, the pollutants could result in potentially significant water quality impacts.

Mitigation Measure FLD/WQ 2-1, requires that development incorporate and maintain specific operational erosion control measures. Erosion controls measures are required at time of development and standard conditions of approval would ensure compliance with this measure. This mitigation would be applied when a specific development application has been submitted.

Mitigation Measure FLD/WQ 2-2, requires that future development applicants implement a Storm Water Quality Management Plan (SWQMP) designed to prevent the entry of pollutants from the project site into the storm drain system after development. The SWQMP would be required to include specific Best Management Practices. SWQMP measures are required at time of development and standard conditions of approval would ensure compliance with this measure. This mitigation would be applied when a specific development application is reviewed for approval.

Mitigation Measure FLD/WQ 2-3, requires Low Impact Development (LID) as an alternative site design strategy that uses natural and engineered infiltration and storage techniques to control stormwater runoff where it is generated to reduce downstream impacts. LID measures are required at time of development and standard conditions of approval would ensure compliance with this measure. This mitigation would be applied when a specific development application is reviewed for approval.

The Planning Commission recommends that the Board of Supervisors finds that the above mitigation measures are adequate to reduce impacts to Surface and Ground Water Quality – Operational Phase to less than significant (Class II). Any future development proposal involving this property will rely on the EIR prepared for this project and these mitigation measures would be applied at that time, unless one or more of the conditions in CEQA Guidelines Section 15162 apply to the future development, in which case further environmental review may be required. The Board of Supervisors further finds

that implementation of the mitigation measure discussed above would ensure that the project's contribution to cumulative Surface and Ground Water Quality – Operational Phase impacts is not considerable.

1.6.6 Noise: Noise from Adjacent OUSD Facility (Impact NSE 1)

Development of the site may result in a noise nuisance impact related to the introduction of residential uses in proximity to a bus maintenance and storage yard. Typical noises that may be generated by these land uses are associated with bus operations, alarm systems, maintenance activities, and truck deliveries. Although bus maintenance and storage activities are not expected to cause any quantitative standards to be exceeded, noise sources associated with these activities have the potential to result in noise nuisance impacts given the nature, timing, and frequency of noise typically generated by these activities. Therefore, the project's potential noise nuisance impact related to the development of residential uses near the bus maintenance and storage facility is considered a potentially significant impact prior to mitigation.

In accordance with Mitigation Measure NSE 1-1, the project recommended for approval includes amending the OCP to add a development standard requiring that the noise study required by OCP DevStd NSE-0-1.3 address potential noise nuisance issues associated with the adjacent bus maintenance and storage yard, including measurements of noise levels generated at the bus yard and the identification and incorporation of measures to minimize potential noise nuisance impacts to the extent feasible. With implementation of Mitigation Measure NSE 1.1, on-site noise impacts associated with the adjacent OUSD facility would be less than significant (Class II).

The Planning Commission recommends that the Board of Supervisors finds that the above mitigation measure is adequate to reduce impacts to Noise from Adjacent OUSD Facility to less than significant (Class II). Any future development proposal involving this property will rely on the EIR prepared for this project and these mitigation measures would be applied at that time, unless one or more of the conditions in CEQA Guidelines Section 15162 apply to the future development, in which case further environmental review may be required. The Board of Supervisors further finds that implementation of the mitigation measure discussed above would ensure that the project's contribution to cumulative noise from adjacent OUSD Facility impacts is not considerable.

1.7 FINDINGS THAT IDENTIFIED PROJECT ALTERNATIVES OR MITIGATION MEASURES ARE NOT FEASIBLE

The Final Subsequent EIR (11EIR-00000-00003), prepared for the project evaluated a No Project Alternative, the Proposed General Plan Amendment/Rezone without Modification to the Key Site 17 Development Standards Alternative, and the Reduced Density Alternative as methods of reducing or eliminating potentially significant environmental impacts. The project recommended for approval is Alternative 2. The Planning Commission recommends that the Board of Supervisors find that the other alternatives are infeasible for the reasons stated below:

Alternative 1: No Project Alternative (Development of the Site Under the Existing General Plan Designation and Zoning)

With the OCP EIR “No Project” alternative, the existing land use designation and zoning in place at the time of the OCP EIR’s preparation in 1995 (SLP) would be retained. This alternative would achieve none of the basic project objectives and would forego all of the project’s benefits which are itemized in the Statement of Overriding Considerations. For these reasons, the OCP EIR No Project alternative is rejected as infeasible.

1.6.2 Alternative 3: Reduce Density Alternative (GPA/Rezoning to Res 12.3/DR-12.3 Without Modifications to Development Standards)

Under this alternative, the site’s General Plan land use designation would be changed to Res 12.3 and its zoning would be changed to DR-12.3. The site would be developed with a 100 percent senior housing project. With this General Plan designation/zoning and a 35 percent density bonus, up to 158 residential units could be built at the site (9.53 acres x 12.3 units per acre x 1.35). In addition, the OCP development standards would remain in effect without revision.

This alternative would reduce the number of senior housing units that could be constructed at the site and would retain the existing development standards with regard to the on-site park location and building heights. It would result in reduced impacts as compared to the proposed project in the areas of aesthetics, air quality (fewer vehicle emissions), geology/soils, hazards and hazardous materials, surface drainage/flooding, noise, public services, recreation, traffic (fewer vehicle trips), and greenhouse gas emissions. This alternative would lessen the severity of the significant and unavoidable (Class 1) impacts as compared to the proposed project, however the provision of fewer senior housing units under this alternative would not meet the proposed project objectives identified in the EIR, and is therefore considered infeasible.

1.8 STATEMENT OF OVERRIDING CONSIDERATIONS

The Final Subsequent EIR (11EIR-00000-00003) and the revision letter dated August 28, 2013 for the Key Site 17 (Orcutt Union School District) project identify project impacts to Aesthetics as significant environmental effects which are considered unavoidable. The Planning Commission therefore recommends that the Board of Supervisors make the following Statement of Overriding Considerations which warrants approval of Alternative 2 notwithstanding that all identified effects on the environment are not fully mitigated. With respect to each of the environmental effects of Alternative 2 listed below, the Planning Commission recommends that the Board of Supervisors find that the stated overriding benefits of the project outweigh the significant effects on the environment and that there is no feasible way to lessen or avoid the significant effects. Pursuant to Public Resources Code Section 21081(b) and CEQA Guidelines Sections 15043, 15092 and 15093, any remaining significant effects on the environment are acceptable due to these overriding considerations.

- (1) The selected GPA and RZ for approvals, Alternative 2, will increase senior housing opportunities within the Orcutt area.
- (2) Alternative 2 would provide for the future development of a public park on-site.
- (3) Alternative 2 would allow the Orcutt Union School District (OUSD) to make use of its property as the overall numbers of students enrolling in District schools is trending downward and needs for additional school-related facilities are likewise declining.
- (4) Alternative 2 would provide a beneficial community use as the national and local demographics-increasingly shift to an older population, requiring more senior-related housing accommodations.
- (5) Alternative 2 would increase revenues for the OUSD, as the lessor of the property to any future senior housing facility operations.

1.9 ENVIRONMENTAL REPORTING AND MONITORING PROGRAM

Public Resources Code Section 21081.6 and CEQA Guidelines Section 15091(d) require the County to adopt a reporting or monitoring program for the changes to the project that it has adopted or made a condition of approval in order to avoid or substantially lessen significant effects on the environment. The Final EIR includes a mitigation monitoring and reporting program designed to ensure compliance with adopted mitigation measures during project implementation, including specifications for each adopted mitigation measure that identify the action required and the monitoring that must occur. The mitigation monitoring program for the project is included as Attachment E.

2.0 ADMINISTRATIVE FINDINGS

2.1 COMPREHENSIVE PLAN AMENDMENT FINDINGS

2.1.1 Government Code Section 65358(a) requires a general plan amendment to be in the public interest.

The project site provides an opportunity for infill development and multi-family residential housing for seniors with a net increase of 180 residential units (257 senior residential units under the project versus 77 units allowed under existing zoning), including the 35 percent density bonus provided for under California Government Code Section 65915-65918. Development of senior housing would help the community to meet a multitude of needs for housing and would allow for seniors to reside in close proximity to other Orcutt community services. The General Plan Amendment would increase density and would provide greater flexibility for the provision of required onsite amenities. The rezoning for 100 percent senior housing is an identified Action item goal of the community (Action KS17-6 of the Orcutt Community Plan). The project helps to maintain the existing urban boundary and achieve a greater use of the property by providing housing in an urban infill Keysite, which is another recognized goal of the OCP. Overall, the request to re-designate the property from Res 8 (Residential 8 units per acre to Res 20 (Residential 20 units per acre) and

rezone it from SLP (Small Lot Planned) to DR 20 (Design Residential 20 units per acre) is in the public interest. Therefore, this finding can be made.

2.2 REZONE FINDINGS

Amendment to the Development Code, LCP, and Zoning Map (Rezone) Findings

Findings required for all Amendments to the County Land Use and Development Code, the Local Coastal Program, and the County Zoning Map. In compliance with Section 35.104.060 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for an Amendment to the Development Code, Local Coastal Program, or Zoning Map the review authority shall first make all of the following findings:

2.2.1. The request is in the interests of the general community welfare.

The project site has residential development along its west boundary and directly across the street along Soares Avenue and Rice Ranch Road. The surrounding residential communities are predominantly single-family units. The project site provides an opportunity for infill development and multi-family residential housing for seniors with a net increase of 180 residential units (257 senior residential units under the project versus 77 units allowed under existing zoning), including the 35 percent density bonus provided for under California Government Code Section 65915-65918. Developing senior housing would help the community to meet a multitude of needs for housing and would allow for seniors to reside in close proximity to other Orcutt community services. The rezoning for 100 percent senior housing is an identified Action item goal of the community (Action KS17-6 of the Orcutt Community Plan). The project helps to maintain the existing urban boundary and achieve a greater use of the property by providing housing in an urban infill Keysite, which is another recognized goal of the OCP. Overall, the request to re-designate the property from Res 8 (Residential 8 units per acre to Res 20 (Residential 20 units per acre) and rezone it from SLP (Small Lot Planned) to DR-20 (Design Residential 20 units per acre) is in the interests of the general community welfare. Therefore, the proposed rezone is consistent with this finding.

2.2.2. The request is consistent with the Comprehensive Plan, the requirements of the State planning and zoning laws, and this Development Code.

As discussed in Section 6.2 and 6.3 of the staff report dated October 24, 2013, herein incorporated by reference, the proposed rezone is consistent with the Comprehensive Plan, including the Orcutt Community Plan (OCP), State planning and zoning laws, and this Development Code. Therefore, the proposed rezone is consistent with this finding.

2.2.3 The request is consistent with good zoning and planning practices.

The project site represents an urban infill site with residential development along most of its perimeter. Rezoning the property from SLP to DR-20 to accommodate an increased

number of residential units, a total of 257 senior living residential units with a 35 percent housing bonus, is consistent with good zoning and planning practices. The Orcutt Community Plan identified this site as suitable for residential development and includes an Action item to promote 100 percent senior housing accommodations. Given its location adjacent to existing residential development and Old Town Orcutt, proximity to urban commercial centers, public transit, and major arterial roads and the highway, it is good planning practice to increase the allowed residential development density on this site to accommodate the region's senior housing shortages and thereby facilitate a positive use for the community. Therefore, the proposed rezone is consistent with this finding.

ATTACHMENT B: Revised EIR Summary Table

Attachment B: Revised EIR Summary Table

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p><u>Visual Resources</u> Development of the site may result in the loss of two coast live oak trees located along the northern boundary of the site. Orcutt Community Plan (OCP) Development Standard (DevStd) BIO-O-3.1 assures that future development would be required to (1) avoid damage to these trees to the maximum extent feasible, and (2) replace these trees if removal cannot be avoided.</p>	<p>Aesthetics and Visual Resources Less Than Significant</p>	<p>Mitigation measures are not required.</p>	<p>Less Than Significant (Class III)</p>
<p><u>Visual Character/Compatibility</u> AES 1. Development of the site would affect its visual character and may be inconsistent with the visual character of Old Town Orcutt. DevStds KS 17-1, KS 17-2, KS 17-7, and VIS-O-4.1, along with required review by the Board of Architectural Review (BAR), would help to reduce the project's potential visual character impacts, but may not reduce these impacts to a less than significant level.</p>	<p>Significant</p>	<p>AES 1-1: The County shall amend the OCP to add a Key Site 17 development standard stating that:</p> <ul style="list-style-type: none"> • BAR review of the project shall ensure that buildings are appropriately sized and incorporate design elements to promote visual compatibility with the surrounding neighborhood, particularly along Soares Avenue. Potential design elements may include articulation of outer building facades and roof lines, stepping back upper stories of buildings, and use of building materials common to single-family homes rather than commercial building materials. • Mechanical equipment (such as air conditioner units) and trash storage areas shall be screened from public view. Screening may include a combination of landscaping and/or masonry or lattice walls). • Low maintenance trees, shrubs, and groundcover shall be used in landscape plans for development of the site, particularly within the outer perimeter of the site. 	<p>Significant (Class I)</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<ul style="list-style-type: none"> The on-site stormwater basin shall be designed to be visually pleasing from on-site as well as in views from Rice Ranch Road. Steep-sided, concrete-lined basins shall be avoided to the maximum extent feasible. The use of natural-appearing contoured basins is preferred. The use of perimeter fencing, in particular chain-link fencing, shall be avoided. Where required, perimeter fencing shall be of a decorative nature. The applicant shall improve existing visual resources in the project vicinity to offset the project's impacts on the area's visual character. Options for improving aesthetic/visual resources include, but are not limited to, increased landscaping of undeveloped areas on OUSD-owned property adjacent to public roads. 	
<p><u>View Impacts</u></p> <p>AES 2. Development on the site could result in a loss of unobstructed views of the Solomon Hills and Casmalia Hills experienced from Soares Avenue. DevStds KS 17-7 and VIS-O-2.1, along with required review by the BAR, would help to reduce the project's view impacts, but may not reduce these impacts to a less than significant level.</p>	Significant	No mitigation measures are available to further limit the potential for impacts on southerly views of the Solomon and Casmalia Hills.	Significant (Class I)
Development on the site could interfere with views of the Casmalia Hills from Rice Ranch Road. The proposed project has the potential to block a relatively small portion of the more distant hills available in views from along a short distance of Rice Ranch Road, but would not affect existing views of the closer, higher-elevated Casmalia Hills.	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)
Development on the site may be visible in views from SR 1, which is classified as "moderately scenic" in the OCP and is also eligible for "Scenic Highway" designation by the State of California. At its distances from SR 1, development on the project	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
site would not be highly noticeable and would largely be situated behind the intervening Stonegate residential development that abuts the entire western boundary of the site.			
<u>Light and Glare</u> Development on the site would introduce new sources of night lighting.	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)
Air Quality			
<u>Construction Period Impacts</u> Temporary construction activity associated with development of the site would result in the generation of air pollutant emissions, including dust and construction equipment exhaust. Given the required implementation of dust control measures, the proposed project's construction-period dust emissions would be less than significant. Peak annual construction equipment emissions are estimated to be below APCD guidelines.	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)
<u>Operational Impacts</u> Development at the site would result in the generation of area source emissions (e.g., heating, air conditioning) and vehicular emissions associated with daily trip generation. The project's emissions would not exceed any County thresholds.	Less Than Significant	Mitigation measures are not required. It is noted, however, that the measure recommended under Greenhouse Gas Emissions/Climate Change (GHG 1-1), below, would further reduce the project's operational emissions.	Less Than Significant (Class III)
Biological Resources			
<u>Vegetation and Sensitive Plant Communities</u> Development of the site would result in removal of vegetation consisting of invasive non-native grasses and forbs, with native species poorly represented. Vegetation at the site is classified as California Annual Grassland, which is not a sensitive plant community.	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)
<u>Sensitive Plant Species</u> Sensitive plant species were not observed during surveys of the site in 1995, 2001, or May 2010 and sensitive plant species are not expected to occur at the site due to its disturbed condition and heavy competition from invasive species.	No Impact	Mitigation measures are not required.	No Impact
<u>Protected Trees</u>	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
Development of the site may result in the damage or removal of two coast live oak trees. The two roadside oak trees do not provide significant habitat. In addition, OCP DevStd BIO-O-3.1 provides for the protection of established native trees in developable areas.			
<u>Sensitive Wildlife Species</u> Development of the site would remove foraging habitat for sensitive wildlife species. Sensitive wildlife species with potential to occur at the site are limited to some species of birds and bats that may forage over the site, but are not expected to take cover or reproduce thereon. These species would be capable of escaping harm during vegetation removal and grading/construction activities and are not dependent upon habitat or resources at the site for any part of their life cycle or for their survival.	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)
<u>Exterior Night Lighting</u> Development of the site would introduce new sources of night lighting in the vicinity of the Pine Canyon Creek open space. However, OCP DevStd VIS-O-6.3 would assure that night lighting impacts would be less than significant.	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)
<u>Nesting Birds</u> BIO 1. Construction at the project site may disturb nesting birds and/or remove nests.	Potentially Significant	BIO 1-1: The County shall amend the OCP to add a Key Site 17 development standard requiring that No earlier than 14 days prior to construction or site preparation activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February 1 through August 31), a field survey shall be conducted by a qualified biologist to determine if active nests of any bird species protected by the state or federal Endangered Species Acts, Migratory Bird Treaty Act, and/or the California Fish and Game Code Sections 3503, 3503.5, or 3511 are present in the construction zone or within 200 feet of the construction zone for songbirds and	Less Than Significant (Class II)

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>within 500 feet of the construction zone for raptors. If active nests are found within the survey area, construction activities shall stop within a 200-foot radius for songbirds and a 500-foot radius for raptors until consultation with the County, CDFG, and USFWS (when applicable, i.e. if the nesting birds are listed under the federal Endangered Species Act), is conducted and an appropriate setback can be established. A fence barrier shall be erected around the buffer and clearing and construction within the fenced area shall be postponed or halted, at the discretion of a biological monitor, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting.</p>	
<p><u>Invasive Plant Species in Landscaping</u> Development of the site would result in the potential introduction of invasive plant species at the site, which is close to the Pine Canyon Creek open space. However OCP DevStd BIO-O-1.3 would protect open space areas from invasion by non-native species</p>	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)
<p><u>Water Quality Impacts on Pine Canyon Creek and Downstream Waterbodies</u> BIO 2. Development of the site would result in the potential introduction of urban pollutants in stormwater runoff from the site, which drains to Pine Canyon Creek. Pollutants, if present, could degrade water and soil quality and impact sensitive riparian and aquatic habitats and communities, as well as known or potentially occurring sensitive wildlife and vascular plant species in Pine Canyon, Graciosa, and Orcutt Creeks.</p>	Potentially Significant	This impact would be mitigated by water quality mitigation measures discussed under Flooding and Water Quality.	Less Than Significant (Class II)
<p><u>Wildlife Movement</u> Development of the site would restrict wildlife movement across the site. However, the project site is not within an important area for wildlife</p>	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
movement and is not part of linkage between large areas of open space.			
Cultural Resources			
While no archaeological sites are known to be present at the project site, there is a possibility that artifacts or deposits could be encountered during site preparation and grading. Development of the site may result in potential impacts to archaeological resources, if present at the site. However, given Santa Barbara County's Standard Conditions of Approval that require work stoppage or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping, or other construction-related activity, the proposed project's impacts are considered less than significant.	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)
Geology/Soils			
<u>Seismic Shaking, Soils, and Groundwater</u> Seismic ground shaking, collapsible soils, and shallow groundwater are considered less than significant due to required regulatory compliance, involving standard geotechnical investigations and site-specific measures.	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)
<u>Erosion</u> Grading and construction at the site would result in the potential for erosion. However, OCP development standards GEO-O-2.4, GEO-O-2.6, FLD-O-2.1, and FLD-O-3.2 would prevent significant erosion impacts.	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)
<u>Proximity to a Potentially Active Buried Thrust Fault</u> Development of the site could occur in proximity to the Orcutt Frontal fault. OCP Development Standards GEO-O-1.1 and GEO-O-1.2 would assure that the location of the Orcutt Frontal relative to the project site is determined through a fault study conducted by a Registered Geologist or Certified Engineering Geologist and that new construction shall be set back a minimum of 50 feet from all	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
known active or potentially active faults.			
<p>HAZ 1. Development of the project site would result in the potential exposure to hazardous materials from on-site dumping/storage, an adjacent OUSD Business Plan site, and/or natural radon gas emissions.</p>	<p>Hazards and Hazardous Materials</p> <p>Potentially Significant</p>	<p>HAZ 1-1: The County shall amend the OCP to add a Key Site 17 development standard stating that: Prior to approval of a senior housing development at the project site, the applicant shall update the Phase I Environmental Site Assessment to ensure that more recent activities on the property have not resulted in deposition of hazardous materials that could result in impacts to future residents at the site. If such materials are found to exist, affected areas will be remediated. Review and approval by County Environmental Health Services Department (EHS) and Santa Barbara County Fire are required.</p> <p>HAZ 1-2: The County shall amend the OCP to add a Key Site 17 development standard stating that: Development on the site shall be designed to minimize potential conflicts with the adjacent bus yard operations.</p> <p>HAZ 1-3: The County shall amend the OCP to add a Key Site 17 development standard stating that: A radon gas survey shall be performed prior to development on this site. Radon-resistant construction techniques shall be implemented where necessary to prevent radon gas accumulation within enclosed areas.</p>	<p>Less Than Significant (Class II)</p>
<p>Surface Drainage/Flooding</p> <p>Development of the site would result in an increase in stormwater runoff from the site. Adherence to OCP DevStd FLD-O-4.2, which requires development to provide and maintain on-site detention facilities with a sufficient capacity to</p>	<p>Flood/Water Quality</p> <p>Less Than Significant</p>	<p>Mitigation measures are not required.</p>	<p>Less Than Significant (Class III)</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>reduce site runoff to County Flood Control District (FCD) standards, would ensure that impacts are mitigated to a less than significant level.</p>			
<p><u>Surface and Groundwater Quality –Construction Phase</u> FLD/WQ 1. Construction activity at the site would result in the potential introduction of urban pollutants into surface and ground water. All construction activities disturbing one or more acres are subject to the General Permit for Storm Water Discharge Associated with Construction and Land Disturbance Activities (Order No. 2009-0009-DWQ), which require preparation of a Storm Water Pollution Prevention Program (SWPPP) to control the discharge of pollutants, including sediment, into local surface water drainages. The SWPPP is designed to minimize water quality degradation through storm water monitoring, establish BMPs, implement erosion control measures, and implement spill prevention and containment measures. In addition to NPDES permit requirements, construction activities would also be subject to the County's grading ordinance and applicable OCP development standards, including Dev Std FLD-O-3.1 and FLD-O-3.2. The grading ordinance generally requires a grading permit and an Erosion and Sediment Control Plan for all new grading, excavations, fills, cuts, borrow pits, stockpiling, compaction of fill, and land reclamation projects on privately owned land where the transported amount of materials exceeds 50 cubic yards or the cut or fill exceeds three feet in vertical distance to the natural contour of the land. Nevertheless, due to the potential for erosion and sedimentation into Pine Canyon Creek, impacts would potentially significant.</p> <p><u>Surface and Ground Water Quality - Operational Phase</u> During the operational phase of a development at the site, urban pollutants may be introduced into surface</p>	<p>Potentially Significant</p>	<p>FLD/WQ 1-1: The County shall amend the OCP to add a Key Site 17 development standard stating that: The Applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board.</p>	<p>Less Than Significant (Class II)</p>
<p><u>Surface and Ground Water Quality - Operational Phase</u> During the operational phase of a development at the site, urban pollutants may be introduced into surface</p>	<p>Potentially Significant</p>	<p>FLD/WQ 2-1: The County shall amend the OCP to add a Key Site 17 development standard stating that: The development shall incorporate and maintain the following</p>	<p>Less Than Significant (Class II)</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
and groundwater.		<p>operational erosion control measures:</p> <ol style="list-style-type: none"> 1. Erosion control measures, such as plantings or hard surfaces, shall be incorporated into the drainage plan for all project drainages as required by the Flood Control District and P&D. 2. Development in areas of high erosion potential shall be sited and designed to minimize increased erosion and may be required to have a site-specific evaluation of erosion-control measures. Project approval shall be conditioned to ensure that erosion will be reduced to acceptable levels. 3. Landscaped areas adjacent to structures shall be graded so that drainage is away from structures. 4. Irrigation shall be controlled so that overwatering does not occur. An irrigation schedule shall be reviewed and approved by P&D prior to land use clearance for grading. <p>FLD/WQ 2-2: The County shall amend the OCP to add a Key Site 17 development standard stating that:—The applicant shall submit and implement a Storm Water Quality Management Plan (SWQMP) designed to prevent the entry of pollutants from the project site into the storm drain system after development. The SWQMP shall identify:</p> <ol style="list-style-type: none"> 1. A combination of structural and non-structural Best Management Practices (BMPs) from the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association), or other approved methods; 2. Potential pollutant sources that may affect 	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<p>the quality of the storm water discharges; 3. Design and placement of structural and non-structural BMPs to address identified pollutants; 4. Inspection and maintenance program; and 5. Method for ensuring maintenance of all BMPs over the life of the project.</p> <p>FLD/WQ 2-3: The County shall amend the OCP to add a Key Site 17 development standard stating that: LID is an alternative site design strategy that uses natural and engineered infiltration and storage techniques to control stormwater runoff where it is generated to reduce downstream impacts. The Environmental Protection Agency has determined that the following LID measures are highly beneficial. In order to further reduce water quality impacts, the SWQMP and project design shall include the following LID measures:</p> <p><u>Design Measures</u></p> <ul style="list-style-type: none"> • Vegetated swales, buffers and strips throughout the project site; • Use of permeable pavement to the extent feasible; • Two-foot permeable pavement strips located at the base of driveways, spanning the width of the driveway; • Impervious surface reduction and disconnection. <p><u>Structural Measures</u></p> <ul style="list-style-type: none"> • Tree boxes filters to capture and infiltrate street runoff upstream of detention basins; • Roof leader flows directed to planter boxes and other vegetated areas and/or vegetated swales and buffers; 	

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
		<ul style="list-style-type: none"> • Soil amendments to increase infiltration rates; and • Rain gardens, rain barrels, and cisterns. 	
Noise			
<u>Construction Period Impacts</u> Construction activity on the project site would generate short-term noise that could affect sensitive receptors in the vicinity of the project site. However, OCP Development Standards NSE-0-2.1 and NSE-0-2.2 would assure that potential impacts are reduced to a less than significant level.	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)
<u>Operational Traffic Noise Impacts</u> Development of the site would add to vehicular traffic on area roadways, which would increase associated noise levels. However, noise from project-generated traffic would not exceed the +3 db CNEL threshold.	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)
<u>Roadway Noise Impacts on Proposed Uses</u> Development of the site may expose residents to noise generated by vehicular traffic on surrounding roadways. However, based on the existing noise environment and construction requirements set forth in the building code and in the OCP, exterior and interior noise levels at the proposed residences are expected to meet the 65 dB and 45 dB noise standards, respectively.	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)
<u>Noise from Adjacent OUSD Facility</u> NSE 1. Development of the site may result in a noise nuisance impact related to the introduction of residential uses in proximity to a bus maintenance/storage yard. Although bus maintenance and storage activities are not expected to cause any quantitative standards to be exceeded, such noise sources have the potential to result in noise nuisance impacts given the nature, timing, and frequency of noise typically generated by these activities. OCP Development Standard NSE-0-1.3 requires that development of the site incorporate design features to reduce noise affecting interior and	Potentially Significant	Mitigation NSE 1-1: The County shall amend the OCP to add a Key Site 17 development standard stating that: The noise study required by OCP DevStd NSE-0-1.3 shall address potential noise nuisance issues associated with the adjacent bus maintenance and storage yard. The study shall include measurements of noise levels generated at the bus yard and identify measures to minimize potential noise nuisance impacts to the extent feasible. Such measures may include requiring a site plan design that places less sensitive uses in locations closest	Less Than Significant (Class II)

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>exterior living spaces and that the developer retain a County-approved noise consultant to conduct a study determining the design and effectiveness of proposed noise reduction measures. However, it is not clear as to whether this development standard was intended to apply to a noise nuisance impact such as the potential issue described above. Therefore, the project's potential noise nuisance impact is considered a potentially significant impact prior to mitigation.</p>		<p>to the bus maintenance and storage yard and places buildings housing sensitive uses in locations that would be removed from and/or shielded from the yard by intervening buildings; structural designs to achieve enhanced noise attenuation; and, if necessary, construction of a sound wall.</p>	
Public Services			
Fire Protection			
<p><u>Response Time</u> Development at the site would be within a five-minute response time from the nearest fire station (Station 21).</p>	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)
<p><u>Fire Protection Staffing</u> Development of the site would generate demand for fire protection staffing. The project's additional population would incrementally decrease the firefighter ratio, causing it to fall further below the County fire protection standard and contributing to the need to increase firefighter-staffing levels. However, future development on Key Site 17 (and all other development under the OCP) would be required to pay the Orcutt Planning Area fire mitigation fees, which were adopted following approval of the OCP. These fees are collected to mitigate impacts to fire services by providing funding for additional firefighters and equipment. With the payment of the required fair share development fees, the project's potential environmental impacts to fire protection would be less than significant.</p>	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)
<p><u>Other Fire Department Requirements.</u> Development of the site would be subject to fire protection requirements pertaining to building materials, access, fire flow, etc. When a specific development plan for the project site is proposed, it</p>	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
will be reviewed for compliance with applicable SBCFD and Uniform Fire Code requirements for building design, materials, fire flow, access, etc. Given this required review and approval of project plans, potential impacts related to compliance with fire department requirements would be less than significant.			
Health Care and Emergency Medical Services			
Development of the site would generate demand for health care and emergency medical services. The additional 385 residents generated by the project would add to the demand for AMR ambulance service and SBCFD paramedics, as well as hospital and emergency medical services. However, the proposed project is not expected to result in the need for new physical facilities to accommodate the demands generated at the project site.	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)
Wastewater			
Class III. The proposed project would generate approximately 34,695 gallons per day of wastewater. It is anticipated that sufficient treatment and conveyance capacity will be available to accommodate the proposed project.	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)
Water Supply			
The proposed project would generate a water demand of approximately 32.4 AFY. The OCP includes development standards (DevStd Wat-O-2.1 and Wat-O-2.2) that require an applicant for a new development to demonstrate an adequate water supply for the project that will not contribute to long-term overdraft of the Santa Maria Basin. Given these requirements, the proposed project's impacts related to assuring an adequate water supply would be less than significant	Less Than Significant	<p>Mitigation measures are not required. However, the following measure, which was identified in the OCP EIR as Mitigation WAT-4, is recommended to assure that future development at the project site incorporates water conservation measures to the extent feasible.</p> <p>Mitigation WAT-1: The County shall amend the OCP to add a Key Site 17 development standard stating that: The maximum feasible water conservation measures shall be included in development of the site. Landscaping shall consist of drought-tolerant native and/or Mediterranean type species.</p>	Less Than Significant (Class III)

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p><u>Increased Demand for Recreational Facilities</u></p> <p>Development of the site would increase the demand for recreational facilities in Orcutt. Using the County standard of 4.7 acres of parkland per 1,000 residents, the project's 385 residents would generate a need for approximately 1.81 acres of parkland. While the proposed project would construct a 0.75-acre park within the project site, per DevStd KS 17-3, there would remain a deficit of approximately 1.06 acres of parkland to service the increased demand. There is no proposal to construct a park at this time, however, development impact mitigation fees would be assessed on any new residential development, and these fees would be used to develop new parklands elsewhere in the Orcutt area. With payment of these fees, the project's impact on parks and recreational facilities is considered less than significant.</p>	<p>Less Than Significant</p>	<p>Mitigation measures are not required.</p>	<p>Less Than Significant (Class III)</p>
<p><u>Revisions to the On-site Park Requirement</u></p> <p>The OCP identified Key Site 17 as a location for new parkland. The proposed project would change DevStd KS 17-3 to eliminate the provisions for a contiguous park along Soares Avenue. The proposed project would allow the 0.75-acre parkland to be provided anywhere on the project site, which could result in two separate smaller parks (0.5-acre on the adjacent Stonegate property and 0.75-acre within the project site), as opposed to one contiguous park. Development of two smaller parks would not meet the intentions of DevStd KS 17-3 as it would not create a 1-2-acre contiguous neighborhood park to serve the Old Town area and provide complementary recreational uses. Under the proposed project, the additional 0.75-acre park could be located anywhere within the project site. Should the park be located further south (i.e. not along Soares Avenue) and behind future senior living structures or along Rice Ranch Road, it would be less accessible from the Old</p>	<p>Significant</p>	<p>No mitigation measures are available.</p>	<p>Significant (Class I)</p>

Description of Impact	Significance Before Mitigation	Proposed Mitigation Measures	Significance After Mitigation
<p>Town area. Although the development of a senior housing project may change the type of recreational facilities demanded by the population at the project site, the neighborhood park was intended to meet the general needs of the Old Town community. County Parks Department staff believes that the development of two smaller park areas on Key Site 17 would lessen the opportunity for viable recreational facilities to be developed in this portion of Oreutt.</p>			
Transportation/Circulation			
<p><u>Intersection Impacts</u> Trips generated by the proposed project would generate less than significant impacts to the study-area intersections based on County and Congestion Management Plan impact thresholds.</p>	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)
<p><u>Site Access</u> Development of the site would create new access points to local roadways. Access to the project site is available from Soares Avenue to the north and Rice Ranch Road to the south. Providing an access point along Rice Ranch Road in accordance with DevStd KS17-5 (i.e., limited to one point from APN 105-330-006 and coordinated to the greatest degree feasible with access to Site 13) is expected to align with the eastern driveway that serves the parking lot within Site 13, south of APN 105-330-006). This would assure adequate site distance given the speeds along Rice Ranch Road and the horizontal curve to the west of the site. Given the relatively low volumes on the neighborhood streets north of the site, providing one or two connections to Soares Avenue would not generate significant impacts since the neighborhood streets would carry volumes within their capacities.</p>	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)

Parking Demands A future development at the proposed project site would be required to meet County parking requirements on-site, or if a modification to these requirements is requested, demonstrate the adequacy of proposed parking facilities. Parking facilities would be required to accommodate residents, employees, and visitors. As such, the proposed project is not expected to result in off-site parking demands or otherwise result in significant parking impacts.	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)
Transit Development of senior housing with up to 257 units would generate additional demands for transit. Given the small size of the proposed development, the additional transit demands would not generate the need for new routes or transit service in the area.	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)
Cumulative Traffic Impacts The project would result in less than significant contributions to cumulative impacts at the study-area intersections based on County and Congestion Management Plan thresholds.	Less Than Significant	Mitigation measures are not required.	Less Than Significant (Class III)
Greenhouse Gas Emissions			
Conservatively assuming two residents per dwelling unit, the project's annual operational emissions would be 3.53 million tons (MT) carbon dioxide equivalent (CO ₂ e) per resident per year. This is below the County's interim significance threshold for GHG of 4.6 MT CO ₂ e per person per year.	Less Than Significant	Mitigation Measure GHG-1 (Recommended): Future development plans for the site shall incorporate the following to the extent practicable: <ul style="list-style-type: none"> Construct the new residential buildings to exceed minimum California Title 24 energy efficiency requirements. Utilize green buildings and roofs. Use water conserving landscaping in residential and common areas Promote solid waste recycling and minimization. Create a pedestrian and bicycle-friendly community. 	Less Than Significant (Class III)

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ATTACHMENT C: Planning Commission Rezone Resolution and Ordinance

RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING
TO THE BOARD OF SUPERVISORS
THAT AN ORDINANCE BE APPROVED
AMENDING SECTION 35-1, THE SANTA
BARBARA COUNTY LAND USE AND
DEVELOPMENT CODE, OF CHAPTER 35
OF THE SANTA BARBARA COUNTY
CODE, BY AMENDING THE COUNTY
ZONING MAP FOR ASSESSOR'S
PARCEL NUMBERS 105-134-004, 105-
134-005, 105-330-005, AND 105-330-006
FROM SLP TO DR – 20.0.

RESOLUTION NO.: 13- ____

CASE NO.: 09RZN-00000-00012

WITH REFERENCE TO THE FOLLOWING:

- A. WHEREAS all zoning maps and zoning designations previously adopted under the provisions of Sections 35.14.020 and 35-516, "Adoption of New Zoning Maps", of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, are hereby repealed as they relate to Assessor's Parcel Numbers 105-134-004, 105-134-005, 105-330-005, and 105-330-006, as shown in Exhibit A of Exhibit 1.
- B. WHEREAS the County Planning Commission has held a duly noticed public hearing, as required by Section 65854 of the Government Code on the proposed amendments to a zoning ordinance, at which hearing the proposed amendments were explained and comments invited from persons in attendance.
- C. Whereas Section 65855 of the Government Code requires inclusion of the reason for the recommendation and the relationship of the zoning map amendment to the applicable general and specific plans, which is hereby identified as necessary to provide needed senior housing development within the existing urban core rather than extending the Urban Boundary line into the designated Rural area of the County consistent with the General Comprehensive Plan, specifically the Orcutt Community Plan.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

- 1. The Commission recommends that the Board of Supervisors approve an Ordinance, Exhibit 1, Amending Section 35-1, the Santa Barbara County Land Use and Development Code, of Chapter 35 of the Santa Barbara County Code, by Amending the County Zoning Map by changing the zoning of Assessor's Parcel Numbers 105-134-004, 105-134-005, 105-330-005 and 105-330-006 from SLP to DR-20.0 based on the findings included as Attachment A of the Planning Commission staff report dated October 24, 2013.
- 2. A certified copy of this resolution shall be transmitted to the Board of Supervisors.

PASSED, APPROVED AND ADOPTED this _____, 2013 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

JOAN HARTMANN, Chair
Santa Barbara County Planning Commission

ATTEST:

DIANNE BLACK
Secretary to the Commission

APPROVED AS TO FORM:

DENNIS A. MARSHALL
COUNTY COUNSEL

By _____
Deputy County Counsel

EXHIBIT:

1. Ordinance

Exhibit 1

LAND USE DEVELOPMENT CODE (ZONING MAP AMENDMENT)

ORDINANCE NO.

AN ORDINANCE TO AMEND

ASSESSOR PARCEL NUMBERS 105-134-004, 105-134-005, 105-330-005, and 105-330-006

Case No. 09RZN-00000-00012

The Board of Supervisors of the County of Santa Barbara ordains as follows:

SECTION 1

All zoning maps and zoning designations previously adopted under the provisions of Sections 35.14.020 and 35-516, "Adoption of New Zoning Maps," of Chapter 35, Zoning, of the Code of the County of Santa Barbara, California, are hereby repealed as they related to Assessor's Parcel Numbers 105-134-004, 105-134-005, 105-330-005 and 105-330-006 shown on the map attached hereto as Exhibit A and incorporated by reference.

SECTION 2

Pursuant to the provisions of Section 35.14.020, "Adopting New Zoning Ordinances and Maps," of Land Use Development Code, of Chapter 35 of the Code of the County of Santa Barbara, California, the Board of Supervisors hereby adopts by reference the Zoning Map identified as Board of Supervisors Exhibit A, dated (*date of Board of Supervisors Approval*), which amends Assessor's Parcel Numbers 105-134-004, 105-134-005, 105-330-005 and 105-330-006 from SLP to DR-20.0, and which is made a part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein, as exhibited in Exhibit A, and which is made part of said section by reference, with the same force and effect as if the boundaries, locations, and lines of the districts and territory therein delineated and all notations, references, and other information shown on said Zoning Map were specifically and fully set out and described therein.

SECTION 3

The Chair of the Board of Supervisors is hereby authorized and directed to endorse said Exhibit A to show that said map has been adopted by this Board.

SECTION 4

Except as amended by this Ordinance, Section 35.14.020 of the Land Use and Development Code of Santa Barbara County, California, shall remain unchanged and shall continue in full force and effect.

SECTION 5

This ordinance shall take effect and be in force thirty (30) days from the date of its passage; and before the expiration of fifteen (15) days after its passage it, or a summary of it, shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in the Santa Barbara News Press, a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, this _____ day of _____, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

SALUD CARBAJAL, Chair, Board of Supervisors
County of Santa Barbara
State of California

MONA MIYASATO
County Executive Officer
Clerk of the Board of Supervisors

DENNIS A. MARSHALL
County Counsel

By: _____
Deputy Clerk

By: _____
Deputy County Counsel

EXHIBIT A: ZONING MAP



ATTACHMENT D:
Planning Commission Comprehensive Plan Amendment Resolution

RESOLUTION OF THE SANTA BARBARA COUNTY PLANNING COMMISSION
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF RECOMMENDING
TO THE BOARD OF SUPERVISORS THE
ADOPTION OF AN AMENDMENT TO THE
ORCUTT COMMUNITY PLAN BY
CHANGING TEXT TO THE KEY SITE 17
POLICY AND DEVELOPMENT
STANDARDS AND THE LAND USE
DESIGNATION MAP OF THE SANTA
BARBARA COUNTY COMPREHENSIVE
PLAN

RESOLUTION NO.: 13- _____

CASE NO.: 09GPA-00000-00004

WITH REFERENCE TO THE FOLLOWING:

- A. WHEREAS on July 22, 1997, by Resolution No. 97-314, and revised May 5, 2009, the Board of Supervisors of the County of Santa Barbara adopted the Orcutt Community Plan.
- B. WHEREAS on December 11, 2012 by Resolution No.12-293 and 12-294, the Board of Supervisors of the County of Santa Barbara adopted the amendments made to the Orcutt Community Plan.
- C. WHEREAS on April 20, 2009, an application (09GPA-00000-00004) was submitted to amend the Land Use Designation Map by changing the Land Use Designation of Assessor Parcel Numbers 105-134-004, 105-134-005, 105-330-005 and 105-330-006 from SLP, Small Lot Planned to RES-20.0, Residential 20 units/acre, and amending Keysite 17 Policy KS17-1 and Action KS17-6.
- D. WHEREAS it is now deemed in the interest of orderly development of the County and important to the preservation of the health, safety, and general welfare of the residents of said County to amend the Comprehensive Plan's Orcutt Community Plan amending policies and actions and as follows:
 - 1) Adopt an amendment to the Land Use Designations Map of the Orcutt Community Plan, by changing the Land Use Designation of Assessor's Parcel Numbers 105-134-004, 105-134-005, 105-330-005, and 105-330-006 from Res-8.0, Residential, 8 units per acre, to Res-20.0, Residential 20 units per acre, as shown on attached Exhibit A.
 - 2) Adopt text amendments to the Orcutt Community Plan as follows:

Policy KS17-1: Portions of Key Site 17 are designated Res 8.0 and zoned SLP, Assessor Parcels 105-330-004 [Stonegate Development], and 105-330-015; -016). The balance of Key Site 17 (105-134-004, 105-134-005, 105-330-005 and 105-330-006) is designated Res 20 and zoned DR-20 and shall be developed with a 100 percent senior housing development. Any proposed development on Key Site 17 shall comply with the following development standards.

Action KS17-6: A 100% senior housing project on Assessor Parcels 105-134-004, 105-134-005, 105-330-005, or 105-330-006 shall comply with California Civil Code §51 et. seq. To ensure neighborhood compatibility, the

development fronting Soares Avenue and the development adjacent to the neighborhood park shall be single story. Buildings on APNs 105-330-05, and -06 may be two stories in height but shall be of low profile and screened to the greatest degree feasible.

- DevStd KS17-7:** To ensure neighborhood compatibility and maintain visual resources (i.e., long-range southerly hillside views from Old Town Orcutt), buildings shall be of low profile and screened and/or softened with vegetation to the greatest degree while still meeting the project density objectives. Development shall also follow the Old Town Orcutt Design Guidelines to guide the architectural style and character of the proposed structures and other building elements.
- DevStd KS 17-8:** BAR review of the project shall ensure that buildings are appropriately sized and incorporate design elements to promote visual compatibility with the surrounding neighborhood, particularly along Soares Avenue. Potential design elements may include articulation of outer building facades and roof lines, stepping back upper stories of buildings, and use of building materials common to single-family homes rather than commercial building materials.
- Mechanical equipment (such as air conditioner units) and trash storage areas shall be screened from public view. Screening may include a combination of landscaping and/or masonry or lattice walls).
 - Low maintenance trees, shrubs, and groundcover shall be used in landscape plans for development of the site, particularly within the outer perimeter of the site.
 - The on-site stormwater basin shall be designed to be visually pleasing from on-site as well as in views from Rice Ranch Road. Steep-sided, concrete-lined basins shall be avoided to the maximum extent feasible. The use of natural-appearing contoured basins is preferred. The use of perimeter fencing, in particular chain-link fencing, shall be avoided. Where required, perimeter fencing shall be of a decorative nature.
 - The applicant shall improve existing visual resources in the project vicinity to offset the project's impacts on the area's visual character. Options for improving aesthetic/visual resources include, but are not limited to, increased landscaping of undeveloped areas on OUSD-owned property adjacent to public roads.
- DevStd KS 17-9:** Development on the site shall be designed to minimize potential conflicts with the adjacent bus yard operations.
- DevStd KS 17-10:** The noise study required by OCP DevStd NSE-0-1.3 shall address potential noise nuisance issues associated with the adjacent bus maintenance and storage yard. The study shall include measurements of noise levels generated at the bus yard and identify measures to minimize potential noise nuisance impacts to the extent feasible. Such measures may include requiring a site plan design that places less sensitive uses in locations closest to the bus maintenance and storage yard and places buildings housing sensitive uses in locations that would be removed from and/or shielded from the yard by intervening buildings; structural designs to achieve enhanced noise attenuation; and, if necessary, construction of a sound wall.

E. WHEREAS public agencies, California Native American Indian Tribes, civic, education and other community groups, public utility companies, and citizens have been consulted on and have advised

the Planning Commission on said proposed amendments in a public hearing pursuant to Section 65353 of the Government Code.

- F. WHEREAS the County Planning Commission has held a duly noticed public hearing, as required by Section 65353 of the Government Code, on the proposed amendments at which hearing the proposed amendments were explained and comments invited from the persons in attendance.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.
2. In compliance with the provisions of Section 65354 of the Government Code, this County Planning Commission recommends that the Board of Supervisors of the County of Santa Barbara, State of California, following the required noticed public hearing, approve and adopt the above mentioned recommendation of this County Planning Commission, based on the findings included as Attachment A of the Planning Commission staff report, dated October 24, 2013.
3. The Planning Commission of the County of Santa Barbara has endorsed and transmitted to the Board of Supervisors said recommended change by resolution pursuant to Government Code Section 65354.
4. The Chair of this County Planning Commission is hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this resolution to show the above mentioned action by the County Planning Commission.

PASSED, APPROVED AND ADOPTED this 13 day of November, 2013 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

JOAN HARTMANN, Chair
Santa Barbara County Planning Commission

ATTEST:

DIANNE BLACK
Secretary to the Commission

APPROVED AS TO FORM:

DENNIS A. MARSHALL
COUNTY COUNSEL

By _____
Deputy County Counsel

EXHIBIT A: Land Use Designation Map

G:\GROUP\PERMITTING\Case Files\GPA\09 cases\09GPA-00000-00004 Key Site 17\Staff Report and
Attachments\Attachments\Attachment D PCResolution-KS17GPA.docx

ATTACHMENT E: EIR Mitigation Monitoring and Reporting Program

Attachment E
Orcutt Union School District
Mitigation Monitoring and Reporting Program

Mitigation	Monitoring Phase	Party Responsible for Implementation	Party Responsible for Verification/Monitoring	Sign Off (Initial)	Date
<p>AES 1-1: The County shall amend the OCP to add a Key Site 17 development standard stating that:</p> <ul style="list-style-type: none"> BAR review of the project shall ensure that buildings are appropriately sized and incorporate design elements to promote visual compatibility with the surrounding neighborhood, particularly along Soares Avenue. Potential design elements may include articulation of outer building facades and roof-lines, stepping back upper stories of buildings, and use of building materials common to single-family homes rather than commercial building materials. Mechanical equipment (such as air conditioner units) and trash storage areas shall be screened from public view. Screening may include a combination of landscaping and/or masonry or lattice walls). Low maintenance trees, shrubs, and groundcover shall be used in landscape plans for development of the site, particularly within the outer perimeter of the site. 	<p>Planning and Development (P&D) shall be in receipt of appropriate plans prior to BAR review.</p> <p>P&D shall review and approve the project plans prior to approval of a zoning clearance.</p>	<p>Applicant</p> <p>Applicant</p>	<p>Santa Barbara County P&D compliance monitoring staff.</p> <p>Santa Barbara County P&D compliance monitoring staff.</p>	<p>Planning and Development (P&D) shall be in receipt of appropriate plans prior to BAR review.</p> <p>P&D shall review and approve the project plans prior to approval of a zoning clearance.</p>	<p>Applicant</p> <p>Applicant</p>

Mitigation	Monitoring Phase	Party Responsible for Implementation	Party Responsible for Verification/ Monitoring	Sign Off (Initial)	Date
<ul style="list-style-type: none"> The on-site stormwater basin shall be designed to be visually pleasing from on-site as well as in views from Rice Ranch Road. Steep-sided, concrete-lined basins shall be avoided to the maximum extent feasible. The use of natural-appearing contoured basins is preferred. The use of perimeter fencing, in particular chain-link fencing, shall be avoided. Where required, perimeter fencing shall be of a decorative nature. 	<p>Planning and Development (P&D) shall be in receipt of appropriate plans prior to BAR review.</p>	<p>Applicant</p>	<p>Santa Barbara County P&D compliance monitoring staff.</p>		
<p>The applicant shall improve existing visual resources in the project vicinity to offset the project's impacts on the area's visual character. Options for improving aesthetic/visual resources include, but are not limited to, increased landscaping of undeveloped areas on OUSD-owned property adjacent to public roads.</p>	<p>P&D shall review and approve the project plans prior to approval of a zoning clearance.</p>	<p>Applicant</p>	<p>Santa Barbara County P&D compliance monitoring staff.</p>		

Mitigation	Monitoring Phase	Party Responsible for Implementation	Party Responsible for Verification/ Monitoring	Sign Off (Initial)	Date
BIO 1-1: The County shall amend the OCP to add a Key Site 17 development standard requiring that Nesting bird surveys be conducted by a qualified biologist prior to site preparation activities to determine if any active nests of special status bird species are present in the construction disturbance zone. The construction disturbance zone includes areas within 200 ft. of the site (for songbirds) and areas within 500 ft. of the site (for raptors). If active nests of raptors or other special status species are found within the disturbance zone, construction activities shall be limited, and an appropriate setback shall be established in consultation with the County and CDFG.	P&D shall review the biological surveys prior to construction.	Applicant	Santa Barbara County P&D compliance monitoring staff.		
HAZ 1-1: The County shall amend the OCP to add a Key Site 17 development standard stating that: Prior to approval of a senior housing development at the project site, the applicant shall update the Phase I Environmental Site Assessment to ensure that more recent activities on the property have not resulted in deposition of hazardous materials that could result in impacts to future residents at the site. If such materials are found to exist, affected areas will be remediated. Review and approval by County Environmental Health Services Department (EHS) and Santa Barbara County Fire are required.	Prior to approval and issuance of zoning clearance, P&D staff shall verify review and approval of the Phase I Environmental Site Assessment by the County Fire Department.	Applicant	P&D shall verify with the County Fire Department that appropriate sampling and if required, remediation has been completed. Following verification of regulatory compliance, P&D shall complete a permit compliance inspection of the site		

Mitigation	Monitoring Phase	Party Responsible for Implementation	Party Responsible for Verification/ Monitoring	Sign Off (Initial)	Date
HAZ 1-2: The County shall amend the OCP to add a Key Site 17 development standard stating that: Development on the site shall be designed to minimize potential conflicts with the adjacent bus yard operations.	P&D shall review and approve the project plans prior to approval of a zoning clearance.	Applicant	Santa Barbara County P&D compliance monitoring staff		
HAZ 1-3: The County shall amend the OCP to add a Key Site 17 development standard stating that: A radon gas survey shall be performed prior to development on this site. Radon resistant construction techniques shall be implemented where necessary to prevent radon gas accumulation within enclosed areas.	Building & Safety shall review the radon surveys prior to occupancy clearance.	Applicant	Santa Barbara County Building & Safety shall site inspect.		
FLD/WQ 1-1: The County shall amend the OCP to add a Key Site 17 development standard stating that: The Applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board.	Applicant shall demonstrate compliance with the California Regional Water Quality Control Board requirements prior to issuance of a zoning clearance.	Applicant	Santa Barbara County P&D compliance monitoring staff		

Mitigation	Monitoring Phase	Party Responsible for Implementation	Party Responsible for Verification/ Monitoring	Sign Off (Initial)	Date
<p>FLD/WQ 2-1: The County shall amend the OCP to add a Key Site 17 development standard stating that: The development shall incorporate and maintain the following operational erosion control measures:</p> <ol style="list-style-type: none"> 1. Erosion control measures, such as plantings or hard surfaces, shall be incorporated into the drainage plan for all project drainages as required by the Flood Control District and P&D. 2. Development in areas of high erosion potential shall be sited and designed to minimize increased erosion and may be required to have a site-specific evaluation of erosion-control measures. Project approval shall be conditioned to ensure that erosion will be reduced to acceptable levels. 3. Landscaped areas adjacent to structures shall be graded so that drainage is away from structures. 4. Irrigation shall be controlled so that overwatering does not occur. An irrigation schedule shall be reviewed and approved by P&D prior to land use clearance for grading. 	<p>P&D shall review grading plans for adequate erosion control measure and shall site inspect during grading.</p>	<p>Applicant</p>	<p>Santa Barbara County P&D compliance monitoring staff</p>		

Mitigation	Monitoring Phase	Party Responsible for Implementation	Party Responsible for Verification/ Monitoring	Sign Off (Initial)	Date
<p>FLD/WQ 2-2: The County shall amend the OCP to add a Key Site 17 development standard stating that: The applicant shall submit and implement a Storm Water Quality Management Plan (SWQMP) designed to prevent the entry of pollutants from the project site into the storm drain system after development. The SWQMP shall identify:</p> <ol style="list-style-type: none"> 1. A combination of structural and non-structural Best Management Practices (BMPs) from the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association), or other approved methods; 2. Potential pollutant sources that may affect the quality of the storm water discharges; 3. Design and placement of structural and non-structural BMPs to address identified pollutants; 4. Inspection and maintenance program; and 5. Method for ensuring maintenance of all BMPs over the life of the project. 	<p>P&D shall review project plans prior to issuance of zoning clearance and building permits.</p>	<p>Applicant</p>	<p>Santa Barbara County P&D compliance monitoring staff</p>		

Mitigation	Monitoring Phase	Party Responsible for Implementation	Party Responsible for Verification/ Monitoring	Sign Off (Initial)	Date
<p>FLD/WQ 2-3: The County shall amend the OCP to add a Key Site 17 development standard stating that: LID is an alternative site design strategy that uses natural and engineered infiltration and storage techniques to control stormwater runoff where it is generated to reduce downstream impacts. The Environmental Protection Agency has determined that the following LID measures are highly beneficial. In order to further reduce water quality impacts, the SWQMP and project design shall include the following LID measures:</p> <p><u>Design Measures</u></p> <ul style="list-style-type: none"> • Vegetated swales, buffers and strips throughout the project site; • Use of permeable pavement to the extent feasible; • Two-foot permeable pavement strips located at the base of driveways, spanning the width of the driveway; Impervious surface reduction and disconnection. 	<p>P&D shall review project plans prior to issuance of zoning clearance and building permits.</p>	<p>Applicant</p>	<p>Santa Barbara County P&D compliance monitoring staff</p>		

Mitigation	Monitoring Phase	Party Responsible for Implementation	Party Responsible for Verification/ Monitoring	Sign Off (Initial)	Date
<u>Structural Measures</u> <ul style="list-style-type: none"> • Tree boxes filters to capture and infiltrate street runoff upstream of detention basins; • Roof leader flows directed to planter boxes and other vegetated areas and/or vegetated swales and buffers; • Soil amendments to increase infiltration rates; and • Rain gardens, rain barrels, and cisterns. 					
<p>NSE 1-1: The County shall amend the OCP to add a Key Site 17 development standard stating that: The noise study required by OCP DevStd NSE-0-1.3 shall address potential noise nuisance issues associated with the adjacent bus maintenance and storage yard. The study shall include measurements of noise levels generated at the bus yard and identify measures to minimize potential noise nuisance impacts to the extent feasible. Such measures may include requiring a site plan design that places less sensitive uses in locations closest to the bus maintenance and storage yard and places buildings housing sensitive uses in locations that would be removed from and/or shielded from the yard by intervening buildings; structural designs to achieve enhanced noise attenuation; and, if necessary, construction of a sound wall.</p>	<p>P&D shall review acoustical report prior to issuance of a zoning clearance.</p>	<p>Applicant</p>	<p>Santa Barbara County P&D compliance monitoring staff</p>		
Mitigation	Monitoring Phase	Party	Party Responsible	Sign Off	Date

		Responsible for Implementation	for Verification/ Monitoring	(Initial)
<p>WAT-1: The County shall amend the OCP to add a Key Site 17 development standard stating that: The maximum feasible water conservation measures shall be included in development of the site. Landscaping shall consist of drought-tolerant native and/or Mediterranean type species.</p>	<p>P&D shall review project plans prior to issuance of zoning clearance and building permits.</p>	<p>Applicant</p>	<p>Santa Barbara County P&D compliance monitoring staff.</p>	
<p>GHG-1 (Recommended): Future development plans for the site shall incorporate the following to the extent practicable:</p> <ul style="list-style-type: none"> • Construct the new residential buildings to exceed minimum California Title 24 energy efficiency requirements. • Utilize green buildings and roofs. • Use water conserving landscaping in residential and common areas • Promote solid waste recycling and minimization. • Create a pedestrian and bicycle-friendly community. 	<p>P&D shall review project plans prior to issuance of zoning clearance and building permits.</p>	<p>Applicant</p>	<p>Santa Barbara County Building & Safety shall site inspect.</p>	

ATTACHMENT F: Revision Letter to EIR

TO: Planning Commission

FROM: Florence Trotter-Cadena, Planner
Planning and Development, Development Review Division

DATE: August 28, 2013

RE: Revisions to 11EIR-00000-00003, the proposed Final EIR for the Orcutt Union School District Key Site 17 project (Case Nos. 09GPA-00000-00004, 09RZN-00000-00012) to reflect revisions proposed subsequent to completion of the proposed Final EIR for the project and prior to decision-maker action (including potential certification of the FEIR)

This revision letter identifies additional proposed changes to the proposed Final EIR being presented to your Planning Commission prior to anticipated certification of the FSEIR. Changes to the actual text of the EIR are indicated in strikethrough and underline below.

I. LOCATION

The project site is located approximately 130 feet southeast of the intersection of Soares Avenue and First Street, in the Old Town Orcutt area, Fourth Supervisorial District.

II. BACKGROUND

An EIR was prepared for the Orcutt Union School District Key Site 17 project (11EIR-00000-00003) to analyze the project's environmental impacts and identify project alternatives. Following completion of the proposed Final EIR, P&D determined that the applicant's proposed revisions to Orcutt Community Plan (OCP) Development Standard KS17-3 to eliminate the provision for a contiguous park along Soares Avenue would cause impacts to visual resources rather than impacts to recreation as previously identified. The relevant discussion has therefore been moved to the visual impact discussion.

As discussed below, the proposed revisions to the Recreation and Aesthetics/Visual Resource sections of the Final Subsequent EIR, do not result in any new significant environmental impacts, and there is no increase in the severity of the impacts of the proposed project. The FSEIR also identified several mitigation measures pertaining to Biological Resources, Flood and Water Quality, Hazards and Hazardous Materials, and Public Services (Water Supply). The mitigation measures included wording carrying them forward as new OCP Key Site 17 development standards. However, rather than include the measures as new development standards, the measures would be more appropriately applied as ~~standard~~ conditions of approval when a specific development application is submitted. As a result, minor clarifications are made for accuracy to delete wording that suggests the measure will be added as a new Key Site 17 development standard (Attachment B). These changes do not alter the conclusions of the EIR or affect the adequacy of the mitigation measures in reducing impacts to less than significant levels. This FEIR Revision letter (RV1) has been prepared to discuss the basis for the revisions to the Final EIR.

III. CLARIFICATIONS

Revision to Alternative 2 Description

Alternative 2 would include minor changes to Policy KS17-1 and Action KS17-6 regarding the land use designation and zoning on Key Site 17. Also, the applicant proposed a new development standard (KS17-7) which is included as part of Alternative 2. The description of Alternative 2 below has been revised to reflect that changes to existing development standards occur as part of this alternative.

The proposed project includes a request to modify certain development standards pertaining to the project site (OCP DevStd KS17-1, DevStd KS17-2, and DevStd KS17-3) in addition to the requested amendment to the site's General Plan land use designation and rezoning. Under this alternative, the project site's land use designation would be amended to Res 20 and it would be rezoned to DR 20, consistent with the proposed project. However, the OCP development standards would remain in effect without revision. This would retain: the requirement to locate the on-site public park along the north side of Soares Avenue; the limitation of homes adjacent to the park, along Soares Avenue, and along Rice Ranch Road to one-story; and a maximum of two stories at other buildings on the site.

Recreation Impact Analysis

Recreation Impact 2 Discussion

The effects of providing one large contiguous park versus two separate smaller parks on Key Site 17 are discussed in the EIR under Impact REC 2. The Final EIR identified a significant unavoidable (Class I) impact to recreation associated with the applicant's proposed revisions to eliminate the provision for a contiguous park along Soares Avenue. Staff has determined that the applicant's proposal to allow greater flexibility in where the required 0.75 acre park would be located does not constitute a recreation impact under CEQA. Therefore, the REC 2 impact analysis has been modified as follows:

Proposed Revisions to Development Standard KS 17-3

Impact Number	Related OCP EIR Impact	Impact Description	Significance Before Mitigation
REC 2	REC 4	The proposed revisions to DevStd KS 17-3 would alter the on-site park requirement.	Significant

~~The proposed project would change DevStd KS 17-3 to eliminate the provisions for a contiguous park along Soares Avenue. Under the proposed project, there would be greater flexibility in where the required 0.75-acre park could be provided within the project site; i.e., the park would not be limited to Parcel No. 105-134-004 or along the Soares Avenue frontage. The proposed project would allow the 0.75-acre parkland to be constructed anywhere on the project site, which could result in two separate smaller parks~~

~~(0.5 acre on the adjacent Stonegate property and 0.75 acre within the project site), as opposed to one contiguous park.~~

~~The OCP EIR notes that regional recreation areas are not a substitute for the periodic and/or daily short term recreational uses provided by neighborhood facilities. Public neighborhood parks and open spaces are increasingly important as undeveloped open spaces within the community are converted to residential and commercial uses. Private parks, while useful in meeting the recreational needs of certain residents, cannot be depended on to provide for the general public.~~

~~Development of two smaller parks would not meet the intentions of DevStd KS 17-3 for two main reasons. First, the intent of DevStd KS 17-3 is to create a 1-2 acre contiguous neighborhood park to serve the Old Town area and to provide complementary recreational uses. Under the proposed project, the additional 0.75-acre park could be located anywhere within the project site. Should the park be located further south (i.e. not along Soares Avenue) and behind future senior living structures or along Rice Ranch Road, it would be less accessible from the Old Town area. If the park is not readily visible or directly accessible from a public street, it may not appear to be available to the public. According to discussions County Planning staff has had with County Parks Department staff, the development of two smaller park areas would not provide the same community benefit of one large contiguous neighborhood park (personal Communication, County Parks—Claude Garciacelay, December 2009).~~

~~Secondly, two smaller individual parks would not meet the intentions of DevStd KS 17-3, in terms of the identified needs for future recreation opportunities within the Orcutt area. Although the development of a senior housing project may change the type of recreational facilities demanded by the population at the project site, the neighborhood park was intended to meet the general needs of the Old Town community. County Parks Department staff believes that the development of two smaller park areas on Key Site 17 would lessen the opportunity for viable recreational facilities to be developed in this portion of Orcutt (personal communication between County Planning and County Parks—Claude Gaciacelay, December 2009). Smaller parks would offer less opportunity to provide complementary recreation uses such as open play fields or group picnic facilities, which require larger contiguous spaces to be viable.~~

~~Given the above, the proposed revisions to DevStd KS 17-3 would result in a significant impact on to the County's plan for providing neighborhood parkland in the Old Town Orcutt area.~~

Mitigation Measures

~~No mitigation measures are available.~~

Residual Impacts

~~The proposed revision to DevStd KS17-3 would result in a significant unavoidable impact (Class I). Section 6.0 of this EIR (see Alternative 2) assesses an alternative that~~

~~would maintain the requirement to create a public park along Soares Avenue within the project site.~~

Recreation Impact 1 Discussion

Although the applicant's proposed revision to eliminate the provision for a contiguous park along Soares Avenue is not considered a recreational impact under CEQA, the benefits of developing one large contiguous park versus two separate smaller parks on Key Site 17 is noteworthy information. As a result, the REC 1 impact analysis has been modified to include this information as follows.

Demand for Recreational Facilities

Impact Number	Related OCP EIR Impact	Impact Description	Significance Before Mitigation
REC 1	REC-1, REC-2, REC-4	Development of the site would increase the demand for recreational facilities in Orcutt.	Less than Significant

Based on an average occupancy of 1.5 persons per unit, a 257-unit senior care facility would generate an estimated 385 residents. Using the County standard of 4.7 acres of parkland per 1,000 residents, the project's 385 residents would generate a need for approximately 1.81 acres of parkland. While the proposed project would construct a 0.75-acre park within the project site, per DevStd KS17-3, there would remain a deficit of approximately 1.06 acres of parkland to service the increased demand. There is no proposal to construct a park at this time, however, development impact mitigation fees would be assessed on any new residential development, and these fees would be used to develop new parklands elsewhere in the Orcutt area. With payment of these fees, the project's impact on parks and recreational facilities is considered less than significant.

The OCP EIR identified significant impacts on the community's parks, recreational facilities, and trails network associated with buildout under the OCP. It identified a deficiency of parks, recreational facilities, and publicly designated trails and estimated the need for an additional 85 acres of parkland space at build-out of the OCP. While some new parkland has been created since the OCP was approved (e.g. 26-acre Orcutt Community Park), there still remains the need to provide additional parkland to meet the 85 acres of total demand generated under the OCP.

The impacts identified in the OCP EIR that are applicable to the proposed project are:

Impact REC-1: Intensification of Use in Existing Recreational Facilities. Increased population associated with buildout of the community plan could result in *significant and unavoidable* recreational impacts to the existing recreational facilities in the community through overuse and increased overcrowding, leading to unavailability of facilities to existing and future residents.

Impact REC-2: Increased Demand for Recreational Facilities. The increased population associated with buildout of the community plan would worsen the existing recreational facility deficit in the community and cause a substantial increase in demand for parks, hiking trails, bike paths, and active recreational facilities of all types resulting in a *potentially significant impact* to the public welfare and a lack of recreational opportunities for youth.

Impact REC-4: Increased Demand for Neighborhood Parks. Buildout of the community plan would reduce the amount of undeveloped open space in the urban area while substantially increasing the population in neighborhoods with no established or proposed neighborhood parks, resulting in *potentially significant* recreational impacts to the community.

The proposed project would increase the density of residential development permitted at the project site as compared to the OCP. Under the site's existing general plan land use designation, approximately 77 single-family homes could be built; with an estimated household size of 2.87 people, a total population of 221 would be generated. This would increase the population generated at the site by 164 residents, as compared to the population that would be generated under the existing OCP (18,000 new residents at buildout of the OCP). Based on the County standard of 4.7 acres of parkland per 1,000 residents, the additional project population associated with the proposed project as compared to the population generated by development under the existing OCP (164) would increase the OCP's projected need for 85 acres by 0.77 acres.

The OCP EIR notes that regional recreation areas are not a substitute for the periodic and/or daily short-term recreational uses provided by neighborhood facilities. Public neighborhood parks and open spaces are increasingly important as undeveloped open spaces within the community are converted to residential and commercial uses. Private parks, while useful in meeting the recreational needs of certain residents, cannot be depended on to provide for the general public.

The proposed project would change DevStds KS-17-1 and KS 17-3 to eliminate the provisions for a contiguous park along Soares Avenue. Under the proposed project, there would be greater flexibility in where the required 0.75-acre park could be provided within the project site; i.e., the park would not be limited to Parcel No. 105-134-004 or along the Soares Avenue frontage. The proposed project would allow the 0.75-acre parkland to be constructed anywhere on the project site, which could result in two separate smaller parks (0.5 acre on the adjacent Stonegate property and 0.75-acre within the project site), as opposed to one contiguous park.

Development of two smaller parks would not meet the intentions of DevStd KS 17-3 for two main reasons. First, the intent of DevStd KS 17-3 is to create a 1-2 acre contiguous neighborhood park to serve the Old Town area and to provide complementary recreational uses. Under the proposed project, the additional 0.75-acre park could be

located anywhere within the project site. Should the park be located further south (i.e. not along Soares Avenue) and behind future senior living structures or along Rice Ranch Road, it would be less accessible from the Old Town area. If the park is not readily visible or directly accessible from a public street, it may not appear to be available to the public. According to discussions County Planning staff has had with County Parks Department staff, the development of two smaller park areas would not provide the same community benefit of one large contiguous neighborhood park (personal Communication, County Parks – Claude Garciacelay, December 2009).

Secondly, two smaller individual parks would not meet the intentions of DevStd KS 17-3, in terms of the identified needs for future recreation opportunities within the Orcutt area. Although the development of a senior housing project may change the type of recreational facilities demanded by the population at the project site, the neighborhood park was intended to meet the general needs of the Old Town community. County Parks Department staff believes that the development of two smaller park areas on Key Site 17 would lessen the opportunity for viable recreational facilities to be developed in this portion of Orcutt (personal communication between County Planning and County Parks – Claude Gaciacelay, December 2009). Smaller parks would offer less opportunity to provide complementary recreation uses such as open play fields or group picnic facilities, which require larger contiguous spaces to be viable.

The proposed project would also change the type of residential units to be developed at the site (senior housing rather than single-family housing). An increase in the number of residents at the site would increase the demand for recreational facilities generated at the site; however the introduction of senior housing may result in the need for different types of recreational facilities (e.g., a less intensive need for active recreational facilities.)

Mitigation Measures

Mitigation measures are not required.

Residual Impacts

The proposed project's impacts on parks and recreational facilities would be less than significant without mitigation (**Class III**).

In addition, the proposed project impacts on increased need for neighborhood parks, as indicated on Table 7.4-1 (p.7-12), are reduced from Class I to Class III.

Aesthetics/Visual Resources Impact Analysis

The Orcutt Community Plan (OCP) FEIR identified significant, unavoidable impacts (Class I) to aesthetics/visual resources resulting from buildout of the OCP and Key Site 17. As part of the adoption process of the OCP, the Board of Supervisors made Class I CEQA Findings and adopted a Statement of Overriding Consideration and identified site-specific measures to partially mitigate impacts to visual resources to the maximum extent feasible. The measures

require any discretionary development to provide: 1) a landscape buffer along Soares Avenue; and, 2) a 1-2 acre public neighborhood park fronting along the western portion of Soares Avenue as conceptually depicted on Figure KS17-2. The measure specifies that the property now owned by the Stonegate residential subdivision and the Orcutt Union School District shall each contribute at least 0.75 of an acre to this park and the park shall be a minimum of 100 feet wide where it fronts Soares Avenue. The Board of Supervisors adopted these mitigation measures into OCP Key Site 17 as separate Development Standards, KS17-1 and KS 17-3.

Impact AES 1 in the Orcutt Union School District Key Site 17 EIR discusses the effects the proposed project would have on the visual character of the site. The Board of Supervisors adoption of CEQA findings and development standards that require a large contiguous park as a landscape buffer to partially mitigate Class I impacts to visual resources is salient to the AES 1 discussion. Moreover, the benefits of developing one large contiguous park versus two separate smaller parks on Key Site 17 is noteworthy information and has also been included in the AES 1 impact discussion as follows:

Visual Character/Compatibility

Impact Number	Related OCP EIR Impact	Impact Description	Significance Before Mitigation
AES 1	VIS-3, VIS 4, VIS-11, VIS-12, KS 17-VIS-1	Development of the site would alter the visual character of the site.	Significant

The OCP EIR (Section 5.17) identifies the following visual compatibility impacts, which could result from the development of Key Site 17:

- Impact VIS-3: Unmaintained stormwater retardation basins. Construction of additional small steep sided, chain-link fenced in, poorly landscaped and maintained retardation basins would create *potentially significant* visual degradation of existing and new neighborhoods.
- Impact VIS-4: Unmaintained roadway medians and planter strips. Construction of new residential and commercial development and roads would include medians and planter strips which, if unmaintained, could result in *potentially significant* adverse impacts to motorists and surrounding residents through the creation of weedy unmaintained areas lining some of the community's major roads.
- Impact VIS-11: Alteration of visual character of Old Town Orcutt. Development of open lands adjacent to Old Town Orcutt (Sites 17, 18, 15) could lead to *potentially significant* impacts to the visual character of Old Town through elimination of approximately 150 acres of open space and substantial changes to views from Clark Avenue and Rice Ranch Road.
- Impact VIS-12: Incompatible development in Old Town Orcutt. New development/redevelopment within the Old Town area could create *potentially significant* visual impacts through construction of buildings whose size and architectural style, etc. are incompatible with the existing character of Old Town.

- Impact KS17-VIS-1: Change in the visual character of the site. Eventual buildout of 135 units on the site would adversely affect existing views and aesthetic qualities on the site. The rural character of Old Town Orcutt would be *significantly* impacted by this project, which would replace open land with residential development and new roads.

These impacts would apply to future development of the project site. The proposed changes to the allowable development at the site, as described above, would exacerbate the previously identified OCP EIR Impacts VIS-11, VIS-12, and KS17-VIS-1. As shown in Figures 4.1-5 through 4.1-7, future development under the proposed project could introduce visual elements that are of substantially greater scale than the surrounding development. The proposed project would maintain the restriction of buildings along Soares Avenue to one story, but would not require that a park be constructed along Soares Avenue nor limit the height of buildings immediately surrounding the park. Three-story structures, behind one-story structures along Soares Avenue and along Rice Ranch Road would likely appear out-of scale with respect to the surrounding environment.

As part of the adoption process of the OCP, the Board of Supervisors made Class I CEQA Findings and adopted a Statement of Overriding Consideration and identified site-specific measures to partially mitigate impacts to visual resources to the maximum extent feasible. The measure specifies that the property now owned by the Stonegate residential subdivision and the Orcutt Union School District shall: 1) provide a landscape buffer along Soares Avenue; and, 2) each contribute at least ¾ of an acre to this park and the park shall be a minimum of 100 feet wide where it fronts Soares Avenue.

The proposed project would change DevStd KS 17-3 to eliminate the provisions for a contiguous park along Soares Avenue. Under the proposed project, there would be greater flexibility in where the required 0.75-acre park could be provided within the project site; i.e., the park would not be limited to Parcel No. 105-134-004 or along the Soares Avenue frontage. The proposed project would allow the 0.75-acre parkland to be constructed anywhere on the project site, which could result in two separate smaller parks (0.5-acre on the adjacent Stonegate property and 0.75-acre within the project site), as opposed to one contiguous park.

Development of two smaller parks would not meet the intentions of DevStd KS 17-3 for three main reasons. First, the intent of DevStd KS 17-3 is to create a 1-2-acre contiguous neighborhood park to serve the Old Town area and to provide complementary recreational uses. Under the proposed project, the additional 0.75-acre park could be located anywhere within the project site. Should the park be located further south (i.e. not along Soares Avenue) and behind future senior living structures or along Rice Ranch Road, it would be less accessible from the Old Town area. If the park is not readily visible or directly accessible from a public street, it may not appear to be available to the public. According to discussions County Planning staff has had with County Parks Department staff, the development of two smaller park areas would not provide the same community benefit of one large contiguous neighborhood park (personal Communication, County Parks—Claude Garciacelay, December 2009).

Secondly, two smaller individual parks would not meet the intentions of DevStd KS 17-3, in

terms of the identified needs for future recreation opportunities within the Orcutt area. Although the development of a senior housing project may change the type of recreational facilities demanded by the population at the project site, the neighborhood park was intended to meet the general needs of the Old Town community. County Parks Department staff believes that the development of two smaller park areas on Key Site 17 would lessen the opportunity for viable recreational facilities to be developed in this portion of Orcutt (personal communication between County Planning and County Parks – Claude Garciacelay, December 2009). Smaller parks would offer less opportunity to provide complementary recreation uses such as open play fields or group picnic facilities, which require larger contiguous spaces to be viable.

Lastly, DevStd KS17-3 is intended to provide a visual buffer along the project's perimeter. As written, this development standard requires that the landscape buffer along Soares shall be 1-2 acres in size and a minimum of 100 feet wide so that it would partially screen development from the existing development to the north. Although the Class I impacts to visual resources identified by the Board of Supervisors could not be fully mitigated, relocating a portion of the landscape buffer to another area on the site would reduce the effectiveness of the mitigation identified by the Board of Supervisor's in their adoption of the OCP.

HAZARDS AND HAZARDOUS MATERIALS

Radon Analysis

Impact HAZMAT-1 in the OUSD Key Site 17 FSEIR discusses that future development on the project site would result in potential exposure to hazardous materials and natural radon gas emissions. The HAZMAT-1 impact discussion referencing the potential effects of radon gas has been deleted based on additional review of the State of California, Department of Conservation, Division of Geology and Mines map which indicates that there is a low level of radon gas within the vicinity of the proposed Orcutt Union School District property. Therefore, the requirement to provide a radon gas survey will not be required. The exposure to hazardous materials is still potentially significant and mitigation as discussed below is required.

4.6.3 Impacts and Mitigation Measures

Exposure to Hazardous Materials/Hazards

Impact Number	Related OCP EIR Impact	Impact Description	Significance Before Mitigation
HAZ 1	HAZMAT-1	Development of the project site would result in the potential exposure to hazardous materials from on-site dumping/storage, an adjacent OUSD Business Plan site, and/or natural radon gas emissions.	Potentially Significant

~~Radon is a naturally occurring, odorless, colorless gas produced by certain geologic materials. It is known to be a human carcinogen and can pose a cancer risk greater than one in one million in humans at concentrations equal to or greater than 4 picoCuries per liter (pCi/L). The project site is within a Radon Zone Level 1 area; these areas have a predicted average indoor screening level greater than 4 pCi/L. The Phase I investigation notes that testing in the Orcutt area measured local radon levels lower than 4.0 pCi/L, averaging at 0.318 pCi/L for first floor living areas (basement areas and second floor living areas were not reported). Testing of radon levels at the project site itself have not been completed.~~

~~The Phase I ESA concludes that in open areas of the site, it is unlikely that radon would pose an environmental risk. Although radon gas levels measured in the Orcutt area were found to be less than 4 pCi/L, the Phase I ESA recommends that a radon survey should be conducted for potential radon gas accumulation in any structures constructed on the site and that radon-resistant construction techniques should be considered when designing the structures for the site.~~

Exposure to Radon Gas

~~The Phase I ESA identified the potential for elevated radon gas levels above at the site. Potential exposure to radon gas as a result of future development under the proposed amendment to OCP could occur.~~

~~The potential for the proposed project to result in exposure to hazardous materials from on-site dumping/storage, adjacent OUSD Business Plan site, and/or natural radon gas emissions is considered **potentially significant**.~~

~~**Mitigation HAZ 1-3:** A radon gas survey shall be completed to determine the potential for radon gas accumulation in structures proposed for the project site. Radon-resistant construction techniques shall be implemented where necessary to prevent radon gas accumulation within enclosed areas.~~

~~**Plan Requirement:** A Radon Gas survey shall be completed at the project site and shall include recommended measures for radon-resistant construction techniques where necessary. Construction measures shall be included on building plans.~~

~~**Timing:** Radon gas surveys shall be completed prior to approval of a Land Use Permit. Building Plans shall be approved prior to construction. Inspection shall occur through the construction phase.~~

~~**Monitoring:** Planning and Development, in consultation with County Environmental Health Services, County Fire Hazmat and Building inspectors, as needed, shall verify that appropriate measures are implemented.~~

Additional Revisions to the Proposed Final SEIR

The FSEIR identified several mitigation measures pertaining to Biological Resources, Flood and Water Quality, Hazards and Hazardous Materials, and Public Services (Water Supply). These

mitigation measures included wording carrying them forward as new OCP Key Site 17 development standards. However, rather than include the mitigation measures as new development standards, ~~staff believes that~~ the measures would be applied as standard conditions of approval when a specific application is submitted. As a result, minor clarifications are made for accuracy to delete wording that suggests the measure will be added as a new Key Site 17 development standard. The following changes will be made to the proposed Final SEIR prior to certification. Those changes are indicated by ~~strikeout~~ and or underline.

Biological Resources

BIO 1-1: ~~The County shall amend the OCP to add a Key Site 17 development standard requiring that~~ No earlier than 14 days prior to construction or site preparation activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically February 1 through August 31), a field survey shall be conducted by a qualified biologist to determine if active nests of any bird species protected by the state or federal Endangered Species Acts, Migratory Bird Treaty Act, and/or the California Fish and Game Code Sections 3503, 3503.5, or 3511 are present in the construction zone or within 200 feet of the construction zone for songbirds and within 500 feet of the construction zone for raptors. If active nests are found within the survey area, construction activities shall stop within a 200-foot radius for songbirds and a 500-foot radius for raptors until consultation with the County, CDFG, and USFWS (when applicable, i.e. if the nesting birds are listed under the federal Endangered Species Act), is conducted and an appropriate setback can be established. A fence barrier shall be erected around the buffer and clearing and construction within the fenced area shall be postponed or halted, at the discretion of a biological monitor, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting.

Hazards and Hazardous Materials

HAZ 1-1: ~~The County shall amend the OCP to add a Key Site 17 development standard stating that:~~ Prior to approval of a senior housing development at the project site, the applicant shall update the Phase I Environmental Site Assessment to ensure that more recent activities on the property have not resulted in deposition of hazardous materials that could result in impacts to future residents at the site. If such materials are found to exist, affected areas will be remediated. Review and approval by County Environmental Health Services Department (EHS) and Santa Barbara County Fire are required.

Flood/Water Quality

FLD/WQ 1-1: ~~The County shall amend the OCP to add a Key Site 17 development standard stating that:~~ The Applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board.

FLD/WQ 2-1: ~~The County shall amend the OCP to add a Key Site 17 development standard~~

~~stating that:~~ The development shall incorporate and maintain the following operational erosion control measures:

1. Erosion control measures, such as plantings or hard surfaces, shall be incorporated into the drainage plan for all project drainages as required by the Flood Control District and P&D.
2. Development in areas of high erosion potential shall be sited and designed to minimize increased erosion and may be required to have a site-specific evaluation of erosion-control measures. Project approval shall be conditioned to ensure that erosion will be reduced to acceptable levels.
3. Landscaped areas adjacent to structures shall be graded so that drainage is away from structures.
4. Irrigation shall be controlled so that overwatering does not occur. An irrigation schedule shall be reviewed and approved by P&D prior to land use clearance for grading.

FLD/WQ 2-2: ~~The County shall amend the OCP to add a Key Site 17 development standard stating that:~~ The applicant shall submit and implement a Storm Water Quality Management Plan (SWQMP) designed to prevent the entry of pollutants from the project site into the storm drain system after development. The SWQMP shall identify:

1. A combination of structural and non-structural Best Management Practices (BMPs) from the California Storm Water BMP Handbook for New Development and Redevelopment (California Storm Water Quality Association), or other approved methods;
2. Potential pollutant sources that may affect the quality of the storm water discharges;
3. Design and placement of structural and non-structural BMPs to address identified pollutants;
4. Inspection and maintenance program; and
5. Method for ensuring maintenance of all BMPs over the life of the project.

FLD/WQ 2-3: ~~The County shall amend the OCP to add a Key Site 17 development standard stating that: LID is an alternative site design strategy that uses natural and engineered infiltration and storage techniques to control stormwater runoff where it is generated to reduce downstream impacts. The Environmental Protection Agency has determined that the following LID measures are highly beneficial. In order to further reduce water quality impacts, the SWQMP and project design shall include the following LID measures:~~

Design Measures

- Vegetated swales, buffers and strips throughout the project site;
- Use of permeable pavement to the extent feasible;
- Two-foot permeable pavement strips located at the base of driveways, spanning the width of the driveway;
- Impervious surface reduction and disconnection.

Structural Measures

- Tree boxes filters to capture and infiltrate street runoff upstream of detention basins;
- Roof leader flows directed to planter boxes and other vegetated areas and/or vegetated swales and buffers;
- Soil amendments to increase infiltration rates; and

- Rain gardens, rain barrels, and cisterns.

Water Supply

Mitigation WAT-1: ~~The County shall amend the OCP to add a Key Site 17 development standard stating that:~~ The maximum feasible water conservation measures shall be included in development of the site. Landscaping shall consist of drought-tolerant native and/or Mediterranean type species.

Mitigation Monitoring and Reporting Program

The mitigation measures in the Mitigation Monitoring and Reporting Program have been revised to be consistent with the ~~provisions~~ revisions made in the revision letter. (see Attachment E)

IV. CONCLUSION

The proposed Final EIR identified two significant and unavoidable (Class I) environmental impacts resulting from the project in the areas of Recreation and Aesthetics. This EIR revision letter removes the Class I impact determination to recreation as, after further analysis the proposal to provide two smaller parks does not constitute a recreational impact under CEQA. The information from that discussion is ~~retained in~~ added to the visual impacts analysis instead because the OCP EIR added KS17-3 to the OCP as a mitigation measure for visual impacts. The proposed revisions to the Recreation and Aesthetics/Visual Resource sections of the Final Subsequent EIR, do not result in any new significant environmental impacts, and there is no increase in the severity of the impacts of the proposed project. In addition, the EIR revision letter makes minor clarifications for accuracy to other issue areas. These modifications do not change any of the other conclusions of the FEIR. As such, the revisions to that analysis incorporated into the FEIR by this Revision Letter dated August 28, 2013 may be used to fulfill the environmental review requirements for the current project, and the information contained herein does not require recirculation pursuant to CEQA Guidelines Section 15088.5.

**ATTACHMENT G: Comparison of Proposed Changes to Development Standards
(Applicant Proposal vs. Alternative 2)**

ATTACHMENT G: Comparison of Proposed Changes to Development Standards (Applicant Proposal vs. Alternative 2)

Existing OCP Key Site 17 Development Std, Policy, Action Item	Applicant's Proposal	Staff Recommendation (Alternative 2)
<p><i>Policy KS17-1: Key Site 17 is designated Res 8.0 and zoned SLP. Any proposed development on Key Site 17 shall comply with the following development standards.</i></p>	<p><u>Policy KS17-1: Portions of Key Site 17 is are designated Res 8.0 and zoned SLP (e.g., Assessor Parcels 105-330-004 [Stonegate Development], and 105-330-015; -016). The balance of Key Site 17 (e.g., 105-134-004, 105-134-005, 105-330-005 and 105-330-006) are designated Res 20 and zoned DR-20 to accommodate a 100 percent senior housing development. Any proposed development on Key Site 17 shall comply with the following development standards.</u></p>	<p><u>Policy KS17-1: Portions of Key Site 17 is are designated Res 8.0 and zoned SLP, (for example) Assessor Parcels 105-330-004 [Stonegate Development], and 105-330-015; -016). The balance of Key Site 17 (for example, 105-134-004, 105-134-005, 105-330-005 and 105-330-006) is designated Res 20 and zoned DR-20 and shall be developed with a 100 percent senior housing development. Any proposed development on Key Site 17 shall comply with the following development standards.</u></p>
<p><i>DevStd KS17-1: Any discretionary development shall include a landscape buffer consisting of drought-tolerant trees and shrubs of sufficient density to partially screen the proposed development from Rice Ranch Road, Soares Avenue, and Dyer Street. The buffer along Soares Avenue shall be integrated with the planned park (see Figure KS17-1). A meandering trail as shown on Figure KS17-1 shall also be developed.</i></p>	<p>Any discretionary development shall include a landscape buffer consisting of drought-tolerant trees and shrubs of sufficient density to partially screen the proposed development from Rice Ranch Road, Soares Avenue, and Dyer Street. The buffer along Soares Avenue shall be integrated with the planned park (see Figure KS17-1). A meandering trail, as shown on Figure KS17-1, shall also be developed.</p>	<p>No change to DevStd KS17-1.</p>

Existing OCP Key Site 17 Development Std, Policy, Action Item	Applicant's Proposal	Staff Recommendation (Alternative 2)
<p><i>DevStd KS17-2: Homes located on the periphery of the site and those adjacent to the neighborhood park shall be one-story, except as noted in Action KS17-6. Any two story development shall be visually compatible with, and shall not significantly block long-range southerly views from, Old Town Orcutt.</i></p>	<p>For development located on APN 105-330-004 (<u>Stonegate Development</u>), <u>homes located on the periphery of the site and those adjacent to the neighborhood park shall be one-story, except as noted in Action KS17-6. To ensure neighborhood compatibility, development located on Soares Avenue shall be one-story. Any two-story other development on APNs 105-134-004 or 105-134-005 and any development within APNs 105-330-005, 105-330-006, or 105-330-015; -016¹ shall be visually compatible with, and shall not significantly block long-range southerly views from, Old Town Orcutt.</u></p>	<p>No change to DevStd KS17-2.</p>
<p><i>DevStd KS17-3: Any discretionary development shall provide for dedication and construction of a 1-2 acre public neighborhood park fronting along the western portion of Soares Avenue as conceptually depicted on Figure KS-17-2. Parcels 105-330-004 (Stonegate Development) and 105-134-004 shall each contribute at least 3/4 of an acre to this park and the park shall be a minimum of 100 feet wide where it fronts Soares Avenue.</i></p>	<p>Any discretionary development shall provide for a dedication and construction of a 1-2 acre public neighborhood park fronting along the western portion of Soares Avenue as conceptually depicted on Figure KS-17-2 located on Key Site 17. <u>Parcels 105-330-004 and 105-134-004 The Stonegate Development shall each contribute at least 3/4 of an acre to this park and the park shall be a minimum of 100 feet wide where it fronts Soares Avenue. A park at least 3/4 of an acre in size shall be provided within APNs 105-134-004, 105-134-005, 105-330-005, or 105-330-006.</u></p>	<p>No change to DevStd KS17-3.</p>

¹ 105-330-015 and -016 are located within the Key Site 17 boundary but are not a part of the proposed project.

Existing OCP Key Site 17 Development Std, Policy, Action Item	Applicant's Proposal	Staff Recommendation (Alternative 2)
Development Standard KS17-7 (New DS proposed by applicant)	<p><u>To ensure neighborhood compatibility and maintain visual resources (i.e., long-range southerly hillside views from Old Town Orcutt), buildings shall be of low profile and screened and/or softened with vegetation to the greatest degree while still meeting the project density objectives. Development shall also follow the Old Town Orcutt Design Guidelines to guide the architectural style and character of the proposed structures and other building elements.</u></p>	Same as applicant proposed new development standard, DevStd KS17-7
<p><i>Action KS17-6: If an application is filed for a 100% senior housing project, as defined by California Civil Code § 51 et. seq, on Assessor's Parcels 105-134-04, -05; 105-330-05, -06, or -08, the County should consider redesignating and rezoning affected parcels to Res. 20 and DR 14. However, to ensure neighborhood compatibility, the homes fronting Soares Ave. and the homes adjacent to the park should be single family on lots at least 6,000 s.f. in size. In addition, buildings on APNs 105-330-05, -06 and -08 may be two stories in height but screened to the greatest degree feasible.</i></p>	<p>A 100% senior housing project on Assessor Parcels 105-134-004, 105-134-005, 105-330-005, or -006 shall comply with California Civil Code §51 et. seq. If an application is filed for a 100% senior housing project, as defined by California Civil Code § 51 et. seq, on Assessor's Parcels 105-134-04, -05; 105-330-015, 01605, -06 or -08, the County should consider redesignating and rezoning affected parcels to Res. 20 and DR 1420. However, to ensure neighborhood compatibility, the homes fronting Soares Avenue and the homes adjacent to the neighborhood park should be single family on lots at least 6,000 s.f. in size. In addition, buildings on APNs 105-330-05, -06 and -08 may be two stories in height but should be of low profile and screened to the greatest degree feasible.</p>	<p>If an application is filed for A 100% senior housing project on Assessor Parcels 105-134-04, -05, 105-330-05, -06 or -08 the County should consider redesignating and rezoning affected parcels to Res. 20 and DR 14 shall comply with California Civil Code §51 et. seq. However, To ensure neighborhood compatibility, the homes development fronting Soares Avenue and the homes development adjacent to the neighborhood park should be single family on lots at least 6,000 s.f. in size shall be single story. In addition, Buildings on APNs 105-330-05, and -06 and -08 may be two stories in height but shall be of low profile and screened to the greatest degree feasible.</p>

Existing OCP Key Site 17 Development Std, Policy, Action Item	Applicant's Proposal	Staff Recommendation (Alternative 2)
New Development Standard KS17-8 (from 11EIR-00003)	N/A	<p><u>BAR review of the project shall ensure that buildings are appropriately sized and incorporate design elements to promote visual compatibility with the surrounding neighborhood, particularly along Soares Avenue. Potential design elements may include articulation of outer building facades and roof lines, stepping back upper stories of buildings, and use of building materials common to single-family homes rather than commercial building materials.</u></p> <p><u>Mechanical equipment (such as air conditioner units) and trash storage areas shall be screened from public view. Screening may include a combination of landscaping and/or masonry or lattice walls).</u></p> <p><u>Low maintenance trees, shrubs, and groundcover shall be used in landscape plans for development of the site, particularly within the outer perimeter of the site.</u></p> <p><u>The on-site stormwater basin shall be designed to be visually pleasing from on-site as well as in views from Rice Ranch Road. Steep-sided, concrete-lined basins shall be avoided to the maximum extent feasible. The use of natural-appearing contoured basins is preferred. The use of perimeter fencing, in particular chain-link fencing, shall be avoided. Where required, perimeter fencing shall be of a decorative nature.</u></p>

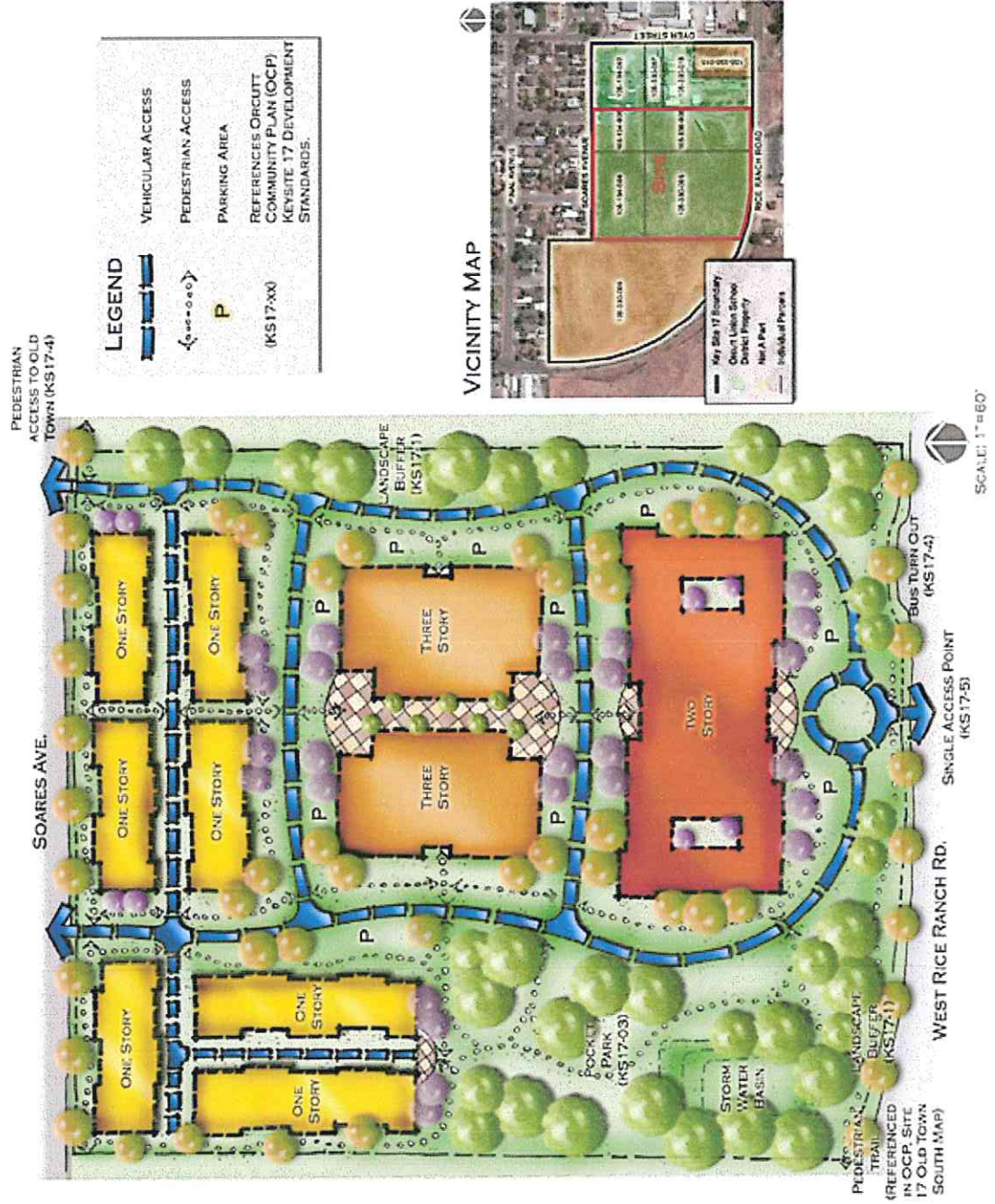
Existing OCP Key Site 17 Development Std, Policy, Action Item	Applicant's Proposal	Staff Recommendation (Alternative 2)
		<p><u>The applicant shall improve existing visual resources in the project vicinity to offset the project's impacts on the area's visual character.</u></p> <p><u>Options for improving aesthetic/visual resources include, but are not limited to, increased landscaping of undeveloped areas on OUSD-owned property adjacent to public roads.</u></p>
New Development Standard KS17-9 (from 11EIR-00003)	N/A	<p><u>Development on the site shall be designed to minimize potential conflicts with the adjacent bus yard operations.</u></p>
New Development Standard KS17-10 (from 11EIR-00003)	N/A	<p><u>The noise study required by OCP DevStd NSE-0-1.3 shall address potential noise nuisance issues associated with the adjacent bus maintenance and storage yard. The study shall include measurements of noise levels generated at the bus yard and identify measures to minimize potential noise nuisance impacts to the extent feasible.</u></p> <p><u>Such measures may include requiring a site plan design that places less sensitive uses in locations closest to the bus maintenance and storage yard and places buildings housing sensitive uses in locations that would be removed from and/or shielded from the yard by intervening buildings; structural designs to achieve enhanced noise attenuation; and, if necessary, construction of a sound wall.</u></p>

Alternative 2: Alternative 2 would amend the land use designation to Residential, 20 units per acre (Res. 20) and rezone the site to Design Residential , 20 unit per acre (DR-20) to be consistent with the provisions of the. This would retain: the requirement to locate the on-site public park along the south side of Soares

Avenue; the limitation of homes adjacent to the park, along Soares Avenue, and along Rice Ranch Road to one-story; and a maximum of two stories for all other buildings on the site. In addition, the applicant proposed a new development standard (KS17-7) which is included as part of Alternative 2.

ATTACHMENT H: Conceptual Site Plans

CONCEPTUAL SITE PLANS



SITE STATISTICS	
TOTAL DISTRICT PROPERTY:	13.13 +/- AC.
TOTAL SITE ACREAGE:	9.53 +/- AC.
EXISTING ZONING/USE:	SMALL LOT PLANNED DEVELOPMENT ZONE (SLP)
PROPOSED ZONING/USE:	RESIDENTIAL 20 (SLP) / SENIOR HOUSING

	INDEPENDENT LIVING	
	(20% OF TOTAL UNITS)	
	RES. 20*	W/35% DENSITY BONUS**
	52.5 +/- D.U.	70.9 +/- D.U.

	SKILLED NURSING	
	(40% OF TOTAL UNITS)	
	RES. 20*	W/35% DENSITY BONUS**
	105.1 +/- D.U.	141.8 +/- D.U.

	ASSISTED LIVING	
	(40% OF TOTAL UNITS)	
	RES. 20*	W/35% DENSITY BONUS**
	105.1 +/- D.U.	141.8 +/- D.U.

TOTAL DWELLING UNITS	
RES. 20*	W/35% DENSITY BONUS**
262.6 +/- D.U.	354.5 +/- D.U.

*PER RESIDENTIAL 20 (20 DWELLING UNITS PER ACRE)
 **PER GOVERNMENT CODE SECTIONS 65915 - 65918

SITE STATISTICS

TOTAL DISTRICT PROPERTY: 13.13+/- AC.
TOTAL SITE ACREAGE: 9.53+/- AC.

EXISTING ZONING/USE: SMALL LOT PLANNED DEVELOPMENT ZONE (SLP)
PROPOSED ZONING/USE: RESIDENTIAL 20 (SLP) / SENIOR HOUSING



INDEPENDENT LIVING
(27% OF TOTAL UNITS)
RES. 20* | 117,335 DENSITY BONUS**
78.8 +/- D.U. | 126.4 +/- D.U.



INDEPENDENT LIVING
(32% OF TOTAL UNITS)
RES. 20* | 117,335 DENSITY BONUS**
78.8 +/- D.U. | 106.4 +/- D.U.



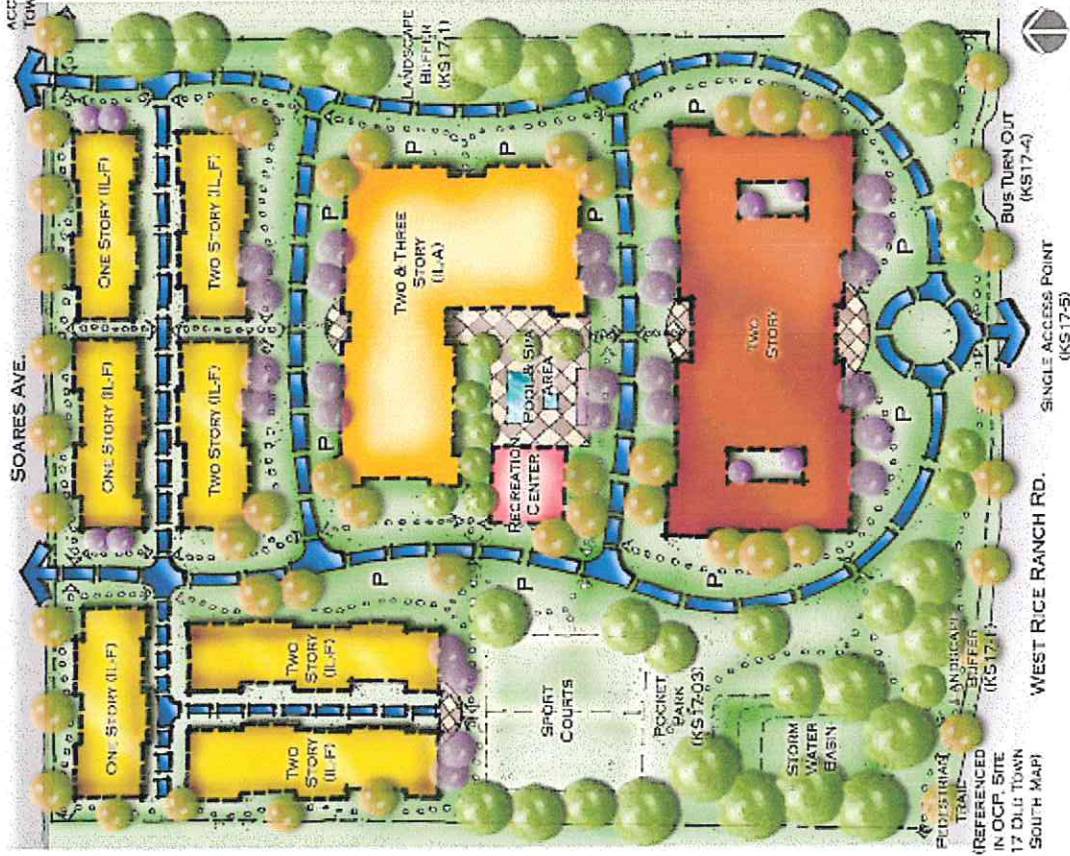
ASSISTED LIVING
(42% OF TOTAL UNITS)
RES. 20* | 117,335 DENSITY BONUS**
109 +/- D.U. | 141.0 +/- D.U.

TOTAL DWELLING UNITS

RES. 20* | 117,335 DENSITY BONUS**
262.5 +/- D.U. | 354.5 +/- D.U.

*FOR RESIDENTIAL 20 (20 DWELLING UNITS PER ACRE)
**PER GOVERNMENT CODE SECTIONS 65912 - 65-919

PEDESTRIAN
ACCESS TO OLD
TOWN (KS17-4)



LEGEND

- VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- PARKING AREA
- REFERENCE ORCUTT COMMUNITY PLAN (OCP) KEYSITE 17 DEVELOPMENT STANDARDS.
- (KS17-XX)

VICINITY MAP



SCALE: 1" = 80'



CLIENT:
ORCUTT UNION
SCHOOL DISTRICT

CONCEPTUAL SITE PLAN / YIELD STUDY ALTERNATIVE 2

JUNE 11, 2008

DESIGNED BY:
ARCHITECT:
CONSULTANT:
DATE:
PROJECT NO.: