SANTA BARBARA COUNTY PLANNING COMMISSION

Staff Report for:

SB Clark, LLC Residential Subdivision (Key Site 3)

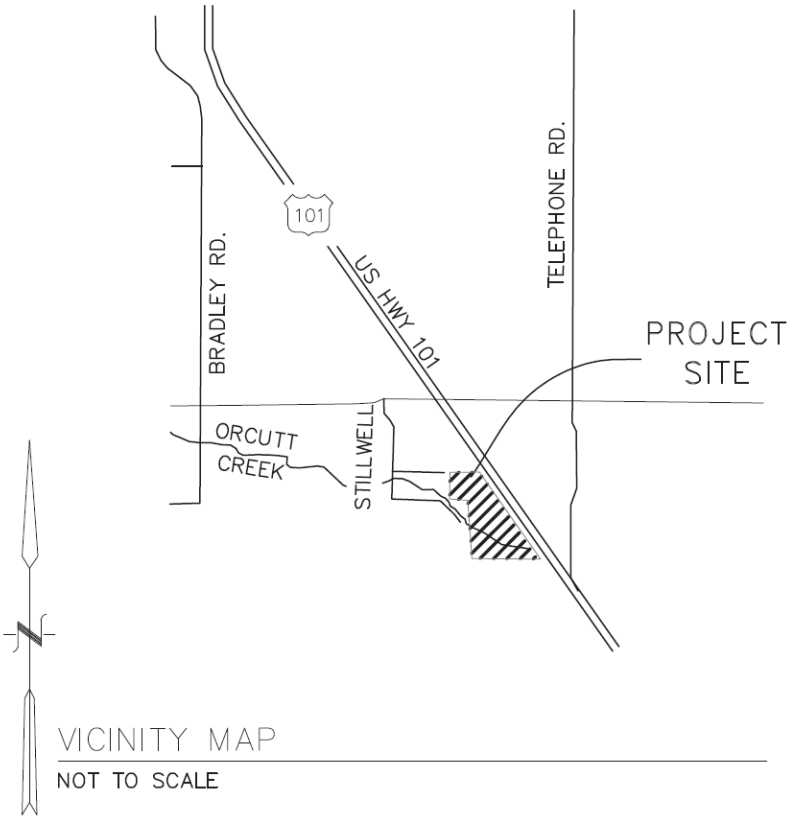
Hearing Date: November 4, 2020
Staff Report Date: October 15, 2020
Case Nos.: 13GPA-00000-00005, 13RZN-00000-00001, 13TRM-00000-00001, 13DVP-0000-00010 17RDN-00000-00005
Environmental Document: Subsequent EIR (14EIR-00000-00007) and Revision Letter to Orcutt Community Plan EIR (95-EIR-01)

Deputy Director: Travis Seawards
Division: Development Review
Supervising Planner: Holly Owen
Supervising Planner Phone #: 934-6297
Staff Contact: Shannon Reese
Staff Contact Phone #: (805) 934-6261

OWNER/APPLICANT:
Ernie Mansi
SB Clark, LLC
300 E. Esplanade Dr., Ste. 1550
Oxnard, CA 93036

AGENT:
Matt Mansi
Aldersgate Investment, LLC
300 E. Esplanade Dr., Ste. 1550
Oxnard, CA 93036
(805) 988-4114

ENGINEER:
Patrick Kauffmann, PE
889 Pierce Ct., Ste. 1010
Thousand Oaks, CA 91360
(805) 497-1244



This site is identified as Key Site 3 (APN 129-151-026), located approximately 0.5 mile south of the Clark Avenue/U.S. Highway 101 intersection, Orcutt Community Planning area, Fourth Supervisorial District.

1.0 REQUEST

Hearing on the request of Ernie Mansi, SB Clark, LLC, property owner, to consider the following:

1. **Case No. 13GPA-00000-00005** to recommend that the Board of Supervisors adopt a General Plan Amendment involving two amendments to the Santa Barbara County Comprehensive Plan and Orcutt Community Plan as follows to:
    a. Amend the Comprehensive Plan and Orcutt Community Plan to change the Land Use Designation on the subject parcel from Residential Ranchette to Planned Development; and;
    b. Amend Orcutt Community Plan Policy KS3-1, Development Standards DevStdKS3-5, -6, -7, and -10, and the OCP Parks, Recreation and Trails (PRT) Map;

2. **Case No. 13RZN-00000-00001** to recommend that the Board of Supervisors approve the rezoning of 138.6 acres of the subject parcel from RR-10 to PRD in compliance with Chapter 35.104 of the County Land Use and Development Code;

3. **Case No. 13TRM-00000-00001** to recommend that the Board of Supervisors approve a Vesting Tentative Tract Map to subdivide 138.6 acres in compliance with Chapter 21 as follows:
    a. 119 residential lots ranging in size from 3,126 gross sq. ft. to 13,287 gross sq. ft.;
    b. Three lots for private roads totaling 4.3 acres;
    c. One lot for a public road totaling 3.5 acres;
    d. Eight lots for private open space totaling approximately 22.5 acres;
    e. One lot for public open space totaling approximately 91 acres; and;
    f. Two lots totaling 8 acres for future development on property zoned MR-O.

4. **Case No. 13DVP-00000-00010** to recommend that the Board of Supervisors approve a Final Development Plan on property zoned PRD to develop 119 market rate single-family dwellings and associated infrastructure in compliance with Section 35.82.080 of the County Land Use and Development;

5. **Case No. 17RDN-00000-00005** to recommend that the Board of Supervisors approve the naming of four private roads and one public road within the proposed tract in compliance with Section 35.76 of the County Land Use and Development Code;

6. **Case No. 19EIR-00000-00003** to recommend that the Board of Supervisors certify the Subsequent Environmental Impact Report (14EIR-00000-00007) as modified by the Revision Letter dated September 2020 (Attachment L) to the Orcutt Community Plan EIR (95-EIR-01), pursuant to the State Guidelines for Implementation of the California Environmental Quality Act; and

7. **Case No. 20GOV-00000-00003** to recommend that the Board of Supervisors determine that the County's acquisition of approximately 91 acres (66%) of Key Site 3 (APN 129-151-026) dedicated by the developer to the County for public use is in conformance with the Comprehensive Plan in compliance with Government Code Section 65402.

As a result of this project, significant and unavoidable impacts on the environment are anticipated in the following categories: Aesthetics/Visual Resources (cumulative), Biological Resources (cumulative), and Public Services & Facilities (cumulative). The Subsequent Final EIR and all documents referenced therein are available online on the Planning and Development website at https://www.countyofsb.org/plndev/projects/keysite3.sbc.

2.0 RECOMMENDATION AND PROCEDURES

Follow the procedures outlined below and approve Case Nos. 13GPA-00000-00005 and 13RZN-00000-00001, and conditionally approve 13TRM-00000-00001, 13DVP-0000-00010, and 17RDN-00000-00005, marked "Officially Accepted, County of Santa Barbara, November 4, 2020, County Planning Commission Attachments A-N", 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, Case Nos. 13GPA-00000-00005, 13RZN-00000-00001, 13TRM-00000-00001, 13DVP-00000-00010 and 17RDN-00000-00005, as specified in Attachment A of this staff report dated October 15, 2020, including CEQA findings.

2. Recommend that the Board of Supervisors certify the Subsequent Environmental Impact Report (14EIR-00000-00007) as modified by the Revision Letter dated September 2020 (Attachment L) and adopt the mitigation monitoring program contained in the conditions of approval for Case Nos. 13TRM-00000-00001, 13DVP-00000-00010 and 17RDN-00000-00005 (Attachments B.1 through B.3).

3. Adopt the resolution in Attachment I recommending that the Board of Supervisors adopt a resolution (13GPA-00000-00005) to amend the Orcutt Community Plan (OCP), as follows:

    a. Amend the Comprehensive Plan and Orcutt Community Plan to change the Land Use Designation on the subject parcel from Residential Ranchette to Planned Development; and,

b. Amend Orcutt Community Plan Policy KS3-1, Development Standards DevStdKS3-5, -6, -7, and -10, and the OCP PRT Map (draft ordinance included as Attachment I to this staff report dated October 15, 2020);

4. Adopt the resolution in Attachment H recommending that the Board of Supervisors approve a rezone (13RZN-00000-00001) changing the zone district on APN 129-151-026 from RR-10 to PRD (draft ordinance included as Attachment H to this staff report dated October 15, 2020);

5. Recommend that the Board of Supervisors approve Case No. 13TRM-00000-00001 subject to the conditions of approval included as Attachment B.1 of this staff report dated October 15, 2020;

6. Recommend that the Board of Supervisors approve Case No. 13DVP-00000-00010 subject to the conditions of approval included as Attachment B.2 of this staff report dated October 15, 2020; and

7. Recommend that the Board of Supervisors approve Case No. 17RDN-00000-0000x subject to the condition of approval included as Attachment B.3 of this staff report dated October 15, 2020.

8. Direct staff to transmit the Comprehensive Plan conformity report required by Government Code Section 65402(a) to the General Services Department, Real Property Division, and the Board of Supervisors. The County Planning Commission Staff Report dated October 15, 2020, and the letter reflecting the County Planning Commission's action shall constitute the required report for the developer's proposed open space dedication to the County.

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

3.0 JURISDICTION

The County Planning Commission will consider all of the project applications and will provide a recommendation to the Board of Supervisors based on the following:

3.1 Land Use and Development Code (LUDC) §35-104 identifies the procedures for approving Amendments, including Amendments to the Comprehensive Plan (GPA cases) and amendments to County Zoning Map (RZN cases). The procedures require the

Planning Commission to review the requests at a public hearing and send their recommendation in a resolution to the Board of Supervisors for final action.

3.2 County Code Chapter 21-6 states that the Board of Supervisors shall be the decision-maker for all tentative maps that are companion to other discretionary cases under their jurisdiction.

3.3 LUDC Section 35.76.050.C.2.a.3 states that a proposed road name shall be shown on the tentative map and shall be approved by the review authority at the time of tentative map approval in compliance with subsection D (road name selection).

3.4 LUDC §35-80.20.B.1 requires that when two or more discretionary applications are under the jurisdiction of more than one review authority, all project applications shall be under the review authority with the highest jurisdiction. In this case, the highest jurisdiction is the Board of Supervisors due to the General Plan Amendment and Rezone applications. When the Board of Supervisors is the review authority for a project, the Commission shall make an advisory recommendation to the Board of Supervisors on each project.

3.5 California Government Code §65402(a) requires that no real property to which the County's general plan applies shall be acquired, disposed of, no street shall be vacated or abandoned, and no public building or structure shall be constructed or authorized if the adopted general plan or part thereof applies thereto, until the location, purpose, and extent of such acquisition or disposition, such street vacation or abandonment, or such public building or structure have been submitted to and reported upon by the planning agency as to conformity with said adopted general plan or part thereof. Pursuant to the provisions of §65100 of the California Government Code, and as provided by Article V, Chapter 2, §2-25.1(a) of the County Code, the Board of Supervisors is designated as the "planning agency."

4.0 ISSUE SUMMARY

4.1 Project Revisions

The proposed project (modified Alternative 7) has been revised from the project evaluated in the Subsequent Environmental Impact Report (SEIR) to accomplish a smaller development footprint than originally proposed. The SEIR-evaluated project included the subdivision of 138.6 acres of the Key Site 3 property into 138 lots that would allow for the development of 125 single-family residential units located on the northern portion of Key Site 3. Based on feedback received from the County of Santa Barbara Flood Control District and County Planning and Development staff, the applicant revised the project to be consistent with Alternative 7 of the

Final SEIR. The proposed modifications to the project include an increase in the project's setback along the U.S. Highway 101 corridor from 75 feet to 200 feet, as well as a reduction in the total residential unit count from 125 single-family dwellings to 119 single-family dwellings. The reduction in number of single-family dwellings from 125 to 119 dwellings is the only modification to the project that differs from Alternative 7; therefore, the revised project is referred to herein as a modified Alternative 7.

The reduction of six lots allows for a reduced development footprint as compared to the originally proposed project, and for additional setbacks from the existing drainage located in the northwestern corner of the property. For a detailed discussion of these revisions and an environmental analysis of these modifications, please see Attachment L, Final SEIR Revision Letter (Rincon Consultants).

4.2 Proposed Rezone

The applicant has completed the necessary steps in the OCP for the County to consider a rezone. Approximately 138 acres of Key Site 3 are currently zoned Residential Ranchette (RR-10), and the remaining 8 acres of the site are zoned Multi-Family Residential - Orcutt (MR-O). Orcutt Community Plan (OCP) policy KS3-2 states that the County shall consider rezoning portions of Key Site 3 to Planned Residential Development if: 1) the areas identified as "Open Space" on Figure KS 3-1 have been dedicated to the County or other County-approved group or agency; and 2) the property owner has demonstrated compliance with Action SCH-O-1.3. Action SCH-O-1.3 states that prior to adopting the increased density proposed for Key Site 3, the County shall require that the owner(s) record a written agreement, which will run with the land, stating:

1) That the owner(s) understands that the County cannot make the requisite legislative findings to increase the potential density on those sites without certainty that the sites will not cause overcrowding of the area's school facilities; and,
2) In consideration of receiving higher densities than the County would otherwise grant, the owner(s) agree that prior to receiving any discretionary approvals they will fully comply with Action SCH-O-1.3 outlined herein.

In conformity with these requirements, the applicant is proposing to dedicate the open space area shown on Figure KS3-1 of the OCP to the County as permanent open space (Condition No. 21, Attachment B.1). In addition, the applicant has demonstrated compliance with Action SCH-O-1.3 by entering into and recording an agreement with the Orcutt Unified School District to mitigate any impacts of the project on area schools (Attachment G). The mitigation in the agreement includes providing additional school impact mitigation fee payments to the District, or, as an alternative, the option for the owner(s) to create a new Mello-Roos Community

Facilities District (CFD). Therefore, the County rezoning portions of Key Site 3 to Planned Residential Development consistent with Policy KS3-2.

4.3 Multi-Family Residential - Orcutt (MR-O) Zone District

In February of 2009, the County Board of Supervisors approved the Housing Element Focused Rezone Program (Rezone Program), which amended the OCP, the Land Use Development Code, and the Santa Barbara County Zoning Map. The Rezone Program amended the land use designation and zoning of 8-acres of Key Site 3 to Residential-20 land use designation, and Multi-Family Residential - Orcutt (MR-O) zoning. The Rezone Program also approved the future development of 160 high-density multi-family townhome units that can be constructed "by right". As such, the 160 units are not a part of the proposed project.

The Rezone Program did not, however, identify the exact location of the 8-acre MR-O-zoned area within Key Site 3. Therefore, the approval of the project would establish the following in regards to the MR-O-zoned area:

- The mapping of the specific, 8-acre MR-O-zoned area.
- The subdivision of the MR-O zoned area into two lots.
- The identification and mapping of infrastructure in the MR-O-zoned area associated with the Key Site 3 project (roads, utilities, etc.).

The environmental impacts associated with the future development of the MR-O zoned area of Key Site 3 were evaluated in the Focused Rezone Program EIR (State Clearinghouse #2008061139, Santa Barbara County, 2008) and only considered as part of the cumulative development analyzed in this project's SEIR. References to proposed residential development throughout the staff report are specific to the proposed 119 single-family dwellings unless otherwise noted.

4.4 Secondary Access

Orcutt Community Plan Development Standard FIRE-2.2 requires the proposed project to have a minimum of two routes of ingress and egress that are open and unobstructed. To meet this requirement, the applicant proposes to provide a secondary access road off Chancellor Street between the project site and Stillwell Road. This secondary access road is currently gated. However, in order to meet County Fire Department requirements for secondary access, the gate must automatically open to allow for unrestricted ingress and egress from the project site and meet the requirements outlined in the Fire Department's Condition Letter dated October 9, 2020. Additional improvements to the corner of Stillwell Road and Chancellor Street are required to meet standards for vehicle-turning movements.

4.5 Significant and Unavoidable Impacts

The Draft SEIR, in combination with comments received and responses to all written and verbal comments, and as modified by the Revision Letter dated September 2020, comprises the Final SEIR (14-EIR-07) (Attachment J, Attachment L). As discussed in Section 4.1 of this staff report, based on feedback from the County of Santa Barbara Flood Control District and County Planning and Development staff, the project applicant proposed revisions to the project consistent with Alternative 7 of the Final SEIR. Modified Alternative 7, the proposed project evaluated herein, is the same as Alternative 7, except in that it includes a reduction from 125 single-family residences to 119 single family residences.

A Revision Letter was prepared to update the Final SEIR to reflect the changes related to modifications to the project. The Revision Letter also provides more detailed environmental analysis of impacts that were qualitatively evaluated for Alternative 7 in the Final SEIR. Although no new impacts were identified, the Revision Letter includes a new mitigation measure, Mitigation Measure AES-2, which is intended to meet the County's General Plan requirements and to address impacts discussed qualitatively for Alternative 7 in the Final SEIR. Specifically, Mitigation Measure AES-2 requires development of a landscape plan for the buffer zone between onsite residential development and U.S. 101 (Attachment A, Finding 1.7.1, Project-Specific Aesthetics/Visual Resources Impacts). As discussed in the Revision Letter, the project revision to include a 200-foot buffer along the eastern side of the project site substantially reduces the change in visual character of the site as viewed from U.S. 101. This change, in combination with the application of Mitigation Measure AES-2 to require a new landscaping buffer, reduces impacts to visual character below County significance thresholds, eliminating the project-specific significant and unavoidable (Class I) impact to visual character identified in the Final SEIR.

Project-specific impacts are less than significant or reduced to a less than significant level with mitigation, however, four Class I impacts remain. These impact areas are the effects of cumulative development on the visual character of the Orcutt area, effects of cumulative development on biological resources (including effects on sensitive habitats and associated with habitat loss), and the effects of cumulative development on wastewater and solid waste services and facilities. Therefore, in order to approve the proposed project, the Board of Supervisors must make a Statement of Overriding Considerations (Attachment A, Finding 1.11), which warrants approval of the project notwithstanding that some identified effects on the environment are not fully mitigated. With respect to each of the environmental effects of the project, the Board of Supervisors must 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.

5.0 PROJECT INFORMATION

5.1 Site Information

Site Information	
Comprehensive Plan Designation	Residential RR-10, minimum parcel size of 10 acres; Residential RES-20.0, 20.0 units per acre; Orcutt Community Plan area
Ordinance, Zone	Land Use and Development Code; Residential Ranchette (RR-10) and Multi-Family Residential - Orcutt (MR-O)
Site Size	138.57 acres
Present Use & Development	Vacant, Grazing
Surrounding Uses/Zone(s)	North: Sunny Hills Mobile Home Park, MHP South: Vacant, AG-II-100 East: Highway 101; Agricultural Production, AG-II-100 West: Single Family Residential; 1-E-1 and RR-5
Access	Clark Ave. through Key Site 2; Chancellor St. from the west
Public Services	Water Supply: Golden State Water Company (City of Santa Maria supplemental groundwater) Sewage: Laguna County Sanitation District Fire: County Fire Station #21 Police Services: County Sheriff

5.2 Existing Setting

Location. The project site is located on the west side of U.S. Highway 101 (U.S. 101) approximately 0.25 miles south of Clark Avenue in the southeastern section of the Orcutt Planning Area. The site, identified as "Key Site 3" in the Orcutt Community Plan (OCP), is bounded by U.S. 101 to the east, Sunny Hills Mobile Home Park to the north, rural density ranchettes to the west, and the undeveloped Solomon Hills to the south.

Environmental Characteristics. The project site is currently undeveloped and partially used for cattle and horse grazing. It contains two relatively flat areas north of Orcutt Creek, including a northern mesa of approximately 32 acres separated by a bluff from a central low-lying area of approximately 33 acres. Orcutt Creek and its associated floodplain extend from east to west across the southern edge of the central low-lying area along the base of the Solomon Hills.

Varied habitat types identified within Key Site 3 include Central Maritime Chaparral, Central (Lucian) Coastal Scrub, Central Dune Scrub, Central Coast Live Oak Riparian Forest, Coast Live Oak Woodland, Non-native Grassland, Seasonal Wetland, dry wash, and planted trees. The northern mesa contains non-native grasslands currently used for livestock grazing. The central low-lying area was cultivated until the early 1980s, but has since been re-colonized by coyote bush and non-native grasses. The Central Maritime Chaparral, Central Dune Scrub, and Coast Live Oak Woodland habitats are found south of Orcutt Creek. Central Coast Live Oak Riparian Forest habitat is found along the majority of Orcutt Creek. The areas along Orcutt Creek and extending to the site's southern boundary have not been exposed to significant disturbances, and continue to support a wide variety of plant and wildlife species.

The predominant land uses surrounding the site consist of medium density residential immediately to the north; general commercial further to the north; and low density residential development and 5- to 20-acre ranchettes to the west. The project site is also adjacent to and near agricultural uses, which exists to the east (across U.S. 101) and to the south of the project site.

5.3 Statistics

Item	Proposed	Ordinance Standard
Max. Height of Structure(s)	35 ft.	PRD – 35 ft. (LUDC Section 35.23.050, Table 2-11)
Building Site Coverage	45% Maximum	No Limit
Setbacks	Front: 13 ft. avg.; 2 ft. min. Side: min. one side - 7'; min. opposite Side - 0' Rear: 9' min. Residences would be setback at least 200 feet from Highway 101	As determined and approved by Final Development Plan
Public & Private Roads, Driveways, Sidewalks, Paths, and Swales	7.1 acres; Outrider Road will be public to provide public access to the trailhead; all other road located on Key Site 3 will be private.	No Standard

Item	Proposed	Ordinance Standard
Parking	Parking for 2 cars within an attached garage for each of the 119 residential lots. 20 off-street visitor parking spaces are provided in addition to street parking in the following areas: • Parking on both sides of Outrider Road • Parking on both sides of Corran Place • Parking on both sides of the 36-ft. wide portions of Dash Road • Parking on both sides of Virago Court • 25 visitor parking stalls	Minimum Standard: Two (2) parking spaces per dwelling unit. No visitor parking required (LUDC Section 35.36.050)
Public Open Space Private Open Space	91 acres (66%) 22.5 acres (16%) 113.5 acres (82%) Total	40% minimum (LUDC Section 35.23.100.E)
Project Density	119 units	As determined by Final Development Plan
Grading	154,273 cu. yd. cut 154,428 cu. yd. fill 155 cu. yd. import	Chapter 14, Grading Ordinance, Sections 14-21 through 14-29 regulate: • exposure of work • limitation on hours of operation • dust control • cut/fill slopes • erosion control

5.4 Project Description

The proposed project (modified Alternative 7 from the SEIR and the project in the SEIR Revision Letter) is a request by SB Clark, LLC, property owner, for approval of Vesting Tentative Tract Map (VTTM), General Plan Amendment, Rezone, Road Naming and Development Plan entitlements. The proposed project includes the following components:

- The development of 119 single-family detached, small-lot residential units, clustered on the northern portion of the project site;
- 113.5 acres of public and private open space (82% of the total project site), including the upper mesa bluff area, Orcutt Creek, private parks and trails, public multi-use trails, landscaped basins, and areas of natural and restored habitat on hillsides and creeks;
- A two-lot subdivision of a 8-acre portion of the site that was rezoned to MR-O in February of 2009 as part of the Housing Element Focused Rezone Program. The subdivision would establish the exterior boundaries of the MR-O zone district and establish infrastructure for the 160 approved multi-family units;
- Approval of a total of 134 lots on Key Site 3, as shown in Table 1 and Figure 5.4.1 below.

Table 5.4.1: Vesting Tentative Tract Map Proposed Lots

Use	Number of Lots	Acreage
Roads (Public and Private), Driveways, Sidewalks, Paths & Swales	4	7.8
Public Open Space	1	91.0
Private Open Space	8	22.5
Condominium Lots (MR-O)	2	8.0
Single-family Cluster Homes and Private Yards	119	9.3
Total	**134**	**138.6**

Figure 5.4.1 – Proposed Lots and Site Layout

PRD Development Standards. The General Plan Amendment will change the Land Use Designation of Residential Ranchette with RR-10 zoning to Planned Development with Planned Residential Development (PRD) zoning. PRD zoning calls for specific development standards, such as setbacks, to be established by a Final Development Plan. The proposed Key Site 3 PRD Development Standards are summarized in Table 2 below.

Table 5.4.2: Proposed PRD Development Standards	
Development Feature	**Mesa Clustered Homes**
Area of Neighborhood/ Number of Units Planned	35 acres/119 units
Minimum Lot Size	3,100 gross sq. ft.
Setbacks: *Front*	Average 13' Minimum 2'
Side	Minimum One Side 7' Minimum Opposite Side 0'
Rear	Minimum 9'
Accessory Structures	CC&Rs to be consistent w/ County LUDC Section 35.42.020
Building Separation	Minimum 10'
Site Coverage	45% maximum
Height Limit	35'. Units are limited to single story immediately adjacent to northerly and westerly perimeter of Mesa, Mesa bluff and along U. S. Highway 101 frontage.
Parking	Covered Parking: 2 spaces/unit 25 Visitor Parking spaces Street Parking
Road Network	Primary access to Clark Ave. Secondary access to Stillwell Rd. via Chancellor St. (see Development Plan Maps for precise connection points)
Utility Service	Water - Golden State Sewer - LCSD Cable TV – Comcast Gas - SoCalGas Phone - Verizon Power - PG&E

General Plan Amendment. The applicant proposes to amend the OCP Key Site 3-specific policies and development standards and maps as follows:

Table 5.4.3 Proposed Orcutt Community Plan Amendments	
OCP Policy	**Proposed Text Amendment**
Policy KS3-1	Key Site 3 (APN 129-151-26) is designated ~~Res Ranch and~~ PD, Residential 20.0, and Open Space and zoned ~~RR-10 and~~ PRD-119 and MR-O. Any proposed development on Key Site 3 shall comply with the following development standards.
DevStd KS3-5	The bikepath, ~~hiking~~ public multi-use trails, rest area, and secondary access roads shall be located to minimize loss of significant vegetation.
DevStd KS3-6	No development, other than a secondary access road ~~from Oakbrook Lane~~ to Chancellor Street, shall occur within 100 feet of the dripline of the vegetation in the southwest corner of the northern mesa, or within a 25 foot-buffer from the top of bluff of the canyon in the northeast corner of the site.
DevStd KS3-7	Primary access to the site shall be from the frontage road along US Hwy 101. The existing easement over Site 2 shall be renegotiated to accommodate development of Site 2 and to align with the "preferred access point" intersection. The developer shall coordinate with P&D, Public Works Transportation Division, and the Fire Department to ensure appropriate secondary access from ~~Oakbrook Lane.~~ Chancellor Street using the developer's existing Chancellor Street easement.
DevStd KS3-10	The developer shall dedicate an easement for, and construct, a flood control/emergency access route along Orcutt Creek which can also be used as an off road Class I bikepath as well as ~~hiking~~ public multi-use trails through Key Site 3, with appropriate links to new onsite development.
Orcutt Community Plan PRT Map	The OCP PRT Map is revised to show the proposed multi-use trails. The trails will be realigned in conformance with the approved GPA Resolution. The planned trail connection between Key Site 3 and the southeast endpoint of Chancellor Street will remain to enable a future connection when development occurs there.

5.4.1. Project Components

An application for a Development Plan has been submitted pursuant to Section 35.82.080 of the County Land Use and Development Code. The Development Plan provides the necessary details of site development in the area proposed to be rezoned Planned Residential Development (PRD) and developed with 119 single-family homes. This section describes the proposed Key Site 3 project components, including the Mesa Neighborhood, parks and trails, affordable housing in-lieu fees, lighting and fencing.

Mesa Neighborhood. The PRD portion of the upper mesa adjacent to the Sunny Hills Mobile Home Park will be developed with 119 detached single-family homes, parks, trails, and other supporting improvements. Of the 119 homes, 14 will be single-story homes located on the project perimeter adjacent to the existing mobile home park to the north and single-family homes to the west. The remaining 105 homes will be one- or two-story homes ranging in size from approximately 1,100 sq. ft. to 1,600 sq. ft. All of the single-family homes will have enclosed garage parking for two vehicles.

Parks and Trails. The proposed project includes recreational amenities such as bluff top parks and trails; dual use parks and detention basins; and the portion of the OCP trail system within the Key Site 3 boundary. This will include a public multi-use trail that will follow the primary access to Key Site 2 to the north and connect to a future trail on Key Site 2. The project includes approximately 91 acres (66%) of the project site would be dedicated to the County as public open space. The applicant would construct all of the onsite trails depicted on the project plans, including those proposed in the public open space areas. Additional features for public use include bicycle and vehicle parking, as well as a trailhead staging area for added convenience, safety and accessibility. The public multi-purpose recreational trails will be maintained by the County after two years of applicant maintenance. The County will have a perpetual easement over the private trails and roads necessary for the public to access the public multi-use trails, paths and parking areas.

Affordable Housing. The proposed project does not include affordable housing units, and will comply with County's affordable housing requirements by paying in-lieu fees.

Fencing. The project will use a number of different fencing designs and materials. Privacy fencing along the rear and side yards of homes will be wood. Tubular steel fences will be placed in park areas along the tops of slopes. A post and rail fence with wire mesh will be used around the drainage basins.

Lighting. All exterior lighting features within 100 feet of open space will include installation of hoods to prevent "spill over" into adjacent habitat areas. Night lighting of public areas shall be kept at the minimum necessary for safety purposes. The use of high-intensity flood lights on

residential lots is prohibited, and all residential lighting will be shielded and directed downward. Street lighting is required and must conform to the Conditions of Approval herein and to IES, RP-08 standards.

Homeowners' Association (HOA). The development will include the formation of an HOA and the establishment of Conditions, Covenants, and Restrictions (CC&Rs) that will govern the HOA. CC&Rs will delineate maintenance responsibilities and require compliance with Conditions of Approval.

5.4.2. Infrastructure/Access Components. This section describes infrastructure (including roadways and grading) proposed within the project area.

Roadway Access & Improvements. Primary access to the site will be provided via a new road off Clark Avenue and through Key Site 2. In addition, a secondary access road will connect to Chancellor Street (a private road) to provide access to Stillwell Road. The applicant has an easement over Chancellor Street for public access and public utility purposes. Access to the project site from Chancellor Street would include the construction of a clear span bridge over Orcutt Creek with foundation work outside of the floodway.

With the exception of 'Road A' (Outrider Road) which would provide public access to the proposed trailhead parking, all new roads within the subdivision would be private roads maintained by the project HOA. Roads would be two-lane with ROWs varying from 28 feet to 56 feet in width. In most cases, roads would have a 24-foot pavement width, with sidewalks or a trail on either or both sides of the road; trail and sidewalk locations are depicted in Attachment D. Shared driveways serving the mesa area cluster homes would be between 20 and 26 feet in width, and sidewalks would be provided in the courtyard areas for the 119 small lot detached cluster homes.

The existing intersection of Chancellor Street and Stillwell Road consists of an 'L'-shaped standard return. Stillwell Road follows a north-south alignment while Chancellor Street travels east-west. There is an existing private road to 5550 Stillwell Road that connects at the southern side of the intersection. The project proposes to improve the intersection to include a 'knuckle' at the southwest corner of the intersection to increase vehicle sight lines. The centerline radius would be increased from 46' to 61'. Re-grading of the intersection to construct this knuckle would require a 2' maximum height wall on the north side of the intersection and a 3' maximum height wall on the south side respectively. All grading would be confined to the right-of-way.

Proposed grades at the connection to 5550 Stillwell Road would match existing grades. Beyond the curb knuckle, the proposed improvements along Stillwell Road would transition back to the existing pavement. Chancellor Street would require minor widening and paving along its northerly edge of approximately two (2) feet. The gate at the intersection of Chancellor Street

and Hamilton Lane may remain in place. However, in order to meet County Fire Department requirements for secondary access, the gate is required to open automatically to allow for unrestricted ingress and egress for the project site. Subsurface improvements include the construction of a sanitary sewer to service Key Site 3 via Oak Brook Lane. The existing pavement over the sewer trench would be repaired per the County's recommendations. Native drought-tolerant hydroseeding with temporary irrigation would be installed on graded slopes.

*Parking***.** Consistent with County parking requirements, all of the single-family homes would have enclosed garage parking for two vehicles. On-street visitor parking would also be provided. In addition, public parking spaces for access to the public multi-use trails would be provided at the terminus of the proposed public road 'Road A' (Outrider Road), which will parallel Highway 101.

Water Infrastructure. There is no existing water infrastructure on Key Site 3. Water utility connections to the existing Golden State Water Company offsite infrastructure would be constructed in two places along the project's western boundary (at Oakbrook Lane and Chancellor Street). The proposed water system for the project would consist of a 12-inch diameter supply main through the northern portion of the project site, effectively completing an 8-inch diameter piping system for residential service. All water lines would be located under the public right-of-way, residential streets, or contained within public utility easements traversing the property. The applicant has entered into an agreement with the City of Santa Maria to purchase 200-acre feet of supplemental water annually for the project.

Wastewater Infrastructure. There is no existing wastewater infrastructure on Key Site 3. Existing nearby infrastructure includes the 10-inch diameter Solomon Creek Trunk Sewer. Sewer service for the project would be supplied to the proposed project through a connection to the existing Laguna County Sanitation District (LCSD) facilities. The proposed sewer collection system would consist of 6-inch and 8-inch PVC pipes routed to a 10-inch PVC pipe that would carry all site flow across Oak Brook Lane to Stillwell Road. This 10-inch collector pipe would then connect to the 10-inch Solomon Creek Trunk Sewer at Stillwell Road. The proposed collection system would conform to LCSD Standard Specifications for the Construction of Sanitary Sewers. Proposed improvements would be dedicated to LCSD for management and future maintenance.

Drainage Infrastructure. The vast majority of the site drains to the basin proposed near the center of the property, while a small portion at the westerly edge of the site drains to the proposed basin near Chancellor Street (see Tentative Map for exact locations). All drainage from the site would be collected with catch basins, routed with storm drain pipes and stored in the basins. All drainage from the site would ultimately be directed to Orcutt Creek, consistent with the current undeveloped drainage pattern. In accordance with Santa Barbara County Flood Control Standards, drainage generated from development on the site would be attenuated

through two detention basins and/or catch basins prior to discharging to Orcutt Creek. Additionally, basins have been designed to infiltrate the 95th percentile storm event for water quality purposes as suggested by the Regional Water Quality Control Board.

Grading. The proposed project would require extensive grading operations. Nearly all areas within the project site that would be developed with either access roads or residences would require some level of grading. Grading would also be required for the new primary access road through Key Site 2, and at the Stillwell Road/Chancellor Street intersection. On a development-wide basis, grading operations would result in approximately 154,350 cu. yd. cut, and 154,350 cu. yd. fill, with no net import or export.

5.4.3. Project Phasing. The proposed project is designed to be developed in one phase.

5.4.4. Road Naming. A road naming application (Case No. 17RDN-00000-00005) for approval of the naming of five roads within the proposed tract. The proposed road names are Outrider Road, Dash Road, Virago Court, Rendar Road, and Corran Place.

5.5 Background Information

The Orcutt Community Plan (OCP) identifies the subject parcel as "Key Site 3 (Smith)." The OCP identifies development constraints on the site related to flood hazards and aesthetic qualities of Orcutt Creek; visual resources; compatibility with adjoining uses; limited access; noise; fire hazards; and archaeological resources. The OCP also notes that the northern mesa portion of the site is most suitable for higher density development due to its level terrain and proximity to the medium density mobile home park north of the site.

On February 24, 2009, the County Board of Supervisors approved the Housing Element Focused Rezone Program to select and rezone Key Site 3 Multi-Family Residential - Orcutt (MR-O) zoning designation to provide 370 units of residential capacity in the County General Plan. The Housing Element approval amended the OCP, the Land Use Development Code, and the Santa Barbara County Zoning Map to change an 8-acre portion of Key Site 3 to a Residential-20 land use designation with MR-O zoning. The Rezone Program also approved the future development of 160 high-density multi-family townhome units that can be constructed "by right".

On March 13, 2012, the Santa Barbara County Board of Supervisors considered and denied a project on Key Site 3 that would have allowed for the development of 125 residential units located on the northern (80 units) and central low-lying (45 units) portions of the site. The Board of Supervisors found that project to be inconsistent with the Comprehensive Plan, including the Orcutt Community Plan, since it would have allowed for the development of residential units within the area identified in the Orcutt Community Plan as designated open

space. The resulting fragmented open-space areas were also found to be inconsistent with the policies that pertain to the protection of biological and visual resources, as well as the preservation of the visual character of the Orcutt area. This proposed project does not include residential development in the designated open space.

Table 5.5.1 below summarizes the density evaluated by the OCP EIR (adopted 1997), the rezone evaluated by the Rezone Program EIR, and the proposed project density:

Table 5.5.1: Density Evaluated in EIRs			
	OCP EIR (1997)	**Rezone Program EIR (2009)**	**Final SEIR and Revision Letter**
Summary	Evaluated a 200-unit increase in development potential, with 3.3 units per acre (164 units clustered in approx.. 38 acres) on the northern mesa and 0.5 units per acre (48 units clustered on 17 acres) on the central portion of the site. Accounted for 52.4 acres of open space	Evaluated 8 acres of the northern mesa portion of Key Site 3 for increased density, and approved 20 units per acre (up to 160 multi-family units). No change in open space.	Final SEIR evaluated 125 SFD units on the northern mesa, which was later reduced by the applicant to 119 acres (SEIR Revision Letter) to increase setbacks from the gully and Highway 101. 91 acres of public open space and 22.5 acres of private open space.
Evaluated Density	212 units with PD-0.5 and PD-3.3	20 units per acre up to 160 multifamily units in MR-O	119 SFD units of PRD and the approved 20 units per acre on MR-O zoning
Total KS 3 Development	Up to 212 units	Up to 285 units	279 units

6.0 PROJECT ANALYSIS

6.1 Environmental Review

Future development of Key Site 3 was studied in the Final Environmental Impact Report (EIR) prepared for the OCP (95-EIR-01), which was adopted in July of 1997. Section 15162 (Subsequent EIRs and Negative Declarations) of the California Environmental Quality Act (CEQA) requires that no Subsequent EIR or Negative Declaration shall be prepared for a project unless:

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 EIR, including:

- updated guidance on the scope and content of air quality impact assessment;
- the proposed construction of a bridge and road for secondary site access;
- the proposed construction of two retention basins;
- changes in fire vegetation clearance requirements;
- updated procedures related to cultural resources;
- changes in the County's Seismic Safety and Safety Element related to hazard rating;
- the proposed construction of residential units within the mapped 65 dBA contour (which was subsequently eliminated in the Revision Letter); and
- a change in cumulative conditions and significance thresholds for some public services.

As a result, a Final Subsequent EIR has been prepared for the project to evaluate potentially significant impacts, identify mitigation measures to reduce impacts, and analyze 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 January 26, 2015. A public hearing was held on February 10, 2015, to receive oral comments on the adequacy of the Draft SEIR. The SEIR comment period closed on March 11, 2015. The Proposed Final SEIR provides a full discussion of environmental issues, including the existing setting, potential project impacts, and required mitigation to reduce these identified impacts. Six oral comments on the project were received at the February 10, 2015 SEIR public hearing. An additional 77 written comments

were received on the Draft SEIR. A summary of these oral and written comments and responses are included in Section 9.0, Response to Comments, of the Final SEIR.

6.1.1 Impacts/ Mitigation

The proposed Final SEIR identifies significant and unavoidable (Class I) environmental impacts resulting from project implementation in the issue areas of Aesthetics/Visual Resources (project specific visual character and cumulative), Biological Resources (cumulative habitat loss), and Public Services and Facilities (cumulative impacts to wastewater and solid waste). As discussed in the Final SEIR Revision Letter (Attachment L) and Finding 1.4 of Attachment A herein, project-specific impacts to the visual character of the site are reduced to a less than significant level by proposed project revisions outlined in Sections 4.1 and 4.5 of this staff report and the implementation of Mitigation Measure AES-2. However, cumulative aesthetic impacts would remain significant and unavoidable, as described in the Final SEIR (Attachment J).

Potentially significant but mitigable (Class II) impacts were identified in the issue areas of Air Quality, Biological Resources, Cultural Resources, Fire Protection, Geological Processes, Greenhouse Gas Emissions, Land Use, Noise, Transportation/Circulation, and Water Resources/Flooding. As discussed in the Final SEIR Revision Letter (Attachment L), project-specific impacts to air quality health risk are reduced to a less than significant level by proposed project revisions outlined in Sections 4.1 of this staff report. Therefore, both project-specific and cumulative regional air quality impacts associated with the revised project would be less than significant with implementation of required mitigation measures, as described in the Final SEIR.

Adverse, but less than significant (Class III) project impacts have been identified in the issue areas of Aesthetics/Visual Resources (project specific and cumulative), Air Quality (project specific and cumulative), Cultural Resources (cumulative), Fire Protection (project specific and cumulative), Geological Processes (project specific and cumulative), Greenhouse Gas Emissions (cumulative), Land Use (project specific and cumulative), Noise (project specific and cumulative), Public Services and Facilities (project specific and cumulative), and Water Resources/Flooding (project specific and cumulative). The Executive Summary Table of the Final SEIR provides a complete summary of the impacts of the project and suggested mitigation measures.

6.1.2 SEIR Alternatives

The Final SEIR (14-EIR-07) prepared for the project analyzed seven alternatives to the project evaluated in 14-EIR-07 as methods of reducing or eliminating potentially significant environmental impacts. The alternatives evaluated included four alternatives that were previously analyzed in the OCP EIR (95-EIR-01) for future development of the Orcutt Key Site 3

property, and three new alternatives to the currently proposed Orcutt Key Site 3 development project.

Summary of OCP EIR Alternatives and Impacts Identified in the OCP EIR

Alternative 1: Key Site 3 Project Evaluated in OCP EIR

The development of Key Site 3, as evaluated in the OCP EIR, adopted in 1997, included a Planned Development 3.3 units/acre (PD 3.3) land use designation on approximately 50 acres in the northern portion of the site, and a Planned Development 0.5 units/acre (PD 0.5) land use designation on the remaining area (noted as approximately 96 acres). The proposed zoning in this alternative is Planned Residential Development (PRD-212). Development on the site was assumed to be clustered within approximately 38 acres on the northern mesa (164 units), and approximately 17 acres on the central low-lying area of the site (48 units). Build-out under this alternative would have allowed for the construction of 212 residential units on the project site. In accordance with the PRD zone district requirements, a minimum of 40% of the gross site area would be retained as public or private open space. This alternative included a 2,000 ft. segment of Class I bikepath and multi-use trail to parallel the northern bank of Orcutt Creek across the site. Hiking trails were also included along the entire length of the site's boundary with Highway 101, and along the western boundary from the southern bank of Orcutt Creek near the terminus of Chancellor Drive to the southern site boundary.

The OCP EIR determined that this alternative would result in significant and unavoidable (Class I) impacts to biological habitats, wildlife, agricultural land, water supply, traffic safety (Clark Ave./US Hwy 101), long-term air quality, wastewater treatment capacity, solid waste, visual character, and schools. Class II impacts were identified for biological resources including the loss of habitat and the alteration of water quality impacts to Orcutt Creek. Additional Class II impacts were identified in the areas of geologic hazards, soils, flood hazards and drainage, historic and archaeological resources, increased traffic volumes, short and long-term noise, construction emissions, fire hazards and fire protection, and demand on schools. When compared to the project evaluated in the SEIR and the development of 160 units in the MR-O zone, this alternative would have fewer units. However, because this alternative involves development in the central portion of the site, it would result in greater impacts to visual resources, biological resources, geological resources (i.e. grading) and flooding. It would also offer less to the public in terms of passive open space than the project evaluated in the SEIR and the modified Alternative 7 project currently proposed.

Alternative 2: OCP EIR No Project Alternative (OCP EIR Alternative #1)

With the OCP EIR "No Project" alternative, the land use designations and zoning in place at the time of the OCP EIR's preparation in 1995 would be retained. The project site would remain in RR-5 and AG-I-10 zoning, which would allow for the construction of a maximum of 17 single-family residential units, with eight units on 5-acre lots and nine units on 10-acre lots. This

alternative is no longer applicable because it assumes development of the site under the land use and zoning designations that are no longer in place and does not consider the subsequent designation of the MR-O zone on 8 acres of the site, which allows for the future development of 160 higher-density residential units.

A variation of this alternative would be the development of 5-acre estate residential lots on the mesa surrounding the MR-O zoned portion of the project site, and 10-acre rural residential lots on the remaining portions of the site. Impacts to the site's visual/aesthetic resources would remain significant and unavoidable (Class I) with this alternative due to development in the southern regions of the project site, which would limit the application of the open space overlay. Impacts to geologic resources would also be significant and unavoidable (Class I) due to the inability to cluster development to avoid soil erosion and slope stability issues in the southernmost portions of the project site. This alternative would also result in Class I impacts to biological resources and fire protection due to the potential for placement of units within biologically sensitive areas and the increased risk of fire hazards and limited emergency access in the southern portion of the project site.

<u>Alternative 3: Low Build-out Alternative (OCP EIR Alternative #2)</u>
Alternative 3 is similar to the project evaluated in the OCP EIR, except it applies a lower density (Planned Development 0.2 units/acre or 1 unit per 5 acres) to the southernmost 96.49 acres as compared to the 0.5 units/acre density evaluated in the OCP EIR alternative project. The reduction in residential development potential under this alternative would decrease the extent of regional impacts associated with groundwater demand, traffic/circulation, air quality, schools, fire protection, solid waste and wastewater treatment. Similar to the "No Project" alternative, impacts to visual/aesthetic resources would remain significant and unavoidable (Class I) due to development in the southern regions of the project site which would limit the application of the open space overlay. Impacts to wildlife would also remain Class I. According to the SEIR, the impacts associated with this alternative would be more severe compared to the project evaluated in the SEIR in the areas of biological resources, visual resources, flooding, geological resources and fire protection. This alternative would also not include amenities for use by the public including hiking trails, open space areas and parks.

<u>Alternative 4: High Build-out Alternative (OCP EIR Alternative #3)</u>
Alternative 4 applies Small Lot Planned Development (SLP) 7.0 units/acre zoning over an area of approximately 63.5 acres north of Orcutt Creek, and would allow for the construction of up to 444 residential units. Access would be provided to the site in a manner consistent with the project evaluated in the SEIR. The open space amenities would be identical to those proposed in the project evaluated in the OCP EIR. This alternative would allow for a significant increase in residential units relative to the project evaluated in the OCP EIR and to the project evaluated in the SEIR. As a result, the OCP EIR concluded that regional impacts associated with the groundwater demand, traffic/circulation, air quality and greenhouse gas emission, schools, fire

protection, solid waste, and wastewater treatment associated with this alternative project would increase significantly. Class I significant and unavoidable impacts to wildlife would increase due to higher unit density near the riparian corridor of Orcutt Creek. Flooding and visual impacts would also increase compared to the project evaluated in the SEIR and the modified Alternative 7 project currently proposed.

Alternatives identified in the Key Site 3 Final Subsequent EIR

Alternative 5: Revised New No Project Alternative

This alternative assumes that the future development of Key Site 3 would be limited to the 160 units approved within the 8-acre MR-O zoned portion of the project site, and three (3) 10-acre single-family rural residential lots per the existing RR-10 zoning. The OCP open space overlay would remain in place, but open space areas would not be dedicated for use by the public. Access to the site would be consistent with the project evaluated in the SEIR. Impacts associated with this alternative would avoid several impacts that are noted as significant and unavoidable (Class I) impacts for the project evaluated in the SEIR, including visual character, scenic resources, cumulative visual resources, cumulative wastewater, and cumulative solid waste impacts. This alternative would not include the dedication of open space areas to the public.

Alternative 6: Reduced Project Alternative

The Reduced Project Alternative would eliminate development within 200 feet of the Highway 101 right-of-way. All lots along the east side of 'Road A' (Outrider Road) would be eliminated, as would the easterly seven lots north of the MR-O area. This would reduce the proposed project analyzed in the SEIR by 51 lots and would reduce the development footprint by 4.16 acres, from 32.6 acres to 28.4 acres. No development other than open space uses would be allowed within the southern two-thirds of the site, except a secondary access bridge and retention basin. Access would be consistent with the project evaluated in the SEIR and the modified Alternative 7 project currently proposed. Additional potential outdoor recreation/parks within the setback along Highway 101 could be provided with this alternative. This alternative would result in the fewest significant and unavoidable (Class I) impacts as compared to both the SEIR-evaluated project and to the alternatives analyzed in the OCP EIR. Significant and unavoidable (Class I) impacts on visual resources would be less than significant with mitigation, and Greenhouse Gas Emissions and Noise impacts would be reduced to less than significant. Cumulative impacts to Aesthetics/Visual Resources would remain significant and unavoidable (Class 1) under this alternative. The Reduced Project Alternative would also provide benefits such as a mix of new housing types, screening of the MR-O zoned portion of the property, and dedication of public open space areas and trails.

Alternative 7: Shifted Density Project Alternative

This alternative would redesign the proposed project's site plan such that all residential development is set back at least 200 feet from US Highway 101, allowing the footprint of the development to be consistent with Alternative 6, the Reduced Lot Alternative. This alternative

would involve replacing the 28 single-family lots west and south of the 160 MR-O units with single-family cluster lots. The 28 single-family dwelling lots encompass approximately 6.5 acres, and each six-lot single-family cluster requires approximately 0.5 acres. Therefore, the increased density required for this alternative would be feasible without increasing the development footprint, and without the loss of the two interior parks included in the SEIR-evaluated project. No development, other than open space uses would be allowed within the southern two-thirds of the site, with the exception of a bridge over Orcutt Creek and detention basins. Access to the site would be consistent with the SEIR-evaluated project. Project specific impacts to Aesthetics/Visual Resources resulting from this Alternative would be reduced to less than significant with mitigation, but cumulative impacts would remain significant and unavoidable (Class I). The impacts to the remaining issue areas associated with this alternative would be similar to the SEIR-evaluated project.

The applicant is proposing a modified Alternative 7 project; it differs from Alternative 7 in the SEIR in that it includes a reduction in the number of proposed single-family dwellings from 125 to 119.

<u>Environmentally Superior Alternative</u>
CEQA Guidelines Section 15126.6 states that the purpose of evaluating alternatives to the proposed project is to evaluate the comparative merits of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the project objectives but would avoid or substantially lessen any of the significant effects of the proposed project. The objectives of the proposed project are summarized in the SEIR Revision Letter as follows:

1. To develop the site consistent with the Orcutt Community Plan's designation of the property as one of 43 Key Sites identified for future development.

2. To develop the site in a manner that is responsive to the Orcutt Community Plan, the County Housing Element, State planning goals and requirements, current environmental requirements and the diverse physical characteristics of the site.

3. To provide up to 119 residential units on the site within densities appropriate with the surrounding neighborhood and previously approved zoning that will help meet the housing needs of the Orcutt community.

4. To develop the property to achieve a more compact, walkable community, taking advantage of the proximity to existing and future commercial and retail areas, existing and future transit opportunities, proximity to major highways, and to support alternative transportation opportunities such as carpools, biking and walking.

5. To develop the site in a manner which meets the intent of the Orcutt Community Plan by preserving the majority of the site as open space, consisting of private parks, public multi-use and hiking trails, landscaped basins, and natural and restored habitat.

6. To assist the County, region, and the Orcutt area to better meet its housing needs and reduce pressure to expand development in other areas not currently designated for residential use, thereby reducing the need for urban sprawl.

When all of the alternatives are considered, Alternative 5, the Revised New No Project alternative (Alternative 5) is considered to be the environmentally superior alternative. Pursuant to Section 15126.6(e), if the analysis concludes that the no project alternative is the environmentally superior alternative, the SEIR shall also identify an environmentally superior alternative from the remaining alternatives. Amongst the remaining alternatives, the Reduced Project alternative (Alternative 6) would result in the fewest significant and unavoidable (Class I) impacts as compared to both the project evaluated in the SEIR, and to the alternatives analyzed in the OCP EIR. Under this alternative, the project-specific significant and unavoidable (Class I) impacts to Aesthetics/Visual Resources would be reduced to less than significant with mitigation, and Greenhouse Gas Emissions and Noise impacts would be reduced to less than significant. Cumulative impacts to Aesthetics/Visual Resources would remain significant and unavoidable (Class 1). Alternative 6 is environmentally superior overall, since it would not present any new significant impacts that were determined to be less than significant in the analysis of the proposed project nor would it increase the severity of impacts identified for the proposed project.

Public Resources Code Section 21159.26 and CEQA Guidelines Section 15041(c) states that with respect to housing projects, a lead agency shall not reduce the proposed number of housing units as a mitigation measure or alternative to lessen a particular significant environmental effect if another feasible mitigation measure or alternative would provide a comparable reduction in the environmental effect. Implementation of the Reduced Project Alternative would not eliminate the proposed project's significant and unavoidable aesthetic impacts, and mitigation measures/conditions of approval have been identified to reduce other project-related impacts to a less than significant level. Therefore, based on the CEQA requirement to not reduce the number of proposed housing units for impact reduction if the identified impacts can be otherwise reduced to a less than significant level, Alternative 6 (Reduced Project Alternative) is not considered to be a feasible alternative to the SEIR-evaluated project.

<u>Applicant Revision Similar to Alternative 7</u>

The Shifted Density Project alternative is not rejected. As discussed in Section 4.5 of the staff report, based on feedback from the County of Santa Barbara Flood Control District and County Planning and Development staff, the project applicant proposed revisions to the original project consistent with Alternative 7 of the Final SEIR. The proposed project is referred to herein as a

modified Alternative 7. The revisions included reducing the number of proposed lots from 138 to 134, and reducing the number of proposed single-family residences from 125 to 119. A Revision Letter (Attachment L) was prepared to update the Final Subsequent EIR (Attachment J) and reflect modifications to the project. Additional discussion of the Revision Letter and the revised project is included in Finding 1.4, *Revision Letter Included With The Final Subsequent EIR*, incorporated herein by reference.

6.2 Comprehensive Plan Consistency

The following Comprehensive Plan Consistency analysis includes the applicable Orcutt Community Plan (OCP) policies and general policies of the Comprehensive Plan. In order to reduce redundancy, the table below is organized by issue area.

REQUIREMENT	DISCUSSION
Land Use Policies	
Comprehensive Plan Land Use Element ***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.* ***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****.*** ***Land Use Development Policy 4****: Prior to issuance of a use permit, the County shall make the finding, based on information provided by environmental documents, staff analysis, and the applicant, that adequate public or private services and resources (i.e. water, sewer, roads, etc.) are available to*	**Consistent:** The proposed project is consistent with applicable land use policies in the Comprehensive Plan Land Use Element, the Santa Maria Area Goals, and the Orcutt Community Plan related to allowable land use density, urban development boundaries, and services. Full build-out of Key Site 3 would result in 279 residential dwelling units, including the proposed 119 residential units under the subject applications, and an additional 160 units previously approved to be built within the MR-O zoned portion of Key Site 3 (approved in the 2009 as a part of the Housing Element Focused Rezone Program). Prior to the adoption of the Housing Element's Focused Rezone Program in 2009, the OCP EIR anticipated the construction of 212 residential units on Key Site 3. As a result of the additional 160 units (20 units per acre over 8 acres) approved to be constructed within the MR-O zone in 2009, the overall density anticipated to be constructed on Key Site 3 was increased to 285 residential dwelling units (125 + 160).

REQUIREMENT	DISCUSSION
serve the proposed development. The applicant shall assume full responsibility for costs incurred in service extensions or improvements that are required as a result of the proposed project. Lack of available public or private services or resources shall be grounds for denial of the project or reduction in the density otherwise indicated in the land use plan. ***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.* ***<u>Santa Maria Area Goals</u>*** ***Land Use:*** *Leapfrog development should be discouraged*. ***<u>Orcutt Community Plan – Land Use</u>*** ***Policy LU-O-5:*** *To improve fiscal balance in both the development, operations, and maintenance of public infrastructure, the County shall pursue establishment of appropriate funding mechanisms to ensure that development pays its "fair share" of public infrastructure costs.* ***Policy LU-O-8:*** *In order to preserve the semi-rural character of Orcutt, protect natural resources, and avoid development in hazardous areas, the County shall provide for large useable areas of (public or private) open space within the community. Appropriate planning tools should be explored and adopted which provide for the*	The project's proposed land use designation of Planned Development and zoning to PRD-119 would allow for the proposed project density of 119 units. An additional 160 residential units are approved to be located within the MR-O zoned portion of the site, which contains a land use designation of 20 dwelling units/acre, for a total of 279 units. The number of dwelling units associated with the proposed project is within the allowable overall density for the site, and is less than the 285 units anticipated to be constructed on the site in 2009. The proposed subdivision would be located within the northerly portion Key Site 3, which was also analyzed in the OCP and identified as the portion of the site most suitable for higher density development. The project site is located adjacent to existing residential development including the Sunny Hills Mobile Home Park and low intensity residential development. Therefore, the project does not constitute leapfrog development. As discussed in the Final SEIR Revision Letter (Attachment L), the proposed project has been sited to avoid environmentally sensitive areas. There are no specific geologic, topographical, flood hazards, habitat areas, or steep slopes in the area proposed for residential development that would require the proposed land use density to be reduced or increased. The proposed project is located within the urban area of Orcutt. Adequate fire and police protection, ingress and egress, public

REQUIREMENT	DISCUSSION
clustering or relocation of development from hazardous, environmentally sensitive or visually prominent areas, or other sites which are deemed unsuitable for development, to areas appropriate for development.	school capacity, landfill capacity, and wastewater service would be available for the proposed project. Laguna County Sanitation District (LCSD) would provide sewage disposal, and Golden State Water Company would provide water. A supplemental water agreement for the purchase of 200-acre feet of water has been executed with the City of Santa Maria in compliance with Orcutt Community Plan Policy WAT-O-2. The project is conditioned (Condition Nos. 77 through 81, Attachment B.2) to pay development impact mitigation fees, as well as in-lieu fees for affordable housing. Therefore, the project would pay its "fair share" of public infrastructure costs. In accordance with the OCP Key Site 3 requirements, approximately 91 acres (66%) of the project site would be dedicated to the County as public open space. Single-family residences would be clustered in the northern portion of the project site in the area identified by the OCP EIR to be appropriate for higher density development. Natural features, landforms and native vegetation would be preserved to the maximum extent feasible, and areas of the site which are not appropriate for development would remain in open space.
OCP Residential Policies	
<u>Orcutt Community Plan – Residential</u> ***Policy LUR-O-1:*** *Consistent with the Housing Element, the County shall encourage the provision of a mix of affordable units on parcels within the Orcutt Planning Area.* ***Policy LUR-O-2:*** *Future growth and*	**Consistent:** The proposed project is consistent with applicable residential policies from the Orcutt Community Plan. The proposed project would allow for the development of 119 market rate single-family dwellings. In accordance with the County's Inclusionary Housing Ordinance, the applicant has elected to pay fees to the

REQUIREMENT	DISCUSSION
development shall occur in a manner which minimizes construction related impacts on the community. ***Policy LUR-O-6:*** *In order to provide community cohesiveness, new neighborhoods should be designed to provide circulation, pedestrian, bicycle and public transportation linkage to existing neighborhoods, schools, parks, and commercial areas.*	County in-lieu of constructing affordable units on the project site. The required in-lieu fee for this project is $275,485.00. Upon approval of the proposed General Plan Amendment, the proposed project would be consistent with the Orcutt Community Plan (OCP) Key Site 3 development standards related to trail alignment and circulation. Proposed development would be within the northern portion of the project site, which is identified in the OCP for higher density development. The proposed project would connect with the area circulation network and is designed to easily access existing schools, parks and commercial areas in proximity to the project site. The proposed project includes a public multi-use trail network which connects to Chancellor Street and to Clark Avenue. These trails would access existing pedestrian, bicycle, and public transportation linkages. Implementation of standard dust and emissions control measures required by the SBCAPCD would ensure that construction-related air quality impacts are less than significant (Condition No. 83, Attachment B.2). Additional conditions addressing erosion and sediment control, construction days and hours, equipment shielding during construction, and the disposal of solid waste from construction activities would reduce construction-related impacts on the community and support the development of clean, safe, residential areas (Condition Nos. 40, 44, 51, 59, 62, 63, 65, and 66; Attachment B.2).

REQUIREMENT	DISCUSSION
Hillside and Watershed Protection Policies and OCP Geology Development Standards	
Hillside and Watershed Protection Policy #1*: *Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain*. ***Hillside and Watershed Protection Policy #2*: *All development shall be designed to fit the site topography, soils, geology, hydrology, and any other existing conditions and be oriented so that grading and other site preparation is kept to an absolute minimum. Natural features, landforms, and native vegetation, such as trees, shall be preserved to the maximum extent feasible. Areas of the site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall remain in open space.* ***Hillside and Watershed Protection Policy #3: *For necessary grading operations on hillsides, the smallest practical area of land shall be exposed at any one time during development, and the length of exposure shall be kept to the shortest practicable amount of time. The clearing of land should be avoided during the winter rainy season and all measures for removing sediments and stabilizing slopes should be in place before the beginning of the rainy season.* ***Hillside and Watershed Protection Policy #4:*** *Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and*	**Consistent:** The proposed project is consistent with applicable policies and development standards related to topography, grading and geology. The OCP EIR specifically evaluated Key Site 3 to determine a residential footprint that would minimize grading and modifications to the existing topography on the site. In conformance with the OCP, proposed single-family dwellings would be clustered within the northern mesa portion of the project site, which is adjacent to existing residential development. This area of Key Site 3 was determined by the OCP to be the most suitable area for higher density residential development, and the project proposes all residential development in this area. Natural features, landforms and native vegetation would be preserved to the maximum extent feasible, and areas of the site that are not appropriate for development would remain in open space. The proposed reduction in residential lots from 125 to 119 allows for a reduced development footprint and distribution of residential units farther from the drainage in the northwestern corner of the property. Grading for the tract development, including roadways and pads for homes, is estimated at approximately 154,350 cubic yards of cut and 154,350 cubic yards of fill. Development of the site as proposed is consistent with the OCP Key Site 3 Development Standards, as is discussed below. The proposed location of roads and building pads have been sited to avoid steeper slopes to the maximum extent feasible while still providing access to building sites within the project site; no

REQUIREMENT	DISCUSSION
maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on-site unless removed to an appropriate dumping location. ***Hillside and Watershed Protection Policy #5:*** *Temporary vegetation, seeding, mulching, or other suitable stabilization methods shall be used to protect soils subject to erosion that have been disturbed during grading or development. All cut and fill slopes shall be stabilized as rapidly as possible with planting of native grasses and shrubs, appropriate non-native plants, or with acceptable landscaping practices.* ***Hillside and Watershed Policy #6:*** *Provisions shall be made to conduct surface water to storm drains or suitable watercourses to prevent erosion. Drainage devices shall be designed to accommodate increased runoff resulting from modified soil and surface conditions as a result of development. Water runoff shall be retained onsite whenever possible to facilitate groundwater recharge.* ***Hillside and Watershed Policy #7:*** *Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.* ***Streams and Creeks Policy #1:*** *All permitted construction and grading within stream corridors shall be carried out in such a manner*	grading would occur on slopes steeper than 30%. Additionally, the development area is sited in the portion of the subject parcel closest to existing access roads to avoid unnecessary grading. Adherence to Condition Nos. 50 and 51 (Attachment B.2) also requires implementation of Low Impact Development and erosion control measures that would reduce potential impacts. Proposed development areas are located to avoid areas of high erosion potential and known geologic hazards. Approximately 91 acres (66%) of the site would remain in open space that would be dedicated to the County for use by the public, and approximately 22 acres (16%) of the site would remain as private open space. No grading other than for construction of the proposed detention basins and minor contouring for placement of the proposed multi-use trail is proposed within the open space area, and an approved Grading Permit would be required for this work to be conducted. The proposed trail alignment would generally follow the existing unofficial trails that are located throughout the project site. Thus, any grading associated with the trail installation is anticipated to be minimized. The project is conditioned (Condition No. 7, Attachment B.2) to require restoration of sensitive native habitat impacted by grading and construction activities associated with the proposed project. The required Sensitive Habitat Restoration Plan would be designed with the goal of restoring up to 0.12 acres of Central Coast Live Oak Riparian Forest and 0.02 acres of Central Dune Scrub at a ratio of 2:1 (habitat restored to habitat impacted).

REQUIREMENT	DISCUSSION
as to minimize impacts from increased runoff, sedimentation, biochemical degradation, or thermal pollution. ***<u>Orcutt Community Plan - Geology/Topography/Soils Policies</u>*** ***DevStd GEO-O-2.1:*** *Consistent with Hillside and Watershed Policy #1, excessive grading for creation or enhancement of views shall not be permitted. Where new roads and driveways would require substantial grading, development shall be sited close to existing access roads.* ***DevStd GEO-O-2.3:*** *To aid in erosion control, existing hillside topography, large stands of trees, and natural flood channels shall be preserved, unless this would prevent reasonable development of a property.* ***DevStd GEO-O-2.5:*** *In foothill areas, cut and fill slopes shall be planted with slope-stabilizing plants. Only native species shall be planted within designated natural open space corridors, and shall be irrigated until the plants are established.* ***DevStd GEO-O-2.6:*** *All landscape plans shall be reviewed by P&D to ensure revegetation of graded areas in areas of sandy soils. Landscape securities shall be required unless expressly waived by P&D.* ***Policy GEO-O-3:*** *No grading in excess of 50 cubic yards (combined cut and fill) shall be permitted within areas designated open space in the Orcutt Community Plan without an approved Grading Permit. This requirement applies to all grading activity (including*	Additionally, a landscaping maintenance bond would be required for installation and maintenance of project landscaping (Condition No. 53, Attachment B.2), including native vegetation restoration and slope stabilizing plantings. The proposed project is subject to the County's standard erosion control measures as well as standard Flood Control District regulations regarding sediment control. In conformance with Hillside and Watershed Protection Policy #6, the proposed project is designed to conduct surface run-off to onsite detention basins, which outflow to Orcutt Creek such that natural drainage patterns on site are preserved. The proposed project would not result in the degradation of the water quality of the groundwater basin or to Orcutt Creek. The project would also comply with the County Flood Control District Standard Conditions and design requirements to avoid any impacts to water quality. Grading and construction for the project would not occur within stream corridors or floodway; the applicant has proposed a clear span bridge over Orcutt Creek to Chancellor Street with foundation work outside of the floodway in order to minimize disturbance to the creek and existing vegetation. The project would include the use of Low Impact Development (LID) technologies, which would also contribute to minimizing sediment loads and other contaminants. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, would not be discharged into or alongside streams or wetlands either during

REQUIREMENT	DISCUSSION
activities otherwise exempted under County Grading Ordinance 3937, Sections 14-6 and 14-8). This requirement shall not apply to the emergency activities of a public agency, including but not limited to wildfire and/or flood control.	or after construction. Finally, the project includes the implementation of Best Management Practices such as the installation of oil/water separators and sediment traps.
Flood Hazard and Drainage Policies	
Land Use Element – ***Flood Hazard Area Policies*** ***Flood Hazard Area Policy #1:*** *All development, including construction, excavation, and grading, except for flood control projects and non-structural agricultural uses, shall be prohibited in the floodway unless off-setting improvements in accordance with HUD regulations are provided. If the proposed development falls within the floodway fringe, development may be permitted, provided creek setback requirements are met and finish floor elevations are above the projected 100-year flood elevation, as specified in the Flood Plain Management Ordinance.* ***Orcutt Community Plan –*** ***Flooding and Drainage Policies*** ***Policy FLD-O-1:*** *Flood risks in the Orcutt planning area shall be minimized through appropriate design and land use controls.* ***DevStd FLD-O-1.2:*** *No structures or other development (except for bridges, culverts and flood control requirements) shall be allowed within creek channels.* ***Policy FLD-O-2:*** *Off-site runoff associated*	**Consistent:** The proposed project is consistent with applicable policies and development standards related to flood hazards and drainage. The project includes LID measures to reduce downstream impacts associated with storm water run-off. The proposed project would also be required to prepare a Storm Water Pollution Prevention Plan (SWPPP), which would reduce construction-related erosion and water quality impacts. The SWPPP is required to implement soil stabilization techniques such as geo-textile materials, gravel bags and sedimentation basins to prevent erosion on slopes and siltation of the stream channel. Adherence to the SWPPP requirements (Condition No. 48, Attachment B.2) and Flood Control District conditions of approval (Condition No. 83, Attachment B.2) would ensure that the proposed project would not cause or contribute to flood hazards or cause long-term erosion hazards. The proposed project is designed to conduct surface run-off to two onsite detention basins, which outflow to Orcutt Creek. Review and approval of the project's Stormwater Control Plan (SCP) would ensure that the proposed project would not result in stormwater runoff in excess of County standards. In order to provide secondary

REQUIREMENT	DISCUSSION
with development should be minimized. ***Policy FLD-O-3:*** *Short-term and long-term erosion associated with development shall be minimized*. ***DevStd FLD-O-3.1:*** *Development projects shall incorporate sedimentation traps to minimize the erosion of soils into natural and manmade flood control drainages, where feasible. All development adjacent to stream channels shall be required to install check dams as deemed appropriate by Flood Control and Planning & Development to minimize channel down-cutting and erosion. To the maximum extent feasible, all such structures shall be designed to avoid impacts to creek vegetation.* ***DevStd FLD-O-3.2:*** *Silt fencing, straw bales, sand bags, and sediment basins shall be used in conjunction with other methods to prevent erosion on slopes and siltation of the stream channel.* ***DevStd FLD-O-3.3:*** *Drainage outlets into natural creek channels shall be constructed in a manner which causes outlet flow to approximate the general direction of natural stream flow. Energy dissipaters beneath outlet points shall be incorporated where appropriate, and designed to minimize damage to creek vegetation.*	access from the site to Chancellor Street, the project includes the installation of a proposed clear span bridge over Orcutt Creek. The applicant has proposed a clear span bridge over Orcutt Creek to Chancellor Street with foundation work outside of the floodway in order to minimize disturbance to the creek and existing vegetation. With the exception of the installation of the proposed clear span bridge over Orcutt Creek with foundation work outside of the floodway and streambed, all development is located outside of the FEMA designated 100-year floodway. No other structures or development are proposed within or near the Creek channel.
Historical and Archaeological Policies	
<u>Land Use Element –</u> ***<u>Historical and Archaeological Sites Policies</u>*** ***Policy #1:*** *All available measures, including purchase, tax relief, purchase of*	**Consistent:** The proposed project is consistent with applicable historical and archaeological policies. There are four known archaeological sites located on Key Site 3 and the proposed project would involve grading

REQUIREMENT	DISCUSSION
development rights, etc., shall be explored to avoid development on significant historic, prehistoric, archaeological, and other classes of cultural sites. ***Policy #2:*** *When developments are proposed for parcels where archaeological or other cultural sites are located, project design shall be required which avoids impacts to such cultural sites if possible.* ***Policy #3:*** *When sufficient planning flexibility does not permit avoiding construction on archaeological or other types of cultural sites, adequate mitigation shall be required. Mitigation shall be designed to accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission.* ***Policy #4:*** *Off-road vehicle use, unauthorized collection of artifacts, and other activities other than development which could destroy or damage archaeological or other cultural sites shall be prohibited.* ***Policy #5:*** *Native Americans shall be consulted when development proposals are submitted which impact significant archaeological or cultural sites.* ***<u>Orcutt Community Plan – History and Archaeology</u>*** ***Policy HA-O-1:*** *Archaeological and historic resources in the Orcutt Planning Area shall be protected and preserved to the maximum extent possible.*	and site disturbances near the boundary of two sites. The mitigation measures included in the proposed Final SEIR reduce potentially significant impacts to cultural resources to a less than significant level, and have been applied to the project as conditions of approval (Condition No. 8, Attachment B.1; Condition Nos. 32 through 37, Attachment B.2). These conditions state that development within 25 feet of the boundaries of archaeological sites shall be avoided to the maximum extent feasible. The applicant shall temporarily fence the archaeological site and a 25-foot buffer area with chain link fencing. If avoidance cannot be achieved, the applicant shall have a P&D approved archaeologist conduct the work in accordance with the 2006 Heritage Discoveries report as described in the proposed Final SEIR (Attachment J). All work would be consistent with the Santa Barbara County Cultural Resource Guidelines and would be funded by the applicant. Off road vehicle use, unauthorized collecting of artifacts, and other activities beyond the proposed development that could damage or destroy archaeological or cultural sites would be prohibited by Condition No. 35 (Attachment B.2). The Santa Ynez Band of Mission Indians, Coastal Band of the Chumash Nation, and Barbareno/Ventureno Band of Mission Indians were consulted on the proposed project as a part of the SB 18 consultation process.
Open Space Policies	

REQUIREMENT	DISCUSSION
Orcutt Community Plan – Parks, Recreation, Trails, and Open Space ***Policy PRT-O-1:*** *Diverse passive and active recreational activities shall be developed in Orcutt.* ***DevStd PRT-O-4.2.*** *Development shall comply with the Trail Siting Guidelines as set forth in the Orcutt Multiple Use Trails Plan.* ***DevStd PRT-O-4.3.*** *Development on sites with identified trail corridors (Figure 14 in the OCP) shall include, where appropriate, the construction and assurance of the fitness of designated trails for two years, at which time the County Park Department would assume maintenance responsibility. Where immediate construction is not required, a construction bond shall be required.* ***DevStd PRT-O-4.4.*** *Trails should cross primary, and where appropriate secondary, roadways at controlled intersections. Trails located within an urban area may be included within the sidewalk system where appropriate. Trails in natural undeveloped open space areas, except Class I bikeways and emergency access routes, shall be limited to 6 feet in width.* ***Orcutt Community Plan – Open Space*** ***Policy OS-O-1.*** *When considering approval of development projects within or adjacent to areas identified for potential public open space (see Table 21), the County shall review the appropriate mix of public and/or private open space, and to the maximum extent feasible require dedication of contiguous*	**Consistent:** The proposed project is consistent with all applicable policies related to open space, recreation, trails and parks. The proposed project would provide 91 acres of public open space area (66% of the project site), and an additional 22 acres of private open space area (16% of the project site). Proposed residential development would be clustered in the northern portion of the site to maximize preservation of open space, consistent with the OCP. Notably, on September 1, 2020, the Board of Supervisors executed a purchase agreement for the 96-acre property (APN 101-020-076) immediately south of Key Site 3 for public open space use, recreational purposes, and hiking trails. This 96-acre property would be accessible by trails on Key Site 3, and the extension of trail W-1 through Key Site 3 and to the new recreational site would link the new site to other existing Orcutt trails. In accordance with the OCP Multiple Use Trails Plan and Trail Siting Guidelines, a public multi-use trail would be located on the project site (Attachments D and I). The trail would extend from the northeast corner of the property along the eastern edge adjacent to Highway 101, with one loop cutting west along Orcutt Creek, and the other following the southern and western property lines in the southern third of the subject property. Both loops rejoin near the proposed detention basin and extend north to the proposed trailhead parking at the southern terminus of 'Road A' (Outrider Road). Trail access also extends west to Chancellor Street. The proposed trail alignment would generally follow the existing unofficial trails that are located throughout the project site.

REQUIREMENT	DISCUSSION
areas identified as a priority for public acquisition as public open space based on the following criteria: • *Location within designated open space corridors and proximity of adjacent open space;* • *The criteria and intent of the PRD zone district; and* *Demonstration of rough proportionality between the level of permitted development, its associated impact, and the open space dedication, consistent with applicable laws.* ***Policy OS-O-2:*** *The County's priority for acquisition of public open space is on PRD sites within and adjacent to areas identified for potential public open space (see Table 21 of the OCP). The County should consider acceptance or acquisition of public open space in other zone districts based on the criteria in Policy OS-O-1, the importance of the site's natural resources and recreation potential, and the level of public and property owner interest.* ***Policy OS-O-4.*** *Development adjacent to, or within designated open space areas, shall be sited and designed to protect and enhance the natural resources of these areas, and accommodate appropriate recreation opportunities as identified in the Parks, Recreation and Trails section of this Plan.* ***DevStd OS-O-4.1.*** *Prior to approval for any development within or adjacent to an open space area, a determination must be made that the proposed development is consistent with all applicable open space policies of the OCP, the OCP Open Space Map, as well as the regulations of the base zone district.*	Thus, any grading associated with the trail installation is anticipated to be minimized. Establishment of the multi-use public trail would promote passive and active recreational activities in Orcutt. The project is conditioned (Condition No. 7, Attachment B.1) to require the trail to be constructed as part of initial tract improvements and prior to the issuance of occupancy clearance for the first residential structure. A performance security for trail installation and two-year maintenance is required to be submitted for CSD Parks Division review prior to map recordation. Interpretive signs for trail users would be constructed at trailheads. The signage would be exempt from permits and constructed of materials acceptable to P&D and the Santa Barbara County Community Services Department Parks Division. Signage would provide trail users with information regarding the various established habitats and the restoration efforts taking place in the open space area. Implementation of Condition No. 7 (Attachment B.2) would assure adequate construction and maintenance of the trail for a two year period before the County accepts maintenance responsibility of the trail. Further, the applicant would be required to pay Quimby Act park fees (Condition 81, Attachment B.2). Figure KS 3-1 in the OCP identifies a Class I Bikeway across a portion of Key Site 3 and out to Chancellor Street. The portion of Chancellor Street where this trail would connect is not currently developed and there are no existing plans to develop this portion of the road in the future. Planning and Development consulted with Community Services Parks Division staff

REQUIREMENT	DISCUSSION
DevStd OS-O-4.3. *No structures shall be located within a designated open space area with the exception of: related structures necessary for the provision of active and passive recreation opportunities that would not adversely affect open space areas, and flood control projects where no other method for protecting existing structures in the floodplain is feasible and where such protection is necessary for public safety (including retention basins). Culverts, crossings, roads, pipelines, fences, and bridges may be permitted when no alternative route or location is feasible, or where other constraints or site design considerations (e.g. public safety) would require such structure.* ***Policy OS-O-5.*** *The County shall encourage public use of trails and recreation facilities within designated open space areas consistent with protection of natural resources. Such public trails and recreation facilities shall be sited and designed to reduce conflicts with adjacent private property through use of unobtrusive fencing, landscape screening, appropriate setbacks, signage, etc.* ***Policy OS-O-6:*** *The County should acquire the open space lands prioritized for public acquisition through dedication by working with property owners and interested groups, or through purchase. Where dedication is required, the County shall offset fees as required. If dedication is not required, the County may consider purchase, use of the TDC program or permitting the property to remain as private open space, consistent*	and Public Works Transportation staff; staff determined that it would be more appropriate for the circulation of the site to provide alternative access from Chancellor Street at the project's secondary access point, and to convert hiking trails to multi-use trails, to allow for bicycle use. The multi-use trail would be developed through the open space area adjacent to Orcutt Creek and out to the secondary access road to Chancellor Street. Trail users would then have the option to then travel west on Chancellor Street to Stillwell Road for access to existing public trails and existing Class I bikeways. When the southeastern terminus of Chancellor Street is developed in the future, the multi-use trail on Key Site 3 would be extended northwest to the area noted as "Future Chancellor St. Public Trail Connection" in Figure 2-4 of the SEIR Revision Letter (Attachment L). The proposed General Plan Amendment includes a request to make these adjustments to the trail alignment. Proposed single-family dwellings would be clustered within the northern portion of the project site, which is adjacent to existing residential development. Natural features, landforms, and native vegetation would be preserved to the maximum extent feasible, and areas of the site that are not appropriate for development would remain in open space. As discussed above, the project is conditioned (Condition No. 7, Attachment B.2) to require restoration of sensitive native habitat impacted by grading and construction activities associated with the proposed project. The required Sensitive Habitat Restoration Plan would be designed with the goal of restoring up to 0.12 acres of Central

REQUIREMENT	DISCUSSION
with the standards of this plan for natural resource protection and provision of passive and active recreation opportunities. ***DevStd OS-O-7.3.*** *If a Mello Roos District is formed in the Orcutt Planning Area to find operations and maintenance of parks, recreation, open space and trails, prior to discretionary project approval of project which impact open space, all applicants in the Planning Area must agree to either participate in the Mello Roos District, or provide other mitigation of the project's impacts on these services and demonstrate that a Home Owners Association will be formed which will generate adequate revenues to provide long term operations and maintenance of any private services.*	Coast Live Oak Riparian Forest and 0.02 acres of Central Dune Scrub at a ratio of 2:1 (habitat restored to habitat impacted). With the exception of the public multi-use trails and the larger detention basin, no structures would be located within the open space area. The Orcutt Community Facilities District (CFD) would conduct long-term funding of operation and maintenance costs of the open space. The proposed areas of open space to be dedicated to the County have been reviewed by the Community Services Department Parks Division and are consistent with the requirements outlined in the OCP.
Police Protection	
Orcutt Community Plan – Police Protection ***Action PP-O-1.6:*** *P&D shall give the Sheriff Department the opportunity to review development projects with substantial open space to determine the adequacy of public safety measures.*	**Consistent:** The proposed project is consistent with this action. The Santa Barbara County Sheriff's Department (SBCSD) has reviewed the proposed project and has determined that it is adequately designed for safe ingress and egress of residents and emergency vehicles. In addition, the Sheriff's Department determined that the proposed project would not impact their ability to provide routine law enforcement services to the unincorporated areas served by the Santa Maria station. According to SBCSD, as housing densities increase, demand for police protection service also increases. However, SBCSD has indicated that SBCSD's Orcutt Station could accommodate the additional deputies necessary to provide adequate police protection services. Furthermore, additional

REQUIREMENT	DISCUSSION
	outside support is provided through Mutual Aid Agreements with the Santa Maria and Guadalupe Police Departments and the California Highway Patrol. The increase in population associated with buildout of Key Site 3 would not require the construction of new or expanded SBCSD facilities.
Visual Resources	
Land Use Element - Visual Resource Policies ***Policy #1:*** *All commercial, industrial and planned developments shall be required to submit a landscaping plan to the County for approval.* ***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 community. Clustered development, varied circulation patterns, and diverse housing types shall be encouraged.* ***Policy #4:*** *Signs shall be of size, location, and appearance so as not to detract from scenic areas or views from public roads and other viewing points.* ***Policy #5:*** *Utilities, including television, shall be placed underground in new developments in accordance with the rules and regulations of the California Public Utilities Commission, except where cost of undergrounding would be so high as to deny service.* ***Orcutt Community Plan – Visual*** ***Policy VIS-O-1:*** *Significant scenic and visual natural resources in Orcutt shall be*	**Consistent:** The proposed project is consistent with all applicable visual resource policies and development standards. The OCP has designated the Key Site 3 property as a "Gateway Parcel" because of its location at a principal entryway to the community of Orcutt. Build-out of the proposed project would result in 119 single-family dwellings clustered in the northern mesa portion of the 138-acre project site. The proposed development would be visible from U.S. Highway 101 and adjacent properties. In order to protect the U.S. Hwy 101 view corridor, the proposed project would preserve the southern two-thirds (91 acres) of the site as natural open space dedicated to the public. This area of the site would generally maintain its existing views of rolling hillsides from the perspective of travelers along U.S. Hwy 101. In order to ensure that future development is consistent with OCP development standards for Key Site 3, the project is conditioned (Condition No. 3, Attachment B.2) to require the applicant to develop and implement architectural and landscape guidelines. These guidelines would require drought tolerant landscaping and natural building materials and colors that are compatible with the surrounding terrain.

REQUIREMENT	DISCUSSION
protected in order to preserve the semi-rural character of the OPA. ***DevStd VIS-O-1.1:*** *All development including buildings, under stories, fences, water tanks and retaining walls adjacent to designated natural open space areas shall be sited and designed to protect the visual character of these areas and blend in with natural landforms through the use of such methods as setbacks, building orientation, materials and colors (earth tones and non-reflective paints), landscape buffers, shielded exterior lighting, screening of parking areas and inclusion of perimeter roads to allow maintenance of open space corridors.* ***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 view-sheds (Orcutt/Solomon Hills, Casmalia Hills, and Orcutt Creek) shall be protected.* ***DevStd VIS-O-2.1:*** *Development shall be sited and designed to minimize the disruption of important public view corridors and viewsheds through building orientation, minimization of grading on slopes, landscaping, and minimization of sound walls.* ***DevStd VIS-O-2.2:*** *New homes on lots on the edge of bluff tops and canyon walls along significant open space/view corridors shall be of single story or partial second story design to minimize impacts to public view corridors (i.e.: public roads, trails, etc).* ***Policy VIS-O-3:*** *Parcels along primary*	Additionally, Condition No. 5 (Attachment B.1) requires the applicant to develop a County-approved landscaping plan for the 200-foot buffer zone between onsite residential development and U.S. Hwy 101 prior to final map recordation. The landscaping plan would incorporate continuous screening with trees or other vegetation a minimum of 15 feet tall within the buffer zone. Vegetation would be drought tolerant native and/or naturalized species that screen development on the site from surrounding land uses and U.S. Hwy 101. The landscaping plan would assist in softening the aesthetic and visual impacts resulting from development on the site. The project site is located within the urban area of Orcutt. In order to be compatible with existing development located to the north and west of the site, the project has been designed in a scale that is generally consistent with development in the surrounding area. For example, homes located adjacent to the Sunny Hills Mobile Home park would be limited to single-story. Similarly, the homes located closest to U.S. Hwy 101, as well as all of the proposed residences along the western perimeter of the upper mesa would be limited to single-story. Additionally, electrical utilities would be installed underground (Condition No. 18, Attachment B.1). The proposed project would include night lighting necessary to provide private lighting of residences and street lights. The project is conditioned (Condition No. 19, Attachment B.2) to require the applicant to develop a lighting plan for the entire development that reduces light pollution in open space habitat areas to minimize nigh light spillover. All

REQUIREMENT	DISCUSSION
entryways into Orcutt are designated as "Gateway" parcels (Key Sites 1, 2, 3, 14, 15, 21, 22, 25 and part of 18). These gateway parcels shall be developed in a manner that preserves the semi-rural character and provides an inviting and visually pleasing entrance to the community. ***DevStd KS3-12.*** *Development on the site shall be consistent with the" gateway policies" in the Visual Resources section (IV.H).* ***DevStd VIS-O-3.1:*** *Development shall be sited and designed with adequate street frontage building setbacks to allow an average 35 foot landscaped buffer containing sufficient plantings of major trees and shrubs to obscure parking areas from public view and to "soften" building masses.* ***DevStd VIS-O-3.2:*** *The County shall work with Caltrans to coordinate State road frontage landscaping with adjacent gateway parcels to the greatest extent feasible.* ***DevStd VIS-O-3.3:*** *Sound wall construction shall be minimized through the alternative use of landscaped berms for noise reduction.* ***DevStd VIS-O-3.7:*** *Development on gateway parcels shall be subject to review by the County Board of Architectural Review and/or the Orcutt BAR.* ***Policy VIS-O-6:*** *Outdoor lighting in Orcutt shall be designed and placed so as to minimize impacts on neighboring properties and the community in general.*	exterior lighting features within 100 feet of open space shall include installation of hoods to prevent "spill over" into adjacent habitat areas. Night lighting of public areas shall be kept at the minimum necessary for safety purposes. The use of high-intensity flood lights on residential lots is prohibited, and all residential lighting shall be shielded and directed downward. Review of final landscaping, lighting, and architectural design plans by the North Board of Architectural Review (NBAR) would ensure compliance with these standards and DevStd VIS-O-1.1. The proposed project does not include signage, other than interpretive trail signs and wildlife avoidance signs which are exempt from permits. Future signage requiring a permit would comply with these development standards and would be subject to review and approval by the NBAR.

REQUIREMENT	DISCUSSION
DevStd VIS-O-6.3. *Night lighting fixtures adjacent to residential areas shall be of the minimum height and intensity required for security/safety.*	
Fire Protection	
<u>Orcutt Community Plan – Fire Protection</u> ***Policy FIRE-O-2:*** *Fire hazards in Orcutt shall be minimized in order to reduce the cost of/need for increased fire protection services and to protect the natural resources in undeveloped open space areas.* ***DevStd FIRE-2.1:*** *Development within or adjacent to high fire hazard areas should include the use of fire prevention measures such as perimeter roads, trails, Class A or B roofs, adequate access to the urban/rural interface and inclusion of structural setbacks per DevStd BIO 1.7. Fencing within the structural setback shall be comprised of fire-resistant material to minimize fire hazards.* ***DevStd FIRE-2.2:*** *The County shall require two routes of ingress and egress for development unless the Fire Department waives this requirement based upon substantial evidence that public safety will not be compromised. Emergency access and egress routes are not required to be paved or meet width standards for normal roadways.* ***Policy FIRE-O-3:*** *The use of fuelbreaks in Orcutt shall be minimized, and where fuelbreaks are necessary they shall be sited to minimize disruption of significant natural resources.* ***DevStd FIRE-O-3.1:*** *Fuelbreaks should*	**Consistent:** The proposed project is consistent with applicable fire protection policies and development standards. Key Site 3 is located within a designated High Fire Hazard area. The project site would be served by Santa Barbara County Fire Department Station No. 22, located at 1596 Tiffany Park Court. This station is located within a five-minute response time to the project site. The County Fire Department has identified development standards that would adequately mitigate potential fire hazards on the site. These measures include requirements for specified road widths and adequate fire vehicle turnarounds, adequate site addressing, installation of fire hydrants, adequate onsite water pressure, and payment of fire mitigation fees. In accordance with the OCP, primary access to the site would be provided via a new private road (re-aligned Sunny Hills Road) accessed off of Clark Avenue and cutting through Key Site 2 to the north of the subject parcel. In addition, a secondary access road would link the parcel to Chancellor Street (a private road), providing secondary access to Stillwell Road. The applicant has an easement over Chancellor Street for public access and public utility purposes. The existing gate across Chancellor St. could remain in place provided that the gate opens automatically for site ingress and egress. Access to the

REQUIREMENT	DISCUSSION
incorporate perimeter roads and yards to the greatest extent feasible. (See Section IV.B (Biology) for additional firebreak standards. ***DevStd FIRE-O-3.2:*** *To the maximum extent feasible, fuelbreaks shall not be constructed through riparian or wetland areas or result in the removal of healthy specimen oaks. Within fuelbreaks, treatment of oak trees shall be limited to limbing the branches up to a height of 6 feet, removing dead wood, and mowing the understory. Where specimen oaks have multiple trunks, all trunks shall remain.*	project site from Chancellor Street would require the construction of a clear span bridge over Orcutt Creek; foundation work for the bridge would be outside of the floodway in order to minimize disturbance to the creek and existing vegetation. With the exception of 'Road A' (Outrider Road), which would provide public access to the proposed trailhead parking, all new roads within the subdivision would be private roads maintained by the project homeowner association (HOA). Roads would be two-lane with ROWs varying from 28 feet to 56 feet in width. In most cases, roads would have a 24-foot pavement width, with sidewalks or a trail on either or both sides of the road; trail and sidewalk locations are depicted in Attachment D. Shared driveways serving the mesa area cluster homes would be between 20 and 26 feet in width, and sidewalks would be provided in the courtyard areas for the 119 small lot detached cluster homes as depicted in Attachment D. The project's access plan has been preliminarily reviewed and approved by the Fire Department, and no additional routes for ingress or egress are required. The County Fire Department does not implement fire prevention vegetation management zones associated with establishing a "defensible space" extending beyond residential property boundaries. However, fuel breaks would be created with the provision of perimeter roads, trails, and setbacks, as well as further provisions included in the required Fire/Vegetation Management Plan (Condition No. 38, Attachment B.2). This plan would include all actions taken to reduce

REQUIREMENT	DISCUSSION
	wildfire risks to structures onsite. The placement of the proposed roads, fences, trails and residential units is consistent with areas identified for development in the OCP. In order to minimize fire hazards, the project is conditioned (Condition No. 39, Attachment B.2) to require all building materials, including fencing, to be constructed with fire resistant materials.
Library Development Standards	
Orcutt Community Plan – Library ***DevStd LIB-O-1.2:*** *The County shall require a library mitigation fee on development to fund the cost of acquisition by purchase or lease, construction, and furnishing of a new library facility. The fee shall be determined upon completion of an infrastructure financing program. All development approved after adoption of the OCP shall be subject to this fee, which shall be paid prior to issuance of Building Permits or as determined by the infrastructure financing program.* ***DevStd LIB-O-1.4:*** *If Mello Roos Community Facilities Districts are formed in the Orcutt Planning Area to fund operation and maintenance of a library, prior to discretionary project approval of projects which impact libraries, all applicants in the planning area must either agree to participate in the District's funding mechanisms for library services or otherwise demonstrate that the project is fully mitigating the increase in demand for library services caused by the project.*	**Consistent:** The proposed project is consistent with OCP development standards related to library funding. A Community Facilities District has been formed for development within the Orcutt Community Plan area. The District provides for the opportunity to make additional general funds available for the operation and maintenance of libraries. Adherence to Condition No. 77, which requires the payment of library development fees, would ensure consistency with these Development Standards.
Resource Conservation and Recycling	

REQUIREMENT	DISCUSSION
Policy RR-O-1: *Resource conservation and recovery shall be implemented in Orcutt to divert the waste stream from area landfills to the maximum extent feasible.* ***DevStd RR-O-1.4:*** *Developers shall provide recycling bins at all construction sites, where collection of currently accepted recyclable construction materials could be accommodated.* ***Action RR-O-1.7:*** *To the greatest degree feasible, in new development of 20 units or greater, the developer shall work with the local recycling service to ensure that curbside recycling pick-up service is provided.*	**Consistent:** The proposed project is consistent with OCP regulations related to resource conservation and recycling. Adherence to Condition No. 89 (Attachment B.2), which requires preparation of a Source Reduction and Solid Waste Management Plan (SRSWMP) including provisions for a green waste collection and residential recyclable pick-up, would ensure consistency with these policies. Further, adherence to Condition Nos. 62 and 63 (Attachment B.2) would require additional recycling provisions during the construction phase of the project. Health Sanitation Services (HSS) currently provides curbside recycling and separate green waste pick-up to the project site. Additionally, the County ensures compliance with the goals set forth by AB 939 by requiring a reduction in solid waste generation for all new development projects in the County. The County estimates that implementation of a source reduction and recycling program reduces the total volume of waste generated by new development projects by approximately 50%.
School Facilities and Funding	
<u>Orcutt Community Plan – Schools</u> ***Policy SCH-O-1:*** *The County shall strive to ensure that new development fully mitigates its impacts to school facilities and does not cause school overcrowding.* ***Action SCH-O-1.1.*** *The County shall require that all statutory school facilities fees established by School Districts in the Orcutt Planning Area pursuant to Govt. Code Section 65996 be paid in full prior to*	**Consistent:** The applicant has demonstrated compliance with these policies and actions by entering into and recording an agreement with the Orcutt Unified School District that will mitigate any impacts of the project on the area schools. The mitigation included in the agreement (Attachment G) includes providing additional school impact mitigation fee payments to the District, or as an alternative, the option for the owner(s) to create a new Mello-Roos Community Facilities District (CFD).

REQUIREMENT	DISCUSSION
issuance of building permits or as agreed to by the applicant and the school district. ***Action SCH-O-1.2.*** *If a Mello-Roos Community Facilities District is formed in the Orcutt Planning Area, all applicants for new discretionary development which impacts schools in the Planning Area must agree to participate in the Mello-Roos District's mechanisms for funding school facilities or demonstrate an alternative method of consistency with Policy SCH-O-1 as set forth below, before any discretionary approval is granted. As an alternative to participation in any Mello-Roos District formed in the Orcutt Planning Area, applicants may demonstrate compliance with Policy SCH-O-1 by presenting evidence of an alternative method for mitigating the proposed project's impact to school facilities, including but not limited to:* *1) A mitigation agreement between the applicant and the school district;* *2) A proposal phasing the project in a manner which allows the school districts to adequately accommodate the project as it is built out;* *3) A proposal demonstrating reducing the density from the density designated in this Plan; and/or* *4) Evidence demonstrating that the project will not create need for additional school facilities (e.g., the proposed project is a senior housing project)* ***Action SCH-O-1.3****. Prior to adopting the increased density proposed for Key Sites 3, 5, 7, 12 or 14, the County shall require that the owner(s) of those sites record a written*	

REQUIREMENT	DISCUSSION
agreement, which will run with the land, which states: *1) That the owner(s) understands that the County cannot make the requisite legislative findings to increase the potential density on those sites without certainty that the sites will not cause overcrowding of the area's school facilities; and* *2) In consideration for receiving higher densities than the County would otherwise grant, the owner(s) agree that prior to receiving any discretionary approvals they will fully comply with dev. Std. SCH-O-1.2.*	
Wastewater Facilities and Service	
Orcutt Community Plan – Wastewater ***Policy WW-O-2.*** *Prior to discretionary approval of a new development, the County shall make a finding that there will be adequate capacity and availability for LCSD to serve the new development.* ***DevStd WW-O-2.1:*** *Prior to the discretionary approval of new development, the developer shall identify all additional facilities required to adequately collect, convey, treat and dispose of the sewage effluent from the development.* ***DevStd WW-O-2.3:*** *A "Can and Will Serve Letter" from LCSD will be found adequate for recording of maps or issuance of land use permits (including permits for development of preexisting lots) only if the letter demonstrates:* • *LCSD's effluent, including the effluent from the proposed project, will not exceed the discharge standards*	**Consistent:** The proposed project is consistent with all applicable policies and development standards related to wastewater facilities and service. The Laguna County Sanitation District (LCSD) provided a condition letter for the proposed project (Attachments B.1 and B.2), and indicated that adequate capacity and availability exists within the existing collection system and treatment facilities to accommodate the proposed project. There is no existing wastewater infrastructure on Key Site 3. Existing nearby infrastructure includes the 10-inch diameter Solomon Creek Trunk Sewer. Sewer service for the project would be supplied to the proposed project through a connection to the existing Laguna County Sanitation District (LCSD) facilities. The proposed sewer collection system would consist of 6-inch and 8-inch PVC pipes and routed to a 10-inch PVC pipe which would carry all site flow across Oak Brook Lane to Stillwell Road. This 10-inch collector pipe would then connect to the 10-

REQUIREMENT	DISCUSSION
established by the Regional Water Quality Control Board; • *Adequate disposal capabilities exist at the plant or through agreement with the City of Santa Maria (providing that treatment and disposal by the City does not further degrade the underlying groundwater quality) to serve the project(s); and Existing or planned and funded transmission lines have available capacity to serve the project(s).* ***DevStd WW-O-2.4:*** *At the time of discretionary approval, the County shall condition the recordation of the final map or issuance of LUP's on provision of an adequate "Can and Will Serve" letter from LCSD.*	inch Solomon Creek Trunk Sewer at Stillwell Road. The proposed collection system would conform to LCSD Standard Specifications for the Construction of Sanitary Sewers. Proposed improvements would be dedicated to LCSD for management and future maintenance. Implementation of Condition No. 83 (Attachment B.2) would ensure that the project's wastewater shall not exceed RWQCB thresholds. Pursuant to the Laguna County Sanitation District (LCSD) condition letter, the project applicant would be required to obtain a Final Can and Will Serve Letter from the LCSD prior to map recordation by demonstrating compliance with the requirements listed in Development Standard WW-O-2.3.
Housing Opportunities	
<u>Housing Element</u> ***Policy 1.1.*** *Promote new housing opportunities adjacent to employment centers, and the revitalization of existing housing to meet the needs of all economic segments of the community, including extremely low income households, while bolstering the County's rural heritage and supporting each unincorporated community's unique character.* ***Policy 3.1.*** *Promote equal housing opportunities for all persons in all housing types (ownership and rental, market-rate and assisted).* ***Policy 4.1:*** *Preserve the affordable housing stock, maintain its affordability, improve its*	**Consistent:** The proposed project is consistent with all applicable Housing Element policies regarding housing opportunities and affordable housing. The project would provide a total of 119 market rate single-family dwelling units. The project site is located within the urban area as designated in the Orcutt Community Plan, and is in close proximity to employment centers, shopping opportunities, and local and regional transit facilities located on Clark Avenue approximately 0.5 mile north of the project site. The project is conditioned (Condition Nos. 3, 4, 5, and 18; Attachment B.2) to include housing that is designed to be compatible with the rural feel of the community. The California Department of Housing and

REQUIREMENT	DISCUSSION
condition, and prevent future deterioration and resident displacement. Participate in available Federal and State housing subsidy and assistance programs and use the County's own resources in order to leverage maximum funding for the provision of affordable housing.	Community Development (HCD) periodically determines the housing needs for the entire County to accommodate projected jobs and population growth. The Santa Barbara County Association of Governments (SBCAG) then allocates a share of the housing needs to each city (incorporated areas) and the County (unincorporated areas) as part of a Regional Housing Needs Allocation (RHNA). The County's RHNA for the 2014-2022 RHNA projection period is 661 units. To plan for an adequate housing supply for all economic segments of the population, the RHNA is separated into four broad income categories: • 159 extremely low/very low-income units • 106 low-income units • 112 moderate-income units • 284 above moderate-income units Appendix B of the 2015-2023 Housing Element includes an inventory of housing sites that are zoned and suitable to accommodate the RHNA within all income categories. According to County HCD staff, the median sale price of all housing units within the Santa Maria Housing Market Area (HMA) over the past year was affordable to moderate and workforce income households. Therefore, moderate and workforce housing (at both the 120% and 200% median income levels) requirements have been reduced to zero in this HMA at the current time because housing at this income level is available in the Santa Maria HMA. In accordance with the Inclusionary Housing

REQUIREMENT	DISCUSSION
	Ordinance, the applicant is proposing to pay fees in-lieu of constructing onsite affordable units. Key Site 3 is part of the land inventory with a potential housing production of 119 above-moderate income units. The developer's request to pay in-lieu fees would not affect the County's ability to meet its RHNA for very low and low-income units because the land inventory classifies all proposed Key Site 3 units as affordable to above moderate-income households. Therefore, the project would be consistent with provisions in the Housing Element and State law regarding the County's RHNA. HCD has indicated that the $275,485.00 in-lieu fee to be collected could be leveraged to encourage the investment of gap financing, including federal funds, and private lending for affordable housing development. The in-lieu fees may be used to complete the development budgets of housing projects such that they can qualify for low-income housing tax credits awarded by the State via competitive process. As an example, one development provided 47 units as affordable low-income rental units for formerly homeless and developmentally disabled households in the Santa Maria HMA by utilizing a combination of HOME, CDBG and in-lieu funds. Thus, while the project would not provide the low- and very low-income units onsite, the in-lieu fees would be available to develop affordable units elsewhere within the Santa Maria HMA.
Noise Exposure and Attenuation	
Noise Element ***Policy #1:*** *In the planning of land use, 65 dB*	**Consistent:** The proposed project is consistent with applicable policies and development standards related to noise exposure and

REQUIREMENT	DISCUSSION
Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs. ***<u>Orcutt Community Plan – Noise</u>*** ***Policy NSE-O-1:*** *Development of new noise sensitive uses (as defined in the Noise Element) in Orcutt should provide attenuation of ambient noise levels for indoor living areas and, where practical, for outdoor living areas.* ***DevStd NSE-O-1.1.*** *Noise sensitive land uses should be located outside of the 65 dB(A) CNEL contours, unless this would prevent reasonable development of a property.* ***Policy NSE-O-2.*** *Construction noise in Orcutt shall be minimized during non-standard work hours.* ***DevStd NSE-O-2.1.*** *Standard construction working hours (i.e., 8 a.m. to 5 p.m., Monday-Friday) shall be required for development activities. Flexibility to allow extended hours on weekdays and/or occasional working hours on Saturdays should be determined on a case-by-case basis.* ***DevStd NSE-O-2.2.*** *Noise attenuation barriers, muffling of grading equipment and additional mitigation where deemed appropriate should be required for development where construction equipment generates noise levels in excess of 95 dB(A).*	attenuation. Single-family dwellings are considered to be noise sensitive land uses. According to the OCP, a 200 ft. wide strip of land located along the eastern site boundary adjacent to U.S. Hwy 101 is exposed to noise levels in excess of 60 dBA. Proposed single family residences would be located outside of this area. As a result, all proposed development would be located outside of the 65 dB(A) CNEL noise contour as identified in the OCP. Therefore, the use of sound walls throughout the project site is not required. Landscaping, unit orientation, and setbacks would be included in the project plans to reduce nuisance noise impacts. To ensure that interior noise levels do not exceed 45 dBA, the project is conditioned (Condition No. 45, Attachment B.2) to require construction techniques to reduce interior noise in new residential units. Sensitive receptors (single-family dwellings) are located to the north and west of the project site. The project is conditioned (Condition No. 42, Attachment B.2) to require construction hour limitations (Monday through Friday, 8:00 a.m. to 5:00 p.m.) for noise-generating construction activities. In addition, the applicant would be required to notify adjacent property owners prior to temporary construction noise, and to incorporate noise attenuation techniques for stationary construction equipment when necessary pursuant to Condition Nos. 43 and 44 (Attachment B.2).

REQUIREMENT	DISCUSSION
Circulation and Transportation	
Circulation Element *Roadway Standards:* *a. A project that would contribute ADTs to a roadway where the Estimated Future Volume does not exceed the policy capacity would be considered consistent with this section of this Element.* *Intersection Standards:* *1. Projects contributing PHTs (peak hour trips) to intersections that operate at an Estimated Future Level of Service that is better than LOS C shall be found consistent with this section of this Element unless the project results in a change in V/C (volume/capacity) ratio greater than 0.20 for an intersection operating at LOS A or 0.15 for an intersection operating at LOS B.* ***Orcutt Community Plan – Transportation*** ***Policy CIRC-O-1.*** *The County shall adopt and implement an Orcutt Transportation Improvement Plan (OTIP) which includes long-term improvements to roadways and alternative transportation facilities targeted to provide for acceptable levels of service on roadways and intersections within the planning area. The OTIP shall be an integrated Plan for capital improvements of roads and intersections as well as alternative transportation facilities. The OTIP shall contain a list of transportation projects to be undertaken and include projected costs for each funded and unfunded improvement. The County shall also revise the Transportation Impact Fee based upon the projected cost of transportation system*	**Consistent:** The design of the project's circulation system conforms to the requirements of the Orcutt Community Plan, including the design and location of roadways. Internal project site access roads would intersect at major roadways including Stillwell Road, and Clark Avenue to coordinate with existing access points along these segments. The Orcutt Transportation Improvement Plan (OTIP) and Transportation Impact Fee have been adopted by the County. The proposed circulation system conforms to the adopted OTIP. As discussed in Section 4.11, Transportation/Circulation of the proposed Final SEIR (Attachment J) and in the SEIR Revision Letter (Attachment L), all roadway segments are projected to operate at a Level of Service (LOS) A with the addition of project-generated traffic. The LOS data contained in the SEIR indicate that area intersections are expected to operate at a LOS C or better during the A.M. peak hour under existing plus project conditions. However, the project would contribute more than 15 peak hour trips to the Clark Avenue / U.S. Hwy 101 southbound ramps, which would operate at a LOS D during the P.M. peak hour under existing plus project conditions. In order to address this potentially significant condition, the project is conditioned (Condition Nos. 46 and 47, Attachment B.2) to require the applicant to contribute fair share fees as determined by Public Works Transportation Division or construct (with appropriate reimbursement) the improvements outlined in Mitigation Measure T-1:

REQUIREMENT	DISCUSSION
improvements identified in the OTIP. ***Policy CIRC-O-6.*** *The County shall encourage development of all feasible forms of alternative transportation in the Orcutt/Santa Maria area.* ***Policy CIRC-O-8.*** *The County shall ensure that the circulation system maintains the quality of life within residential neighborhoods in the Orcutt Planning Area to the greatest extent feasible.* ***Policy CIRC-O-9.*** *Development shall be sited and designated to provide maximum access to non-motor vehicle forms of transportation, including well designed walkways, paths and trails between residential development and adjacent and nearby commercial uses and employment centers, where feasible.*	1. Widening of Clark Avenue between the realigned Sunny Hills Road and the U.S. 101 southbound ramps to provide two eastbound lanes. 2. Widening of the Clark Avenue southbound off-ramp to improve the operation of the southbound free right-turn lane. 3. Restripe the northbound and southbound Clark Avenue ramp intersections and the Clark Avenue overpass to maximize eastbound flow to the Clark Avenue northbound on-ramp as described in the Key Site 3 Residential Project Traffic and Circulation Study, dated November 18, 2013. These improvements are in the process of installment by another Key Site project; therefore, the owner/applicant will be responsible for payment of fair share fees (if required as determined by Public Works) prior to occupancy clearance. The applicant/owner is also required to pay transportation fees for contributions to OTIP-identified impacts, including: 1. Reconstruction of the Clark Avenue/U.S. 101 northbound ramps intersection. This includes realignment of the U.S. 101 northbound on-ramp to the east opposite the off-ramp, widening of the off-ramp to provide two separate

REQUIREMENT	DISCUSSION
	turning lanes and widening of the on-ramp to provide two receiving lanes. 2. Signalization of the Clark Avenue/U.S. 101 northbound ramps intersection. The existing + project peak hour volumes would satisfy peak hour signal warrants. With implementation of the above measures, the U.S. Hwy 101 southbound ramps intersection would operate at LOS C during the P.M. peak hour, and project-specific impacts to the roadway network would be less than significant. Development of the proposed project would not adversely affect any offsite bike routes or park and ride facilities. The project would be served by a bus stop installed on Clark Avenue by Key Site 2, as is discussed in the OCP. Sidewalks and multi-use public trails are proposed as part of the project. These facilities connect to existing and future sidewalks, trails, and bikeways in the area by way of Stillwell Road and Clark Avenue. With the exception of 'Road A' (Outrider Road) which would provide public access to the proposed trailhead parking, all new roads within the subdivision would be private roads maintained by the project homeowner association (HOA).
Water Service	
Orcutt Community Plan – Groundwater Policies, Actions and Development Standards ***Policy WAT-O-2:*** *In order to be found*	**Consistent:** The proposed project is consistent with policies and development standards related to water service and efficiency. The applicant has provided an Intent to Serve letter from Golden State

REQUIREMENT	DISCUSSION
consistent with Land Use Development Policy No. 4 (LUDP#4), the water demand of new discretionary development must be offset by long-term supplemental** water supplies that do not result in further overdraft of the local groundwater basin and that are adequate to meet the project's net water demand as determined by the County considering appropriate reliability factors as determined by County Water Agency.* ** "long-term" means permanent source of water for development.* *** "supplemental" water means a source of water other than groundwater, unless: 1. the groundwater basin has been determined to be no longer in overdraft, or 2. The use of groundwater is consistent with the final water rights judgment entered in the Santa Maria Groundwater Basin adjudication (Santa Maria Valley Water Conservation District v. City of Santa Maria, et al., Santa Clara County Superior Court Case No. CV 770214). Amended by Res. 01-225, 7/10/01* ***DevStd WAT-O-2.1:*** *Prior to discretionary action by any County decision-maker on new development, the applicant shall provide one of the following:* 1. *A "Can and Will Serve" letter from California Cities Water Company dated before July 1997;* 2. *An "Intent to Serve" letter from California Cities Water Company or other water purveyor(s) including draft contract(s), if any, demonstrating to the County's*	Water Company, and entered into a water service contract with the City of Santa Maria to purchase 200-acre feet of supplemental water, as required by OCP policies. The project is conditioned (Condition No. 35, Attachment B.1) to require the developer to provide a final Can and Will Serve letter and necessary final contract(s) consistent with the conditions of the discretionary permits and terms of the draft contract(s) prior to map recordation. The project proposes several low impact development (LID) measures that would provide water efficient design and technology, including re-circulating, point-of-use, or on-demand water heaters, low flow plumbing fixtures, drought tolerant landscaping, and roof leader flows directed to planter boxes and other vegetated areas. Additionally, outdoor water use will be required to comply with the State Model Water Efficient Landscape Ordinance (WELO) and California Green Building Code.

REQUIREMENT	DISCUSSION
satisfaction that the development's net water demand will be offset by a long-term supplemental water supply and that the development will have a continuing right to obtain water equal to that of the water purveyor's other customers. Contract(s), if any, must include terms consistent with the requirements of DevStd WAT-O-2.2. ***DevStd Wat-O-2.2**: Prior to discretionary action on new development, the applicant must demonstrate adequacy of the water supply proposed to serve the project, unless the applicant has satisfied DevStd WAT-O-2.1 #1 above. This demonstration shall be based on the following information, which must be provided prior to application completeness:* *Resources* • *Provide information on project's projected gross and net demand for water. The supplemental water supply must offset the project's net water demand.* • *Documentation of the reliability of the proposed water supply as projected by the Department of Water Resources (for State Water) and confirmed by the County Water Agency.* • *A description of how the project will be served during drought periods. If conjunctive use of the Santa Maria Groundwater Basin is planned, demonstration that use of the basin will not contribute to long-term*	

REQUIREMENT	DISCUSSION
groundwater overdraft considering drought periods. The factual determination of overdraft contribution shall be made by the Planning & Development Department and County Water Agency. • *Provide a factual demonstration that the water purveyor has available, firm, long-term reliable water supplies which equal or exceed present demand from existing customers, projects approved for new service, and the proposed project under County review. The demonstration should also show that the project use would not contribute to overdraft of the basin. The factual determination of no additional overdraft shall be made by Planning & Development and County Water Agency.* • *Provide draft contract(s) with water purveyor(s), which demonstrate(s) to the satisfaction of the County that the development will be served by a long-term supplemental water source and will have a continuing right to obtain water equal to that of the water purveyor's other customers.* • *Provide information on the water purveyor's existing and projected range of potential State Water and/or other supplemental water delivery amounts needed for full build-out under the water purveyor's management plan, status of conservation programs, drought buffers, and groundwater pumpage consistent with applicable state government code requirements on water reporting. Provide information*	

REQUIREMENT	DISCUSSION
on the most recent annual water deliveries from various sources in the purveyor's service area, as available from existing reports. *Facilities* • *Documentation of the facilities necessary to deliver water and demonstration of permanent access to the facilities such that uninterrupted service would be provided. The documentation must include a list and description of facilities, site plans, capacity and capital costs necessary to distribute water to the project.* • *Demonstration that capital costs associated with providing service to the new development will not impact existing Orcutt development.* • *Demonstration that the water supply project is designed, approved, funded and scheduled for implementation prior to tract map recordation or land use clearance.* • *Describe approvals and entitlements necessary for the proposed water supply and delivery system.* ***DevStd Wat-O-2.3:*** *Prior to map recordation or land use clearance, the developer must provide a Can and Will Serve letter and necessary final contract(s) consistent with the conditions of the discretionary permits and terms of the draft contract(s).* ***Policy WAT-O-3:*** *Development in Orcutt shall incorporate water efficient design and technology.*	
Air Quality	

REQUIREMENT	DISCUSSION
Orcutt Community Plan – Air Quality ***Policy AQ-O-1:*** *The County shall encourage land use planning and development design which reduces air pollution through development of transportation infrastructure supportive of alternative modes of transportation and pedestrian oriented developments.* ***Policy AQ-O-2:*** *Significant fugitive dust and PM_{10} emissions shall be reduced through implementation of appropriate construction restrictions and control measures, consistent with standards adopted by the Board.*	**Consistent:** The proposed project is consistent with applicable air quality policies related to development of varied transportation infrastructure, energy conservation efforts, and reduction of dust and emissions. The development areas are interconnected with each other and the surrounding neighborhoods with a network of sidewalks, roads, and public multi-use trails. Development of the proposed project would not adversely affect any offsite bike routes or park and ride facilities. The project would be conditioned to implement standard dust and emission control measures (Condition No. 57, Attachment B.2). This would ensure that construction-related air quality impacts are less than significant. Orcutt Community Plan Mitigation Measure AQ-11 requires implementation of energy conservation measures, including but not limited to, the use of colored roofing, energy-efficient built-in appliances, lighting and temperature controls and window treatments, low NO_x or solar water and pool heaters, landscaping with drought-tolerant plants, building design orientation to maximize natural lighting and passive solar heating and cooling, and low-emission building materials such as water-based paints. The proposed project is conditioned (Attachment B2., Condition Nos. 3, 6, 41, 45, 53, 54) to incorporate a number of these measures, as well as energy efficiency standards that exceed these requirements.
Biological Resources	
Orcutt Community Plan – Biological Resources	**Consistent:** The proposed project is consistent with all applicable OCP policies

REQUIREMENT	DISCUSSION
Policy BIO-O-1: *Important natural resources in Orcutt, including sandhill chaparral, central dune scrub, wetlands, oak trees and woodland, Bishop pine forest, specimen trees, and central sage scrub shall be protected, consistent with the Open Space Plan and the standards below, unless this would prevent reasonable development of a property.* ***DevStd BIO-O-1.1:*** *Development shall be sited and designed to avoid disruption and fragmentation of significant natural resources within and adjacent to designated undeveloped natural open space areas, minimize removal of significant native vegetation and trees, preserve wildlife corridors and provide reasonable levels of habitat restoration. Where possible, significant natural resources, such as specimen trees, adjacent to designated, natural undeveloped open space corridors should be preserved.* ***DevStd BIO-O-1.2:*** *Development within or adjacent to designated natural open space areas shall be reviewed for, and required to implement, habitat restoration where site-specific impacts require restoration. If restoration on or near the site is not feasible, acquisition and preservation of additional habitat acreage should be considered, as a last resort if no other like-kind habitat mitigation options are available, payment into a mitigation bank program within the OPA that is acceptable to the County as provided for by new DevStd BIO-O-1.8. Mitigation and restoration plans should identify acreage impacted, replacement*	and development standards related to biological resources. Proposed single-family dwellings would be clustered within the northern portion of the project site adjacent to existing residential development. As discussed above, this area of Key Site 3 was determined by the OCP to be the most suitable area for higher density development. Natural features, landforms and native vegetation would be preserved to the maximum extent feasible, and areas of the site which are not appropriate for development would remain in open space to protect important natural resources. As a result, the proposed project's design would avoid disruption and fragmentation of significant natural resources within and immediately adjacent to open space areas. Wildlife corridors through the site would remain Project fencing would be designed in accordance with Condition No. 18 (Attachment B.2), which requires fencing to be designed to permit wildlife movement. The project is conditioned (Condition No. 7, Attachment B.2) to require restoration of sensitive native habitat impacted by grading and construction activities associated with the proposed project. The required Sensitive Habitat Restoration Plan would be designed with the goal of restoring up to 0.12 acres of Central Coast Live Oak Riparian Forest and 0.02 acres of Central Dune Scrub at a ratio of 2:1 (habitat restored to habitat impacted). With the exception of the public multi-use trails and the larger detention basin, no structures would be located within the open space area. No native or non-native trees are proposed

REQUIREMENT	DISCUSSION
ratios, success criteria, remedial measures, and funding and responsibility for long-term maintenance and monitoring. All such restoration projects shall utilize native plants derived from local (Orcutt) seed and cutting stock, or as deemed biologically acceptable by a County qualified biologist. Wildlife relocation should be avoided. However, any wildlife relocation should be coordinated with Fish and Game and be consistent with applicable State standards. ***DevStd BIO-O-1.3:*** *Landscaping for development on the edge of designated natural undeveloped open space areas shall include native trees and shrubs, with habitat restoration efforts focused on buffers. Planting of highly invasive weedy plants (e.g., iceplant. pampas grass, veldt grass, monterey pine, eucalyptus, spiny clotbur, and Australian fireweed) shall be prohibited within 500 feet of natural undeveloped open space areas as designated on the Open Space map (Figure 20).* ***DevStd BIO-O-1.5:*** *The edges of designated undeveloped natural open space areas shall be clearly delineated and fenced where necessary to protect resources both during construction and, when appropriate, over the life of the project. Long term fencing shall be designed to accommodate wildlife passage where appropriate.* ***DevStd BIO-O-1.7:*** *Development adjacent to undeveloped natural open space within high fire hazard areas shall be sited and designed to minimize fire protection activities (e.g., fuel breaks) that may potentially disrupt these areas. Structures shall be sited a*	for removal. Grading and construction activities could have the potential to damage native oak trees via ground disturbance within the dripline of trees. In order to ensure that onsite oak trees are not damaged or removed, Condition No. 8 (Attachment B.2) requires the applicant to modify the proposed development to incorporate and/or avoid oak trees and their drip lines. With the incorporation of this condition, impacts to native trees would be less than significant. The proposed project's landscaping plan (Condition No. 10, Attachment B.2) is required to indicate the locations and species of plants to be installed throughout the development, including areas adjacent to open space. Drought tolerant, locally native plant species shall be selected in consultation with a qualified biologist. This condition specifies that invasive non-native plant species that occur on the California Invasive Plant Council Lists shall not be permitted. Species of plants selected to be planted in setbacks shall be similar to those species found in adjacent native habitats. An Open Space Management Plan (OSMP) would be developed in accordance with Condition No. 16 (Attachment B.2). Areas designated as open space within Key Site 3 would be described in the OSMP and managed in perpetuity to ensure long-term protection of native plant communities, as well as wildlife habitat within the open space areas. The restoration plan described above would also be incorporated as part of the OSMP for restoration areas located within the open space areas of the site. The CC&Rs

REQUIREMENT	DISCUSSION
minimum of 100 feet from the edge of designated open space areas in the rural area and along the urban/rural corridors (e.g., Orcutt Creek). This setback may be adjusted downward to retain open space vegetation and allow reasonable use of a property. Fire-fighting equipment access shall be allowed within this setback and landscaping within this area should not impede the use of such equipment. Paved roads and trails may be allowed within the setback area. ***DevStd BIO-O-1.8:*** *Where new development eliminates important onsite habitat (e.g. coastal sage scrub, grasslands, riparian habitat and wetlands), County shall require development to restore or enhance like-kind habitat either onsite or offsite. If restoration sites are limited or unavailable, County shall require payment of adequate fees into a mitigation bank program acceptable to County to permanently protect a comparable or greater amount of created or restored habitat elsewhere within the OPA.* ***Policy BIO-O-2:*** *Consistent with necessary flood control practices, natural stream channels and riparian vegetation in Orcutt shall be maintained in an undisturbed state in order to protect banks from erosion, enhance wildlife passageways, and provide natural greenbelts, unless this would prevent reasonable development of a property.* ***DevStd BIO-O-2.1****: Development shall include: a minimum setback of 50 feet from the outside edge of riparian vegetation or the top of creek bank (whichever is further) which may be adjusted upward depending*	are conditioned to delineate maintenance responsibilities (Condition No. 15, Attachment B.1). The proposed project would be setback approximately 150 feet from Orcutt Creek. Fuel breaks would be created by the provision of perimeter roads, trails, and setbacks, as well as further provisions included in the required Fire/Vegetation Management Plan (Condition No. 38, Attachment B.2). This plan would include all actions that would be taken to reduce wildfire risks to the structures onsite. In order to minimize fire hazards, the project is conditioned (Condition No. 39, Attachment B.2) to require all building materials, including fencing, to be constructed with fire resistant materials. The proposed project would not alter the natural stream channel or impact riparian vegetation in Orcutt Creek. The proposed project includes two detention basins that would capture runoff from developed areas and prevent sediments from entering Orcutt Creek. The basins would also act as energy dissipaters to control the rate and amount of runoff into the creek. As discussed in Section 4.12, *Water Resources*, of the Final SEIR, all construction activities would be 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 Plan (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

REQUIREMENT	DISCUSSION
on slopes, biological resources and erosion potential; hooding and directing lights away from the creek; drainage plans shall depict polluting drainage away from the creek or include appropriate filters; and erosion and sedimentation control plans shall be implemented during construction. ***Policy BIO-O-3:*** *Established native trees in designated open space areas shall be protected. Established native trees in developable areas shall be incorporated into the site landscaping plan to the greatest degree feasible except where it would interfere with reasonable development of a property. Native trees shall be considered established if they are six feet in height.* ***DevStd BIO-O-3.1:*** *To the maximum extent feasible, development shall be designed to avoid damage to established native trees (e.g., oaks) by incorporating setbacks, clustering, or other appropriate methods. Areas protected from grading, paving, and other disturbances shall include the area 6 feet outside of established native tree driplines, unless this distance would interfere with reasonable development of a property. Where native trees are removed, they shall be replaced in a manner consistent with County standards*. ***Policy BIO-O-4:*** *Non-native trees (e.g., eucalyptus groves and windrows) that provide known raptor nesting or key roosting sites shall be protected; non-native specimen trees shall be protected to the greatest degree feasible except where it would interfere with reasonable development of a property. Non-native trees*	monitoring, establish Best Management Practices (BMPs), implement erosion control measures, and implement spill prevention and containment measures. In addition, the proposed bridge over Orcutt Creek would require interagency review. Mitigation Measures BIO-3(a-d) require that impacts to Orcutt Creek are minimized and that there is interagency cooperation relative to development in proximity to Orcutt creek. All residential development, with the exception of the construction of the proposed clear span bridge over Orcutt Creek, would be setback at a minimum of 50 feet from the outside edge of riparian vegetation, providing additional setbacks from the creek's top of bank. Construction of the proposed multi-use trail along the northern bank of Orcutt Creek in the central plain area of the site is proposed with a minimum 60-foot setback from the edge of riparian habitat. A small portion of the multi-use trail is proposed to cross Orcutt Creek following an existing trail alignment. No additional impacts to the existing riparian vegetation or slopes near the creek would occur as a result of the trail. The multi-use trails would be developed in accordance with the Orcutt Community Plan Multi-Use Trail Plan and Trail Siting Guidelines. No lighting is proposed in association with the multi-use trail. Condition No. 19 (Attachment B.2) requires the preparation of a lighting plan that reduces light pollution in open space habitat areas and requires that: (a) exterior lighting features within 100 feet of open space include installation of hoods to prevent "spill-

REQUIREMENT	DISCUSSION
of less than 25 inches in diameter at breast height do not qualify as specimens for this Policy. ***DevStd BIO-O-4.1:*** *Where non-native specimen trees are removed for development the County should consider replacement with native trees.* ***Policy BIO-O-5:*** *New facilities in Orcutt, including roads, bikepaths/trails, sewer lines and retention basins, shall to the maximum extent feasible be sited and designed to avoid disruption of significant natural resources within designated natural undeveloped open space areas, minimize removal of significant native vegetation and trees and provide for reasonable levels of habitat restoration for significant habitats disrupted by construction.* ***DevStd BIO-O-5.1:*** *Road construction shall minimize filling within creeks, stream corridors and wetlands and avoid or minimize removal of riparian vegetation. To the maximum extent feasible, bridges (rather than culverts) shall be required over all major creeks and wildlife corridors. Such bridges shall be designed to facilitate wildlife passage by providing at least 6 feet of vertical clearance and locate support structures outside of creek banks, if feasible. Crossings of tributaries and drainages should use bridges if a bridge would avoid or substantially reduce impacts to sensitive habitat and sediment buildup. Road projects should also preserve the hydrologic connectivity between wetlands, and between wetlands and upland areas.*	over" into adjacent habitat, (b) night lighting of public areas be kept at the minimum necessary for safety purposes; (c) excessive night lighting shall not be permitted within 100 feet of open space areas; and (d) that no lighting shall be permitted along the multi-use trail along Orcutt Creek. Proposed roadway construction would not require filling within Orcutt Creek or the removal of riparian vegetation. The proposed bridge over Orcutt Creek would require interagency review. Mitigation Measures BIO-2(a through d) require that impacts to Orcutt Creek are minimized and that there is interagency cooperation relative to development in proximity to Orcutt creek. The project proposes to use material left over from the construction of the detention basins as fill for residential development on the mesa. No import or export is anticipated. In addition, Mitigation Measure BIO-1(a) (Condition No. 7, Attachment B.2) would require restoration of impacted habitat at a minimum ratio of 2:1 onsite, and mitigation measures BIO-1(b) and BIO-1(c) (Condition Nos. 8 and 9) require avoidance of oak trees and Central Dune Scrub and Central Coast Live Oak Riparian Forest habitat areas. Additionally, Mitigation Measures BIO-1(b), -1(c) and -5(b) (Condition Nos. 8, 9, and 23; Attachment B.2) require construction fencing to be installed for protection of sensitive habitat areas, and Mitigation Measure BIO-6(a) (Condition No. 26, Attachment B.2) requires sensitive resources training as part of onsite worker pre-construction training. With implementation of these measures, impacts to sensitive habitat would be

REQUIREMENT	DISCUSSION
DevStd BIO-O-5.3: *Multi-use trail construction should avoid removal of riparian vegetation to the maximum extent feasible. The Orcutt Creek multi-use trail shall be set back a minimum of 50 feet from the outside edge of riparian vegetation or the top-of-bank (whichever is further), unless this would make the multi-use trail link infeasible. Trail construction shall include riparian restoration between the edge of existing native vegetation and the bicycle path. Trail lighting should be directed away from the creek.* ***DevStd BIO-O-5.4:*** *Trails should follow existing dirt road and trail alignments and utilize existing bridges where feasible. Where this is not possible, prior to final trail alignment proposed trail routes should be surveyed and rerouted where necessary to avoid sensitive species, subject to final approval by P&D) and the Park Department. All trails shall be sited and designed to avoid or minimize impacts to sensitive resources, areas of steep slopes and/or highly erosive/sandy soils, where feasible. Developers shall find sign installation along certain trails (as identified in the Multi Use Trail Guidelines) providing educational and interpretive information and advising dog owners to keep their dogs out of sensitive habitats.* ***DevStd BIO-O-5.6:*** *Excavated fill for retention basin construction shall not be placed within important natural resource areas. Areas adjacent to or within habitats which are disturbed during construction shall be re-vegetated with appropriate native species. All sensitive habitat areas adjacent*	minimized and would be less than significant.

REQUIREMENT	DISCUSSION
to proposed retention basins shall be fenced before grading begins to prevent disturbance and stockpiling in these areas.	
Hazardous Materials	
Orcutt Community Plan – ***Risk of Upset / Hazardous Materials*** ***Policy RISK-O-1:*** *The County shall minimize the risk to public safety associated with oil and gas activity.* ***DevStd RISK-O-1.1:*** *Parcels listed in Table 41 (of the OCP) shall be inspected by County Petroleum Office personnel to determine the existence of hazardous substances on the property or immediately abutting properties prior to County acceptance of an application for development.* ***DevStd RISK-O-1.2:*** *In the event that past oil activity or potential hazardous substances are uncovered during grading or construction-related activity, such activity should be suspended immediately until a Phase II Environmental Site Assessment and appropriate remedial action has been completed.* ***DevStd RISK-O-1.3:*** *Development should be sited and designed to include remedial and/or avoidance measures which may include actions such as setbacks and/or excavation as determined appropriate by a Phase II study. Any remediation plan shall include requirements that soil undergoing remediation must be tarped and not placed within the viewshed of the public or adjacent residents, where feasible.*	**Consistent:** The proposed project is consistent with all applicable policies and development standards related to hazardous materials. No hazardous materials sites were identified within a one-mile radius of the site. Additionally, a review was conducted of the Santa Barbara County Fire Department Hazardous Materials Unit Business Plan list for the Orcutt area. The Hazardous Materials Business Plan list specifies the address of all businesses in the Orcutt area that store hazardous materials onsite. No sites that store hazardous materials were identified within a one-mile radius of the site. A site inspection of the Key Site 3 property was conducted by environmental site assessment staff with Rincon Consultants on November 30, 2006. The inspection consisted of a site reconnaissance throughout the accessible portions of the Key Site 3 property and included a visual examination of the adjacent properties within a 0.25-mile radius to determine if any surface indications of the use or release of hazardous or toxic substances were present. The purpose of the reconnaissance was to observe existing site conditions and to identify indicators of hazardous materials that could affect the project site. The records analysis conducted as part of the environmental site assessment in 2006 noted the presence of one abandoned dry oil well (*Meridian Oil Co. #1*) on the site. This well is noted in Table 41 of the OCP. The potential for soil contamination

REQUIREMENT	DISCUSSION
DevStd RISK-O-1.4: *New habitable development shall be setback a minimum 25 feet from known oil and gas-related pipeline rights-of-way unless a project specific risk assessment indicates closer development is appropriate.* ***Policy RISK-O-3:*** *The County shall minimize the risk to public safety associated with hazardous materials.* ***DevStd RISK-O-3.2:*** *The County should require development involving the transportation of hazardous materials to prepare a Comparative Route Assessment, determining the route with the least risk and designate that route as the preferred transportation corridor*.	resulting from the abandoned oil well is low, given that this well was a dry hole, rather than a producing well. In addition, the site reconnaissance conducted by Rincon Consultants and staff revealed no visible evidence of soil discoloration or other significant environmental concerns. A follow-up site visit was completed in 2019 with Petroleum Office personnel and findings were consistent with the 2006 assessment. No structural development is proposed within approximately 2,500 feet of the mapped location of the abandoned well, as depicted in the OCP Oil Activity Map (OCP EIR Figure 5.12-1). The public multi-use trail would be located approximately 400 feet from the abandoned dry hole. No structures or substantial grading are associated with the trail at this location. Because of the approximately 2,500-foot separation between the well and the nearest building envelope for a residential lot, no significant risk of upset hazards are anticipated.
Fiscal Policies	
<u>Orcutt Community Plan – Fiscal Policies and Development Standards</u> ***Policy-FSCL-O-1:*** *The County shall ensure that adequate funding is available for the construction of public infrastructure and facilities as identified in the Orcutt Community Plan and the Public Infrastructure Financing Program.* ***Policy-FSCL-O.2:*** *The County shall strive to ensure that funding is available for the operation and maintenance of public facilities in the community of Orcutt.*	**Consistent:** The proposed project is consistent with all relevant fiscal policies and development standards related to facility and infrastructure funding. The project is annexed into the Orcutt Community Facilities District No. 2002-1. In addition, project Condition Nos. 77 through 81 (Attachment B.2) requires the payment of all applicable development impact mitigation fees, including Orcutt area fees. Payment of the Orcutt area fees would ensure that funding is available for the operation and maintenance of public facilities in the community of Orcutt.

REQUIREMENT	DISCUSSION
Devstd-FSCL-O-2.2: *All development should be required to pay its fair share of the cost of operation and maintenance of public facilities.* ***Devstd-FSCL-O-2.3:*** *Any development approved after community plan adoption and prior to completion of the Public Infrastructure Financing Program shall be required to participate in maintenance funding mechanisms adopted as part of that program, and must agree to pay those on-going fees before issuance of Building Permits.*	

REQUIREMENT	DISCUSSION
Orcutt Community Plan – Key Site 3 Policies & Development Standards	
Policy KS3-1. *Key Site 3 (APN 129-151-26) is designated Res Ranch and zoned RR 10. Any proposed development on Key Site 3 shall comply with the following development standards.* ***Policy KS3-2:*** *The County shall consider re-designating/rezoning Key Site 3 to PD/PRD 125 units only if:* *A. The areas identified as "Open Space" on Figure KS3-1 have been dedicated to the County or other County-approved group or agency, and* *B. The property owner has demonstrated compliance with Action SCH-O-1.3.*	**Consistent:** The proposed project (including the rezone) is consistent with the requirements outlined in the OCP, which allow the County to consider the proposed rezone request. In conformance with these requirements, the applicant is proposing to dedicate the open space area shown on Figure KS3-1 to the County as permanent open space. In addition, the applicant has demonstrated compliance with Action SCH-O-1.3 by entering into and recording an agreement with the Orcutt Unified School District that will mitigate any impacts of the project on the area schools. The agreement (Attachment G) states that additional school impact mitigation fee payments would be made to the District, or as an alternative, there is an option for the owner(s) to create a new Mello-Roos Community Facilities District (CFD). For consistency, the applicant is requesting a General Plan Amendment to modify this development standard to re-designate and rezone the site to PD/PRD-119, as follows: ***Policy KS3-1:*** *Key Site 3 (APN 129-151-26) is designated ~~Res Ranch and~~ PD, Residential 20.0, and Open Space and zoned ~~RR 10 and~~ PRD-119, MR-O. Any proposed development on Key Site 3 shall comply with the following development standards.*

REQUIREMENT	DISCUSSION
DevStd KS3-1: *Development of the site shall be limited to the northern mesa as designated on Figure KS3-1 (north of the "neck" created by the NE corner of the lots on Chancellor Street).*	**Consistent**: The proposed project is consistent with this development standard and would be developed within the northern mesa as designated on Figure KS3-1 with the exception of the detention basins and public multi-use trails. Figure KS3-1 accounts for development of trails outside of the northern mesa. Additionally, the larger detention basin would also be located in the open space area, and the smaller detention basin would be located outside of riparian and significant habitat, as is accounted for in the OCP.
DevStd KS3-2: *In order to provide compatibility with existing adjacent development, density shall transition from "lower" at the southern and western perimeters of the mesa to "higher" for the internal development. The area extending from the top of the bluff to the southern site boundary, and a 75 foot strip along the entire eastern site boundary shall remain in natural, undeveloped open space. No development except bikepaths, hiking trails, rural landscaping, the proposed rest area and other passive recreational areas (e.g., seating areas) shall be permitted within this area.*	**Consistent:** The proposed project complies with this development standard by providing single-story buildings, private open space, and lower densities around the southern and western mesa perimeter of the project, and higher densities within the project interior and on the northern and eastern mesa perimeter. No development is proposed within the 200-foot strip along U.S. Hwy 101 or within other designated open space areas, except for the larger onsite detention basin and multi-use trail as anticipated in the OCP; additional discussion of these uses is included in the consistency analysis for DevStd KS3-1 and KS3-3.
DevStd KS3-3. *If it is determined that a weir or retention basin is needed onsite to control runoff, such a facility shall be sited within the proposed open space area (shown on Figure KS3-1) in coordination with SBCFCD and P&D, and designed to minimize impacts to riparian and/or oak woodlands.*	**Consistent:** The proposed project is consistent with this development standard. The project includes a detention basin within the open space area to control runoff, as anticipated by this OCP development standard. The 15-foot basin depth allows for a reduced footprint, and therefore reduced habitat loss. The project also includes a smaller basin near the secondary access road's connection to Chancellor Street. The proposed basins would not be located in

REQUIREMENT	DISCUSSION
	riparian or oak woodland habitat.
DevStd KS3-4. *Drought tolerant landscape screening such as oaks and other trees and shrubs shall be planted on the southwest facing slope leading down to Chancellor Street and on the southern slope between development and the proposed open space area.*	**Consistent:** The proposed project is consistent with this development standard. The proposed landscaping plan includes several oaks and other trees to be located on the southern slope and between the development and the open space area.
DevStd KS3-5. *The bikepath, hiking trails, rest area, and secondary access roads shall be located to minimize loss of significant vegetation.*	**Consistent:** The proposed multi-use trails, rest area, and secondary access roads are located to minimize loss of significant vegetation. The proposed multi-use trail alignment would generally follow the existing unofficial trails that are located throughout the project site. Thus, any grading associated with the trail installation is anticipated to be minimized and no significant vegetation removal is proposed in association with the multi-use trail. Figure KS 3-1 in the OCP identifies a Class I Bikeway across a portion of Key Site 3 and out to Chancellor Street. The portion of Chancellor Street where this trail would connect with is not currently developed and there are no existing plans to develop this portion of the road in the future. Planning and Development consulted with Community Services Parks Division staff and Public Works Transportation staff; staff determined that it would be more appropriate for the circulation of the site to provide alternative access from Chancellor Street at the project's secondary access point, and to convert hiking trails to multi-use trails, to allow for bicycle use. The multi-use trail would be developed through the open space area adjacent to Orcutt Creek and out to the secondary access road to Chancellor Street. Trail users would then have the option to

REQUIREMENT	DISCUSSION
	then travel west on Chancellor Street to Stillwell Road for access to existing public trails and existing Class I bikeways. When the southeastern terminus of Chancellor Street is developed in the future, the multi-use trail on Key Site 3 would be extended northwest to the area noted as "Future Chancellor St. Public Trail Connection" in Figure 2-4 of the SEIR Revision Letter (Attachment L). The proposed General Plan Amendment includes a request to make these adjustments to the trail alignment. The applicant is also proposing to use an existing portion of Chancellor Street for secondary access, thus limiting the length of new road required to provide secondary access. As is discussed above and in the proposed Final SEIR, the applicant has proposed a clear span bridge over Orcutt Creek to Chancellor Street with foundation work outside of the floodway in order to minimize disturbance to the creek and existing vegetation. The proposed General Plan Amendment includes a request to modify this development standard as follows in order to account for the classification of trails onsite as multi-use: *The multi-use trail, bikepath, ~~hiking trails~~, rest area, and secondary access roads shall be located to minimize loss of significant vegetation.* With the approval of Case No. 13GPA-00000-00005, the proposed project is consistent with this development standard.

REQUIREMENT	DISCUSSION
DevStd KS3-6. *No development other than a secondary access road from Oakbrook Lane shall occur within 100 feet of the dripline of the vegetation in the southwest comer of the northern mesa, or within a 25-foot buffer from the top of bluff of the canyon in the northeast corner of the site.*	**Consistent:** The proposed General Plan Amendment includes a request to modify this development standard to describe secondary access from Chancellor Street (rather than Oakbrook Lane) and to clarify that the "canyon" is located in the northwest corner of the mesa (rather than the southwest corner), as follows: ***DevStd KS3-6:*** *No development, other than a secondary access road ~~from Oakbrook Lane~~ to Chancellor Street, shall occur within 100 feet of the dripline of the vegetation in the southwest corner of the northern mesa, or within a 25 foot-buffer from the top of bluff of the canyon in the north~~east~~west corner of the site.* No development other than construction of the access road and smaller basin would occur within 100 feet of the dripline of vegetation in the southwest corner of the site or within 25 feet of the top of bluff adjacent to the canyon in the northwest corner of the site. Should the requested amendment be adopted, the proposed project would not conflict with this Key Site 3-specific OCP development standard and would be consistent with this development standard.
DevStd KS3-7. *Primary access to the site shall be from the frontage road along US Hwy 101. The existing easement over Site 2 shall be renegotiated to accommodate development of Site 2 and to align with the "preferred access point" intersection. The developer shall coordinate with P&D, Public Works Transportation Division and the Fire Department to ensure appropriate*	**Consistent:** The applicant does not have an access easement across Oakbrook Lane. As a result, secondary access to the project site is proposed from Chancellor Street where the applicant does have an access easement. Should the requested amendment be adopted, this development would not conflict with this Key Site 3-specific OCP development standard and would be

REQUIREMENT	DISCUSSION
secondary access from Oakbrook Lane.	consistent with this development standard. The proposed General Plan Amendment includes a request to modify this development standard to describe secondary emergency access from Chancellor Street (rather than Oakbrook Lane), as follows: ***DevStd KS3-7:*** *Primary access to the site shall be from the frontage road along US Hwy 101. The existing easement over Site 2 shall be renegotiated to accommodate development of Site 2 and to align with the "preferred access point" intersection. The developer shall coordinate with P&D, Public Works Transportation Division, and the Fire Department to ensure appropriate secondary access from ~~Oakbrook Lane.~~ Chancellor Street using developer's existing Chancellor Street easement.* With respect to primary access, the proposed primary access road is from the frontage road (Clark Avenue) along U.S. Hwy 101. Additionally, the realignment of the access road through Key Site 2 with the preferred access point along Clark Avenue depicted in OCP Figure KS2-1 has been completed (Instrument No. 2017-0026154).
DevStd KS3-8. *The developer shall construct access road improvements along the eastern boundary of Sunny Hills Mobile Home Park in coordination with development on Site 2. Improvements shall include standard County Roadway frontage improvements, landscape screening from US Hwy 101, and a separated, public off-road trail. Through the Infrastructure Financing Program, the County shall establish a reimbursement*	**Consistent:** The project would be consistent with this development standard because it provides primary access along the eastern boundary of Sunny Hills Mobile Home Park and through Key Site 2 in an existing easement with Key Site 2 property owners. Consistent with this standard, at the project entrance, the access road shifts further way from U.S. Highway 101. A separated public off-road trail continues south along the

REQUIREMENT	DISCUSSION
mechanism to allow road improvement costs to be shared on a pro-rata basis with the developer of Site 2, In addition, once the access road to Site 3 enters the developable area, it should be located away from US 101.	highway to the designated public open space in the southern two-thirds of the subject parcel.
DevStd KS3-9. *Development setbacks shall be applied to identified archeological resources (see EIR, Vol. III). The areas within the identified setbacks shall be incorporated into the project design and designated on construction drawings as "Undevelopable Open Space." These areas shall be seeded with shallow-rooted vegetation.*	**Consistent:** The proposed project does not include structural development within identified archaeological resource sites, and is consistent with this development standard. The proposed project would involve grading and site disturbances within 25 feet of the boundary of two of the four known archaeological sites (CA-SBa-3812H and CA-SBa-3813H) located on Key Site 3. The mitigation measures included in the proposed Final SEIR reduce potentially significant impacts to cultural resources to a less than significant level, and have been applied to the project as conditions of approval (Condition Nos 32 through 37, Attachment B.2). These conditions state that development within 25 feet of the boundaries of archaeological sites (CA-SBa-3812H and CA-SBa-3813H) shall be avoided to the maximum extent feasible. The applicant shall temporarily fence the archaeological site and a 25-foot buffer area with chain link fencing. If avoidance cannot be achieved, the applicant shall have a P&D approved archaeologist conduct the work recommended in the 2006 Heritage Discoveries report as described in the proposed Final SEIR (Attachment J). All work would be consistent with the County Cultural Resource Guidelines and would be funded by the applicant.
DevStd KS3-10. *The developer shall dedicate an easement for, and construct, a flood*	**Consistent:** The proposed project includes a dedicated multi-purpose trail that encircles

REQUIREMENT	DISCUSSION
control/emergency access route along Orcutt Creek which can also be used as a Class I bikepath as well as hiking trails through Key Site 3, with appropriate links to new onsite development.	and follows the creek for most of its length through the site. Flood Control District staff has stated that there is no proposed development in the southern portion of the site and the multi-purpose trail is sufficient in width to provide access for small maintenance vehicles. Additionally, the open space area established in OCP Figure KS3-1 and 'Road A' (access to the trailhead parking area) would be dedicated to the County. The proposed General Plan Amendment includes a request to modify this development standard to reflect the installation of public multi-use trails: ***DevStd KS3-10:*** *The developer shall dedicate an easement for, and construct, a flood control/emergency access route along Orcutt Creek which can also be used as a<u>n off road</u> Class I bikepath as well as ~~hiking~~ <u>public multi-use</u> trails through Key Site 3, with appropriate links to new onsite development.*
DevStd KS3-11. *Homes located on the northern, western and southern mesa boundaries adjacent to existing residential development shall be limited to one story in height to reduce visual impacts on these existing residences. In addition, on the northern site boundary, the developer shall install a 25-foot wide rural landscape buffer.*	**Consistent:** The proposed project would be consistent with this development standard. The proposed project limits home height along the northerly, westerly and southerly boundaries of the development to single-story, and a 25-foot landscaped buffer is proposed along the northerly property line.
DevStd KS3-14. *Future residential development shall, at minimum, include the design components listed below:* *1. Roofing and Feature Color and Material. Development shall include darker, earth tone colors on structure roofing and other on-site*	**Consistent:** The proposed project is consistent with all aesthetic OCP development standards for Key Site 3 (DevStd KS3-14 through -17, and -20). The project is conditioned (Condition No. 3, Attachment B.1) to require the applicant to develop and implement architectural and landscape

REQUIREMENT	DISCUSSION
features to lessen potential visual contrast between the structures and the natural visual backdrop of the area, as applicable. Roof materials shall match the prevailing materials used in the surrounding vicinity in order to preserve, to the extent feasible, current visual characteristics. Natural-appearing building materials and colors compatible with surrounding terrain (earth tones and non-reflective paints) shall be used on exterior surfaces of all structures, including fences. *2. Compatibility with Adjacent Uses. The design and character of the project architecture shall be compatible with the existing development adjacent to the site, to the extent feasible.* *3. Masonry Walls and Sound Walls. All masonry walls, including sound walls, shall provide color in tones compatible with surrounding terrain, using textured materials or construction methods that generate a textured effect. Clinging vines and/or native vegetation planting shall be provided directly adjacent to any walls to soften the visual effect. Vegetation that is planted along walls adjoining habitable structures shall be consistent with the requirements of an approved fire/vegetation management plan.* ***DevStd KS3-15:*** *All front, side, and rear elevations for all structures visible from public viewpoints shall incorporate design features that avoid long, unarticulated facades.* ***DevStd KS3-16:*** *Project entrance monuments that may be provided shall be visually*	guidelines. These guidelines would require drought tolerant landscaping and natural building materials and colors that are compatible with the surrounding terrain. Consistent with DevStd KS3-15, the architectural design for the proposed residences do not include long, articulated facades. Review of final landscaping, lighting, and architectural design plans by the North Board of Architectural Review (NBAR) would also ensure compliance with this development standard. Interpretive trail signage and signage for wildlife avoidance are required to be installed. No monument signs are proposed as a part of the project. Any future signage that requires a permit would be reviewed and approved by the North Board of Architectural Review prior to construction to ensure that they are visually compatible with surrounding development, consistent with the natural character of the area, and not excessively lighted.

REQUIREMENT	DISCUSSION
compatible with surrounding development, shall be consistent with the natural character of the area, and shall only be illuminated with hooded and downward-directed lighting of the lowest intensity that provide adequate lighting. Excessive lighting intensity shall not be permitted. ***DevStd KS3-17:*** *Signs shall be constructed of high-quality materials and are encouraged to have borders, trim, and be recessed into their frames. Lettering style and colors shall be consistent with the rural character of Orcutt.* ***DevStd KS3-20.*** *Finish materials, including glazing shall be of a low reflectivity to minimize glare. Development shall include low reflectivity glass, subdued colors for building materials in high visibility areas, and the use of plant material along the perimeter of the structures to soften views.*	
DevStd KS3-19: *New lighting shall be oriented away from sensitive uses, and shall be hooded, shielded, and located to direct light pools downward and prevent glare. The following standards shall also be implemented:* • *All exterior lighting shall be designed as part of the overall architectural concept,* • *Fixtures, standards and all exposed accessories shall be harmonious with the building design, the lighting design and hardware of the public spaces, and the overall visual environment of the County,* • *Lighting shall be used for safety and security to illuminate building entrances,*	**Consistent:** The proposed project is consistent with Key Site 3 development standards related to lighting. The project is conditioned (Condition No. 19) to require the applicant to develop a lighting plan for the entire development (including streetlights) that reduces light pollution in open space habitat areas. All exterior lighting features within 100 feet of open space shall include installation of hoods to prevent "spill over" into adjacent habitat areas. Night lighting of public areas shall be kept at the minimum necessary for safety purposes, and streetlights would be limited to a maximum height of 15 feet, consistent with DevStd KS3-12. The use of high-intensity flood lights on residential lots is prohibited and all residential

REQUIREMENT	DISCUSSION
parking, and loading areas, and pedestrian walkways, • *Light fixtures with exposed light bulbs shall generally be avoided,* • *All light fixtures with exposed light bulbs shall be of a type fitted with lenses to confine the cone of light to the extent feasible,* • *Lighting sources shall not cast stray light beyond the property line on which they are installed.* ***DevStd KS3-21:*** *Streetlights located with the development shall be pedestrian in scale and range in height from 12 to 15 feet, and shall be architecturally compatible with surrounding development. Streetlights, where they are included, shall be primarily for pedestrian safety (at roadway intersections only), and shall not provide widespread illumination. High mast street lighting shall be shielded and decorative to be compatible with the rural character of Orcutt.*	lighting shall be shielded and directed downward. Review of final landscaping, lighting, and architectural design plans by the North Board of Architectural Review (NBAR) would also ensure compliance with these development standards.

6.3 Zoning: Land Use and Development Code Compliance

6.3.1 Compliance with Land Use and Development Code Requirements

The project site is currently zoned RR-10 and MR-O under the Land Use & Development Code. The applicant is requesting to change the zoning from RR-10 to Planned Residential Development (PRD). The purpose and intent of the PRD zone district is to ensure comprehensively planned development of large acreage within designated urban areas intended primarily for residential use. More specifically, the PRD zone district is intended to accomplish the following:

- Promote flexibility and innovative design to provide desirable aesthetic and efficient use of space and preserve natural, scenic, and cultural resources;

- Encouraging clustering of development;
- Allow for a diversity of housing types; and
- Provide for recreational opportunities for both project residents and the public.

As indicated in Section 5.3 of this report (Statistics), the proposed project complies with the LUDC requirements for the PRD zone district for structure height, parking, and open space. In addition, the project complies with the following applicable additional zone standards included in LUDC Section 35.23.100 [PRD Zone Standards]:

> ***LUDC Subsection 35.23.100.C – Setback Requirements.*** *Setbacks shall be proposed and approved on the Preliminary and Final Development Plans to protect and preserve property values of the site and adjacent properties, ensure compatibility of different uses, avoid nuisances, and advance the general welfare within the PRD zone. In addition, siting of structures shall be based on the following factors: privacy, light and air, solar exposure, building configuration, and aesthetics.*
>
> The proposed setbacks identified in Section 5.3 of this report were identified to provide maximum privacy, light, air, and solar exposure. The proposed setbacks would allow homes to be clustered within the northern portion of the project site, consistent with the OCP. Homes would be located at an appropriate distance from streets and adjacent lots so as to protect and preserve property values, ensure compatibility of different uses, avoid nuisances and advance the general welfare of residents within the PRD zone.
>
> ***LUDC Subsection 35.23.100.D – Streets.*** *Streets may be public or private; provided that all private streets shall be constructed to County standards, and adequate provisions shall be made in the codes, covenants and restrictions to ensure the adequate maintenance of private streets. The standards for any onsite improvements (streets, walks, drainage, and utilities) may be modified for a planned residential development by the County upon recommendation from the Public Works Department, Road Division. Street design shall relate to the function of the street and, particularly in hillside areas, where no on-street parking is necessary or permitted, street widths may be reduced. Innovation in street and walkway design, the use of cul-de-sacs and loop streets, and reduction of grading for streets is encouraged. Vehicular access to individual lots or units shall generally be only from project streets.*
>
> The project includes the installation of four private roads (names), which would be maintained by the Home Owner's Association through CC&Rs (Condition No. 15, Attachment B.1); the project also includes one public road (Outrider Road), which would be maintained by Public Works and would provide access to the proposed trailhead parking and public open space. The proposed roadway design has been reviewed and

approved by the County Public Works Roads Division. In addition, the road has been designed to comply with County Fire Department requirements for ingress and egress. The roads would be accessed from Chancellor Street (private road) via Stillwell Road (public road) and Clark Avenue (public road). The proposed private roads include cul-de-sacs and are designed to relate to the function of the streets. On-street parking is provided on three of the proposed roads. Vehicular access to the individual lots is provided from the proposed roads.

LUDC Subsection 35.23.100.E.2 – Maintenance of Public Open Space. *The County may require the applicant or Homeowners' Association to maintain all public open spaces and related facilities for a specified period after occupancy of the planned residential development or may require payment of an in-lieu fee if the County maintains the public open space and related facilities. If the applicant or Homeowners' Association is to maintain public open spaces, prior to the approval of any permits for construction, a bond or other approved financial security shall be posted guaranteeing maintenance.*

Consistent with the Applicant's proposal to dedicate public open space and trail areas to the County, the Community Services Department Parks Division condition letter dated August 28, 2020, sets out details to effectuate this proposal. The applicant's dedication of the open space and trail areas to the County is required to identify maintenance responsibility and establish a funding source for on-going maintenance of the landscaping, trail improvements and fuel modification/management zones for initial construction and/or the establishment maintenance period. Condition No. 15 (Attachment B.2) requires the trail and open space areas to be maintained by the applicant for two years with a performance security guaranteeing maintenance over the two-year period, and a bond or other approved financial security shall be posted to guarantee maintenance over this period. The Orcutt Community Facilities District (CFD) would conduct long-term funding of operation and maintenance costs of the open space. The proposed areas of open space to be dedicated to the County have been reviewed by the Community Services Department Parks Division and are consistent with the requirements outlined in the OCP.

LUDC Subsection 35.23.100.E.3 – Maintenance of Common Open Space. *Common open space shall be deeded to the Homeowners' Association and held in undivided ownership by the owners of the planned residential development. Preservation and maintenance of all common open space and communal recreational facilities shall be guaranteed by a restrictive covenant describing the open space and its maintenance and improvements and running with the land as described in the approved Final Development Plan.*

Common open space will be deeded to the Homeowners' Association and held in undivided ownership by the owners of the planned residential development. Conditions, covenants, and restrictions (CC&Rs) are conditioned to require preservation and maintenance of all common open space and communal recreational facilities (Condition No. 15, Attachment B.1).

LUDC Subsection 35.23.100.F – Homeowners' Association. *At the time of submittal of a Preliminary or Final Development Plan, the applicant shall file a description of the proposed organization of the Homeowners' Association including conditions, covenants, and restrictions that will govern the Association. The description shall include the following provisions:*

1. The Association shall be established before the homes are sold;
2. Membership in the Association shall be mandatory for each home buyer and any successive buyer;
3. The Association shall be responsible for liability insurance, property taxes, and maintenance of common open space and recreational and other common facilities;
4. Homeowners shall pay their pro rata share of all costs of the Association and the assessment levied by the Association can become a lien on the property; and
5. The Association shall be able to adjust the assessment to meet changed needs.

Consistent with this requirement, the applicant has provided a description of the proposed organization of the Homeowners' Association including preliminary CC&Rs to govern the Association. The proposed project is conditioned to require the approval of finalized CC&Rs that comply with all conditions of approval and mitigation measures prior to map recordation (Condition No. 15, Attachment B.1).

6.3.2 Chapter 21, Subdivision Regulations

Chapter 21 of the County Code (County Subdivision Regulations) establishes minimum standards for lot area, lot width, and lot depth. In addition, §21-8(c)(7) prohibits lots where the ratio of lot depth to lot width is in excess of 3:1. Such standards are intended to ensure that subdivisions within zone districts with smaller minimum lot sizes (e.g. 7-R-1, 10-R-1, etc.) are of sufficiently regular configuration to facilitate development without the need to modify or allow for variances to zone district design standards such as setbacks, lot width minimums, parking, building separation, etc.

The proposed project would be consistent with the rules and regulations of the County's subdivision regulations as described in the findings (Attachment A). The proposed lots would

conform to the following applicable configuration requirements as outlined in Chapter 21, Section 21-2, and would comply with the minimum requirements of the Subdivision Map Act:

Lot area.

(a) No residential lot shall be created which contains less than seven thousand square feet of area exclusive of street right-of-way, except as provided in this article.

(b) In any area zoned to require a development plan, no change in the size, shape, or area of the original parcel shall be approved by lot split, subdivision or otherwise, except in substantial conformity with an approved development plan and with the size, shape, and area of the parcels shown on the development plan. As an alternative to filing a development plan, approval may be given when all parcels conform substantially to the size, shape, and area requirements of the most restrictive abutting zone district unless otherwise provided in the applicable zoning regulations.

(c) In determining the minimum lot area of lots less than 10,000 square feet in size, public utilities transmitting line easements may be required to be excluded from the minimum lot area, required by the zoning ordinance, or this article but may be included in the lot design.

Lot width. *No residential lot shall be created which has an average width of less than 65 feet except as otherwise provided by open space requirements of the zoning ordinance. All corner lots shall have an average width of at least 75 feet.*

Lot depth. *No lot shall be created the rear line of which is less than 100 feet from the front line of the lot, except that one sideline may be less than one hundred feet in length if it terminates at a corner curve or cul-de-sac turn-around curve. In the case of through lots or corner lots, at least one lot line must be parallel to and not less than one hundred feet distant from the street on which the lot fronts. The rear line of a lot shall be considered as any lot line other than a front line which does not intersect the right-of-way line of the street on which the lot fronts.*

Lot Lines. *The side lines of all lots shall be approximately at right angles to the street on which the lot faces, or approximately radial if the street is curved. Lot lines which cross any city boundary shall not be approved.*

Consistent: Proposed residential lots range in size from approximately 3,100 to 6,500 gross square feet. Some proposed residential lots are less than 65 feet in width, and some proposed residential lot have a rear line less than 100 feet from the front line of the lot. The PRD zone district does not have minimum lot size requirements, and Section 21-25 of Chapter 21 states that "[t]he regulations of [S]ection 21-24, Lots, may be

modified by the advisory agency in the case of a subdivision being developed pursuant to a development plan or open space provisions in accord with zoning regulations. The advisory agency shall prescribe conditions deemed necessary to the public interest." As discussed in Section 6.3.1 of this report, the PRD zone district was established to promote flexibility and innovative design of residential development, allow for diversity of housing types, and encourage clustering of structures to preserve a maximum amount of open space. Therefore residential lots of less than 7,000 square feet in area, less than 65 feet in width, and less than 100 feet from rear-to-front line may be created, consistent with the proposed development plan (Case No. 13DVP-00000-00010). The side property lines of proposed residential lots are approximately at right angles to the streets and/or driveways they face.

6.4 Inclusionary Housing Ordinance

Section 46A-3 (Applicability) of the Inclusionary Housing Ordinance (IHO) (Ordinance No. 4855) states that the IHO applies to (1) development of five or more net new primary housing units, and/or (2) subdivisions that would permit the eventual development of five or more net new primary housing units. Approval of the proposed project would permit the eventual development of 119 new primary housing units, for a net increase of 118 new units over what would occur under existing conditions. The estimated in-lieu fee for this project is $275,485.00 based upon the In-lieu fees applicable when the Completeness Determination Letter was issued on March 7, 2014.

6.5 Subdivision/Development Review Committee

The proposed project was reviewed by the Subdivision/Development Review Committee (SDRC) on July 25, 2013, and updated project information was periodically provided to the SDRC members. Air Pollution Control District, Environmental Health Services, Fire Department, Flood Control Division, Parks Division, Project Clean Water, Transportation Division, Laguna County Sanitation District, HCD, and the County Surveyor have issued condition letters, which are included in Attachment B of this staff report.

6.6 Design Review

The North Board of Architectural Review (NBAR) conceptually reviewed the proposed project most recently on February 28, 2014. The NBAR minutes from this meeting (Attachment F) state that the project can return to the NBAR for preliminary review. The project is conditioned (Condition No. 55, Attachment B.2) to require the project to return to the NBAR for preliminary review and final approval prior to Zoning Clearance Issuance.

6.7 Development Impact Mitigation Fees

A series of ordinances and resolutions adopted by the County Board of Supervisors require the payment various development impact mitigation fees. This project is subject to the fees as shown in the following table. The amounts shown are estimates only. The actual amounts will be calculated in accordance with the fee resolutions in effect when the fees are paid.

The developer of a project that is required to pay development impact mitigation fees may appeal to the Board of Supervisors for a reduction, adjustment or waiver of any of those fees based on the absence of a reasonable relationship between the impacts of the proposed project and the fee category for which fees have been assessed. The appeal must be in writing and must state the factual basis on which the particular fee or fees should be reduced, adjusted or waived. The appeal must be submitted to the director(s) of the relevant departments within 15 calendar days following the determination of the fee amount(s). For a discretionary project, the date of determination of fee amounts is the date on which the decision-maker adopts the conditions of approval and approves the project.

Estimated Orcutt Development Plan Impact Mitigation Fees			
Fee Program	**Base Fee (per unit or 1,000 sf)**	**Estimated Fee**	**Fee due at**
Recreation - Quimby	$4,556.00/unit x 119 units and 1 additional lot	$546,720.00	Zoning Clearance
Transportation Roadway Bikeways Landscape Medians	 $3,727.00/unit x 119 units $360.00/unit x 119 units $415.00/unit x 119 units	 $443,513.00 $42,840.00 $49,385.00	Final Inspection Final Inspection Final Inspection Final Inspection
Fire	$590.00/1,000 sq. ft. Conceptual units range in size from approximately 1,000 to 1,600 sq. ft.; for the purposes of estimating fees, 1 unit = 1,600 sq. ft. max.	$944.00/unit Approx. Max. Total: $112,336.00	Final Inspection
Library	$812.00/unit	$96,628.00	Final Inspection
Public Administration	$453.00/unit	$53,907.00	Final Inspection
Sheriff	$328.00/unit	$39,032.00	Final Inspection

6.8 Government Code §65402 Consistency

For any County with an adopted General Plan, the acquiring and disposal of property, the abandonment of streets, and the construction of building and structures requires a Planning and Development report on the conformity of the action with applicable sections of the adopted General Plan pursuant to a Government Code §65402 Determination. The proposed project as conditioned requires the applicant to dedicate approximately 91 acres (66%) of Key Site 3 (APN 129-151-026) to the County for public use prior to map recordation.

The request has been evaluated for consistency with the Comprehensive Plan, including the Orcutt Community Plan. Section 6.2 of this staff report includes discussion of project consistency with the Comprehensive Plan, including policies related to open space land on Key Site 3 (DevStd KS3-10). Sections 6.2 and 6.3 of the staff report include consistency analysis regarding the project's consistency with the Comprehensive Plan and LUDC.

7.0 APPEALS PROCEDURE

The recommendation of the Planning Commission will be forwarded to the Board of Supervisors. Pursuant to Government Code Section 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 zoning map amendment. Whether or not a written request is filed, a public hearing before the Board of Supervisors will be conducted.

Comprehensive Plan amendments recommended for approval or denial are automatically forwarded to the Board of Supervisors for final action, therefore no appeal is required.

ATTACHMENTS

A. Findings
B. Conditions of Approval
    B.1 Conditions of Approval for 13TRM-00000-00001
    B.2 Conditions of Approval for 13DVP-00000-00010
    B.3 Conditions of Approval for 17RDN-00000-00005
C. Proposed Vesting Tentative Tract Map
D. Proposed Development Plans
E. Conceptual Project Plans
F. NBAR Comments, dated February 28, 2014
G. OUSD Recorded Agreement
H. Rezone Resolution and Ordinance
I. General Plan Amendment Resolution
J. Key Site 3 Final SEIR (14EIR-00000-00007) (Link)
K. SEIR Summary Table

L. SEIR Revision Letter
M. Orcutt Community Plan EIR (Link)
N. Orcutt Community Plan (Link)

ATTACHMENT A: FINDINGS

1.0 CEQA FINDINGS

Findings pursuant to Public Resources Code Section 21081 and the California Environmental Quality Act (CEQA) Guidelines Sections 15090 and 15091:

1.1 PROPOSED PROJECT AND ALTERNATIVE 7

The project evaluated in the Final Subsequent EIR (SEIR) (14-EIR-07) involves a Vesting Tentative Tract Map, Comprehensive Plan Amendment, Rezone, and Development Plan entitlements to subdivide the existing parcel into 138 lots and develop 125 single-family residential units on the northern portion of the site. The property is identified as Assessor's Parcel Number (APN) 129-151-026. It is within the Orcutt Community Plan (OCP) area and is referred to as Key Site 3. These project elements are further described in the Final SEIR (14-EIR-07), specifically Section 2.5, *Project Characteristics*.

Based on feedback from the County of Santa Barbara Flood Control District and County Planning and Development staff, the project applicant proposed revisions to the original project consistent with Alternative 7 of the Final SEIR (refer to Section 1.10.7, *Alternative 7: Shifted Density Project Alternative*, herein), including reducing the development footprint and increasing project setbacks from Highway 101 and the gully in the northwestern corner of the property. The proposed project is referred to as a modified Alternative 7 herein because it proposes a reduction in the number of single-family dwellings from 125 to 119 that was not posed by Alternative 7 in the SEIR. A Revision Letter (Attachment L, incorporated herein by reference) was prepared to update the Final Subsequent EIR (Attachment J) and reflect modifications to the project. Additional discussion of the Revision Letter and the modified Alternative 7 project is included in Finding 1.4, *Revision Letter Included With The Final Subsequent EIR*, incorporated herein by reference.

1.2 CONSIDERATION OF THE ENVIRONMENTAL IMPACT REPORT

The Final SEIR (14-EIR-07) and Final SEIR Revision Letter dated September 2020 ('Revision Letter') were presented to the Board of Supervisors ('Board'). All voting members of the Board have reviewed and considered the information contained in the Final Subsequent EIR (14-EIR-07) and its appendices, including the Revision Letter, prior to approval of the modified Alternative 7 project. In addition, all voting members of the Board of Supervisors have reviewed and considered testimony and additional information presented at or prior to the public hearing. The Final Subsequent EIR and Revision Letter reflect the independent judgment and analysis of the Board of Supervisors and are adequate for this proposal.

1.3 SUBSEQUENT ENVIRONMENTAL DOCUMENT APPROPRIATE (PER CEQA SECTION 15162)

The Board finds that the preparation of a SEIR was permitted under CEQA Section 15162 because the proposed project (modified Alternative 7) will result in one or more significant effects that were not discussed in the Orcutt Community Plan (OCP) Update Final EIR (95-EIR-01). As discussed in Section 6.1 of the Staff Report dated October 15, 2020, substantial changes occurred with respect to the circumstances under which the project is undertaken which would require major revisions to the OCP EIR. As a result, a Final Subsequent EIR has been prepared for the project to evaluate potentially significant impacts, identify mitigation measures to reduce impacts, and analyze alternatives to the proposed project that would avoid or substantially lessen significant impacts. Therefore, the Board of Supervisors finds that a Final SEIR is the appropriate environmental document for this project.

1.4 REVISION LETTER INCLUDED WITH FINAL SUBSEQUENT EIR

The Draft SEIR (SCH #2014061015) for the Orcutt Key Site 3 project was circulated for a 45-day public review period between January and March of 2015. County staff also conducted a public comment hearing regarding the Draft SEIR in February 2015. The Draft SEIR, in combination with comments received and responses to all written and verbal comments, comprise the Final SEIR (14-EIR-07). Based on feedback from the County of Santa Barbara Flood Control District and County Planning and Development staff, the project applicant proposed revisions to the project consistent with Alternative 7 of the Final SEIR (refer to Finding 1.10.7, *Alternative 7: Shifted Density Project Alternative*, incorporated herein by reference). The proposed project is referred to as a modified Alternative 7 herein because it proposes a reduction in the number of single-family dwellings from 125 to 119 that was not posed by Alternative 7 in the SEIR.

A Revision Letter was prepared to update the Final SEIR to reflect the changes related to modifications to the project. The Revision Letter also provides additional analysis of the environmental impacts that were evaluated qualitatively for Alternative 7 in the Final SEIR. Although no new impacts were identified in the Revision Letter, the Revision Letter includes a new mitigation measure, Mitigation Measure AES-2, which is intended to meet the County's General Plan requirements and to address impacts discussed qualitatively for Alternative 7 in the Final SEIR. Specifically, Mitigation Measure AES-2 requires development of a landscape plan for the buffer zone between onsite residential development and U.S. 101 (refer to Finding 1.7.1, *Project-Specific Aesthetics/Visual Resources Impacts*, incorporated herein by reference). The project

revision to include a 200-foot buffer along the eastern side of the project site substantially reduces the change in visual character of the site as viewed from U.S. 101. This change, in combination with the application of Mitigation Measure AES-2 to require a new landscaping buffer, reduces impacts to visual character below County significance thresholds, eliminating the project-specific significant and unavoidable (Class I) impact to visual character identified in the Final SEIR. Additionally, as is discussed in the Final SEIR Revision Letter (Attachment L), project specific impacts to air quality health risk are reduced to a less than significant level by proposed project revisions outlined in Section 4.1 of the staff report dated October 15, 2020, incorporated herein by reference. Therefore, both project-specific and cumulative regional air quality impacts associated with the modified Alternative 7 project will be less than significant with implementation of required mitigation measures described in the Final SEIR and Revision Letter.

The Board finds that, based on revisions to the Final SEIR, impacts resulting from implementation of the modified Alternative 7 project will not otherwise result in a change in the levels of impact identified in the existing analysis contained in the Final SEIR. As such, the revisions to that analysis, as well as the requirements of Mitigation Measure AES-2, are incorporated into the SEIR by the Revision Letter, dated September 2020, and may be used to fulfill the environmental review requirements for the modified Alternative 7 project. The information contained therein does not require recirculation pursuant to CEQA Guidelines Section 15088.5.

1.5 FULL DISCLOSURE

The Board finds and certifies that the Final Subsequent Environmental Impact Report (14-EIR-07) prepared subsequent to the OCP Update EIR (95-EIR-01), and as revised in the Revision Letter dated September 2020 described in Finding 1.4 (*Revision Letter Included With The Final SEIR*) herein, constitutes a complete, accurate, adequate and good faith effort at full disclosure under CEQA in accordance with CEQA Section 15162. The Board further finds and certifies that the Final SEIR has been completed in compliance with CEQA.

1.6 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 Clerk of the Board of Supervisors located at 105 East Anapamu Street, Santa Barbara, CA 93101.

1.7 FINDINGS THAT CERTAIN UNAVOIDABLE IMPACTS ARE MITIGATED TO THE MAXIMUM

EXTENT FEASIBLE

The Final SEIR (14-EIR-07) and SEIR Revision Letter dated September 2020 for the Orcutt Key Site 3 project, incorporated herein by reference, identify four environmental impacts that cannot be fully mitigated and are therefore considered unavoidable (Class I). These impact areas are the effects of cumulative development on the visual character of the Orcutt area, effects of cumulative development on biological resources (including effects on sensitive habitats and associated with habitat loss), and the effects of cumulative development on wastewater and solid waste services and facilities. The Board finds that, 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 SEIR (14-EIR-07), feasible changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect to the maximum extent feasible, as discussed below.

1.7.1 Cumulative Aesthetics/Visual Resources Impacts. The Board finds that no additional mitigation measures are available that will reduce this cumulative Class I significant and unavoidable cumulative impacts to visual character of the Orcutt area to a less than significant level. Potential cumulative impacts to aesthetics/visual resources resulting from the modified Alternative 7 project are greater than those analyzed in the Orcutt Community Plan (OCP) EIR. The proposed residential development of the northern mesa area will alter the predominantly rural aesthetic character of the project site, which serves as a prominent "Gateway Parcel" to the community of Orcutt. Mitigation measures to reduce this impact include the development of architectural and landscape guidelines (MM AES-1(a)), which incorporate the guidance from applicable OCP Development Standards and include clear criteria and requirements to guide the design, layout, and landscaping of project residential development. In addition, MM AES-1(b) includes measures to require the removal of any graffiti on walls in the project site within 72 hours. Mitigation Measures AES-1(a) and AES-1(b) slightly reduce cumulative impacts to the visual character of the area by requiring the development and implementation of architectural and landscape guidelines, as well as implementation of graffiti cleanup and prevention measures for the project. However, cumulative impacts related to the change in visual character remain significant and unavoidable (Class I) impacts.

1.7.2 Cumulative Biological Resources Impacts. The Board finds that no additional mitigation measures are available that reduce Class I significant and unavoidable cumulative

impacts to biological resources to a less than significant level. The OCP EIR found that the planned development of the Orcutt Community Plan area will result in significant and unavoidable (Class I) cumulative impacts to biological resources. Mitigation Measures BIO-1(a) through BIO-1(d), BIO-2(a) through BIO-2(d), BIO-3(a) through BIO-3(e), BIO-4(a) and BIO-4(b), BIO-5(a) through BIO-5(d), and BIO-6(a) through BIO-6(f) included in the SEIR reduce project-specific impacts to biological resources. These mitigation measures require the development of a sensitive habitat restoration plan, open space management plan, lighting, and landscaping plans, agency consultation and coordination, outlet structure usage, designated construction equipment storage areas, development restrictions, fencing, construction best management practices, invasive weed prevention, special status plant and animal surveys, avoidance, and minimization, nesting bird surveys, and development of a Worker Environmental Awareness Program. However, cumulative impacts related to the biological resources remain significant and unavoidable (Class I) impacts.

1.7.3 Cumulative Wastewater Impacts. The Board finds that, beyond the required payment of development impact mitigation fees for potential project-specific impacts to sewer demand and infrastructure needs, no mitigation measures are available that reduce this Class I cumulative impact to a less than significant level. The modified Alternative 7 project will have an average wastewater demand of 0.028 MGD, which is approximately 10% of the projected Orcutt area residential demand, and approximately 4% of the projected total demand.

1.7.4 Cumulative Solid Waste Impacts. The Board finds that no mitigation measures are available that will reduce this Class I significant and unavoidable cumulative impact to solid waste generation to a less than significant level. The modified Alternative 7 project exceeds the 40 ton/year cumulative County threshold for solid waste. As a result, the modified Alternative 7 project will result in significant and unavoidable (Class I) impacts to solid waste generation, and this contribution to solid waste will be cumulatively considerable.

1.8 FINDINGS THAT CERTAIN IMPACTS ARE MITIGATED TO INSIGNIFICANCE BY CONDITIONS OF APPROVAL

The Final SEIR (14-EIR-07) and SEIR Revision Letter dated September 2020, incorporated herein by reference, identify several subject areas for which the modified Alternative 7 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 SEIR and Revision Letter, feasible changes or alterations have been required in, or incorporated

into, the modified Alternative 7 project which avoid or substantially lessen the significant environmental effect, as discussed below:

1.8.1 Aesthetics/Visual Resources. The Board finds that proposed mitigation and project revisions included in the Revision Letter to describe the modified Alternative 7 project are adequate to reduce project-specific visual resource impacts to a less than significant level. As discussed in the Revision Letter dated September 2020, potentially significant impacts to aesthetics/visual resources could result from the increased density and building heights required to accommodate 119 residential units onsite in a reduced development envelope. Implementation of Mitigation Measure AES-2 within the 200-foot buffer along the U.S. 101 corridor will soften views of the site from U.S. 101 further reducing potential impacts to the visual character of the project site as compared to the original project evaluated in the Final SEIR. This mitigation measure requires the applicant to develop a County-approved landscape plan for the buffer zone between onsite residential development and U.S. Hwy 101 prior to final map recordation. The landscape plan will include predominately drought tolerant native and/or naturalized species that screen development on the site from surrounding land uses and U.S. Hwy 101. As with the original project, there will still be a conflict with the general scale and character of surrounding development to the north and west. Cumulative impacts will remain significant and unavoidable (Class I) as discussed in Finding 1.7.1 herein.

1.8.2 Biological Resources. The Board finds that proposed mitigation is adequate to reduce project-specific impacts to biological resources to a less than significant level. Potentially significant impacts to biological resources resulting from construction and development activities (including construction of the clear span bridge over Orcutt Creek for secondary access) could result in the direct loss of sensitive habitats, including riparian vegetation and associated impacts to Orcutt Creek. Development of the modified Alternative 7 project could also result in impacts to wildlife movement through said loss of habitat and disruption of wildlife corridors. Impacts to wildlife movement have the potential to occur due to the disturbance of habitat by domestic animals, and increased levels of noise, light, and human presence. The modified Alternative 7 project also has the potential to significantly impact sensitive plant and animal species. Mitigation to reduce these impacts is identified in the SEIR as Mitigation Measures BIO-1(a) through BIO-1(d), BIO-2(a) through BIO-2(d), BIO-3(a) through BIO-3(e), BIO-4(a) and BIO-4(b), BIO-5(a) through BIO-5(d), and BIO-6(a) through BIO-6(f).

These measures reduce project-specific impacts to biological resources by requiring development of a sensitive habitat restoration plan, open space management plan, lighting, and landscaping plans. Additionally, the measures reduce project-specific

impacts by including requirements for agency consultation and coordination, outlet structure usage, designated construction equipment storage areas, development restrictions, fencing, construction best management practices, invasive weed prevention, special status plant and animal surveys, habitat avoidance, nesting bird surveys, and development of a Worker Environmental Awareness Program. This project-specific mitigation reduces project-related impacts to biological resources to less than significant. Cumulative impacts will remain significant and unavoidable (Class I) as discussed in Finding 1.7.2 herein.

1.8.3 **Cultural Resources**. The Board finds that proposed mitigation is adequate to reduce project-specific impacts to cultural resources to a less than significant level. Potentially significant impacts to cultural resources could result from grading and construction activities in close proximity to known historical and archaeological resources on the project site. Mitigation to reduce this impact requires avoidance of development within 25 feet of the boundaries of two archaeological sites (MM CR-1(a) and (b)). If avoidance cannot be achieved, the owner/applicant shall have a P&D approved archaeologist conduct the work recommended in the 2006 Heritage Discoveries report as described in Table 4.4-1 of the SEIR (MM CR-1(c)). P&D shall approve work plans and ensure that a curation agreement is in place prior to the start of fieldwork. P&D shall ensure that archaeological reports have been received prior to issuance of zoning clearance for grading. Off-road vehicle use, unauthorized collecting of artifacts, and other activities other than development that could destroy or damage archaeological or cultural sites shall be prohibited. Signs shall be posted on the property to discourage these types of activities (MM CR-1(d)). Due to the cultural sensitivity of the project site, previously unidentified, subsurface historical, archeological, or paleontological resources may be unearthed during development of the modified Alternative 7 project. Mitigation measure CR-1(d) requires the owner/application to have all initial earth disturbances throughout the project site monitored by a P&D approved archaeologist in compliance with the provisions of the County's Cultural Resources Guidelines. In the event cultural remains are encountered during grading, construction, landscaping or other construction related activity, the owner/applicant and/or their agents, representatives or contractors shall stop or re-direct work immediately (MM CR-2(a)). This project-specific mitigation reduces project-related impacts to cultural resources to less than significant.

1.8.4 **Fire Protection.** The Board finds that the proposed mitigation is adequate to reduce project-specific and cumulative impacts to fire protection to a less than significant level. The modified Alternative 7 project will add 119 new residential units within the high fire hazard area. To address the risk to residential development within this area, mitigation

measure FP-1(a) requires the owner/applicant to prepare fire/vegetation management plans in accordance with County Fire Department requirements. The vegetation management plan will describe all actions that will be taken to reduce wildfire risks to structures in the high fire hazard areas. In addition, MM FP-1(b) requires residential development to abide by specific construction standards such as one-hour rated exterior fire walls for structures along the perimeter or exposed to internal open space areas, non-wood Class A roofs, solid core front doors, non-combustible garage doors, and power lines installed underground. This project specific mitigation reduces project-related impacts to fire protection to less than significant. Cumulative impacts to wildfire hazards are also less than significant.

1.8.5 Geological Processes. The Board finds that the proposed mitigation is adequate to reduce project-specific impacts to geological processes to a less than significant level. Grading activities associated with the modified Alternative 7 project could result in substantial erosion or loss of topsoil. Mitigation measure G-4 (Reduction of Soil Erosion from Cut Slopes) includes measures to minimize impacts related to soil erosion. These measures are as follows: 1) compacted fill slopes are not to exceed a 2:1 (horizontal to vertical) slope, and any proposed constructed fill slope exceeding 10 feet shall be evaluated by a qualified geotechnical engineer; 2) slopes shall be vegetated with groundcover, shrubs, and trees which possess deep, dense root structure and require a minimum of irrigation; 3) any imported soil will be non-expansive; 4) all cut areas shall be over excavated such that a minimum of 3 feet in building in the Northern Mesa Area (northern third of the property); 5) a program of over-excavation, scarification, moisture conditioning, and compaction of the soils in the building and surface improvement areas is required to provide more uniform soil moisture and density, and to provide appropriate pavement and foundation support; 6) during or soon after the rainy season when on-site soils may be susceptible to temporarily high soil moisture conditions, the contractor and construction schedule should allow adequate time during grading for aerating and drying the soil to near optimum moisture content prior to compaction; 7) voids created by the removal of materials or utilities, and extending below the recommended over-excavation depth, should be immediately called to the attention of the soils engineer; 8) no fill should be placed unless the soils engineer has observed the underlying soil. This project specific mitigation reduces project-related impacts to geological processes to less than significant. Cumulative impacts are also less than significant.

1.8.6 Greenhouse Gas Emissions (GHG). The Board finds that the proposed mitigation is adequate to reduce project-specific impacts to GHG to a less than significant level. The modified Alternative 7 project will generate short-term as well as long-term GHG. The

modified Alternative 7 project exceeds the 4.9 MT CO2e/SP/year threshold, and incrementally contributes to climate change. However, these emissions do not hinder or delay achievement of state GHG reduction targets established by AB 32. In addition, MM GHG-1 (GHG Reduction Plan) requires the owner/applicant to develop a project GHG Reduction Plan that reduces annual GHG emissions from the project by a minimum of 81.2 MT CO2e (0.24 MT CO2e per person per year) over the operational life of the project. The plan will be implemented on site by the project owner/applicant and may include, but is not be limited to, the following components: 1) alternative fuel vehicles; 2) energy conservation policies; 3) energy efficient equipment, appliances, heating and cooling; 4) energy efficient lighting; 5) green building and roofs; 6) water conservation and recycling; 7) renewable energy production; 8) trip reduction; and 9) carbon sequestration. Alternatively, if GHG emissions cannot be reduced through compliance with a Climate Action Plan, other County GHG reduction plan, or project GHG Reduction Plan, purchase of carbon offsets to reduce GHG emissions below threshold levels would be required. This project-specific mitigation reduces project-related impacts to GHG to less than significant. Cumulative impacts are less than significant.

1.8.7 Land Use. The BOS finds that the proposed mitigation is adequate to reduce project-specific impacts to land use to a less than significant level. The modified Alternative 7 project will result in a change in the character of the site and the scale of development on the site. This will present potential quality of life compatibility issues. MM AES-1, which requires the development of and adherence to architectural and landscape guidelines, will reduce land use impacts to a less than significant level. Cumulative impacts are less than significant.

1.8.8 Noise. The Board finds that the proposed mitigation is adequate to reduce project-specific and cumulative impacts to noise to a less than significant level. Project construction could intermittently generate high noise levels on and adjacent to the project site. Project construction will take place adjacent to existing residences, thereby potentially exposing sensitive receptors to noise levels exceeding County thresholds temporarily. Mitigation measures N-1 (a) through N-1 (c), and N-2 (b), which require construction timing limitations, notification of temporary construction noise for adjacent property owners, noise attenuation techniques for stationary construction equipment, and construction techniques to reduce interior noise levels in new residential units, are necessary to reduce potentially significant impacts to less than significant.

1.8.9 Transportation and Circulation. The Board finds that the proposed mitigation is adequate to reduce project-specific and cumulative impacts to Transportation and

Circulation to a less than significant level. Operation of the project will result in the addition of 878 average daily trips (82 P.M. peak hour trips) to the study area roadways and intersections. The addition of project traffic will degrade the Level of Service (LOS) at the Clark Avenue/U.S. 101 southbound ramp intersection under P.M. peak hour conditions. Under cumulative plus project conditions, project development will generate additional traffic that will further degrade the LOS at the Clark Avenue/U.S. 101 southbound and northbound ramps intersections under P.M. peak hour conditions. Mitigation measures T-1 and T-2, which specify roadway improvements and the payment of transportation fees to the County to offset project contributions to cumulative Orcutt Transportation Improvement Plan (OTIP) identified impacts on traffic and circulation, will reduce these potentially significant impacts to less than significant. Cumulative impacts will also be reduced to a less than significant level through proposed mitigation.

1.8.10 Water Resources/Flooding. The Board finds that the mitigation is adequate to reduce project-specific impacts to Water Resources/Flooding to a less than significant level. Construction activities associated with the modified Alternative 7 project will disturb more than one acre of land and could degrade water quality through increased rates of erosion and sedimentation. The project involves the addition of impervious surfaces on the currently undeveloped Key Site 3 property. These impervious surfaces will alter existing drainage patterns and increase storm water runoff, which could potentially increase flooding and degrade water quality, respectively. Mitigation to reduce these impacts to a less than significant level include the implementation of a Storm Water Pollution Prevention Plan (SWPPP) and submittal of proof or exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issue by the California Regional Water Quality Control Board. Mitigation also includes the designation of wash-out area(s) during construction (MMs WR-1(a,b)). MM WR-2(a) requires the inclusion of Low Impact Development (LID) measures within the project's Storm Water Quality Management Plan and design to further reduce flooding and water quality impacts. MM WR-2(b) requires the development to incorporate and maintain operational erosion control measures into final grading and drainage plans. This project-specific mitigation reduces project-related impacts to Water Resources/Flooding to less than significant. Cumulative impacts are less than significant.

1.9 FINDINGS FOR LESS THAN SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

The Final SEIR (14-EIR-07) and Revision Letter identify several subject areas for which the modified Alternative 7 project is considered to cause adverse but not significant environmental impacts (Class III). The County Board of Supervisors has concluded that the following effects are adverse but not significant:

- **Aesthetics/Visual Resources** – scenic views, light and glare, cumulative impacts to scenic views, cumulative impacts associated with light and glare
- **Air Quality** – temporary increases in localized air pollutant emissions, increases in operational air pollutant emissions, consistency with the SBCAPCD 2010 Clean Air Plan, cumulative impacts to air quality
- **Cultural Resources** – cumulative impacts to cultural resources
- **Fire Protection** – reduction in level of fire protection services, compliance with local fire protection standards and fire flow requirements
- **Geologic Processes** – hazards associated with groundshaking, slope stability, and soil settlement; cumulative impacts to geologic resources
- **Greenhouse Gas Emissions** – cumulative impacts associated with greenhouse gas emissions
- **Land Use** – consistency with applicable policies and standards, cumulative impacts to land use
- **Noise** – roadway noise, cumulative impacts to noise
- **Public Services and Facilities** – public school capacity, water supply/groundwater resources, project-specific impacts to wastewater treatment services and facilities, cumulative impacts to water supply
- **Water Resources/Flooding** – FEMA-designated 100-year flood zone, cumulative impacts to hydrology and water quality, cumulative impacts associated with flooding

For identified Class III impacts to Public Services and Facilities, the Final SEIR (14-EIR-07) identifies recommended (though not required) mitigation measures that include outdoor water conservation measures on landscape and irrigation plans, indoor water conservation measures on applicable plans, as well as implementation of all such measures upon modified Alternative 7 project development. County staff has implemented these recommended measures as part of the Conditions of Approval for the project.

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

The Final SEIR (14-EIR-07) prepared for the project analyzed seven alternatives to the project evaluated in 14-EIR-07 as methods of reducing or eliminating potentially significant environmental impacts. The alternatives evaluated included four alternatives that were previously analyzed in the OCP EIR (95-EIR-01) for future development of the Orcutt Key Site 3 property, and three new alternatives to the currently proposed Orcutt Key Site 3 development project. The Board of Supervisors finds that the following alternatives are infeasible for the reasons stated in Findings 1.10.1 through 1.10.9.

1.10.1 Alternative 1: Key Site 3 Project Evaluated in OCP EIR. The Board finds that this alternative is rejected as infeasible because it is not capable of achieving most of the project objectives and does not reduce the significant and unavoidable impacts of the SEIR-evaluated project. The development of the Key Site 3 property as evaluated in the OCP EIR included the following land use designations: Planned Development 3.3 units/acre (PD 3.3) on approximately 50 acres in the northern portion of the site; and Planned Development 0.5 units/acre (PD 0.5) on the remaining area (noted as approximately 96 acres). This alternative would proportionately reduce regional impacts in the areas of groundwater demand, traffic/circulation, air quality and greenhouse gas emissions, schools, fire protection, solid waste, and wastewater treatment. However, because this alternative involves development in the central portion of the site (between the mesa and Orcutt Creek), it would have greater impacts on visual resources, biological resources, geological resources (i.e., grading) and flooding. It would also offer less to the public in terms of passive and active open space. For these reasons, the Key Site 3 Project Evaluated in OCP EIR is rejected as infeasible.

1.10.2 Alternative 2: OCP EIR No Project Alternative (OCP EIR Alternative #1). The Board finds that the OCP EIR "No Project" alternative is infeasible and is therefore rejected. 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 would be retained. Regional impacts associated with groundwater demand, traffic/circulation, air quality, schools, and solid waste would be reduced to a less than significant level under this alternative. Impacts associated with increased demand for sewer service would also be reduced to a less than significant level due to the fact that the units would likely utilize private septic systems with ample acreage to handle such septic use. The extent of flooding impacts would remain significant but mitigable, but the impact severity would decrease substantially because only a few units would be located in areas of potential flooding. Impacts to the site's visual/aesthetic resources would remain significant and unavoidable, in part because the lack of an Open Space Overlay would allow development in the southern hills area south of Orcutt Creek; impacts would primarily be associated with the clearing of firebreaks and site grading in the southern portions of

the site. Geological impacts would be significant and unavoidable due to the inability to cluster development to avoid soil erosion and slope stability issues in the southernmost portions of the site; additionally, there would be a need for a substantially increased amount of grading for access roads and building pads in this area. Impacts to biological resources would increase substantially and would remain significant and unavoidable due to the placement of units within sensitive biological areas south of Orcutt Creek and additional clearing of vegetation. This alternative would also increase impacts associated with Fire Protection to a significant and unavoidable level due to the risk of fire hazards and limited emergency access in the southern portion of the site.

1.10.3 Alternative 3: Low Buildout Alternative (OCP EIR Alternative #2). The Board finds that the OCP Low Build-Out Project alternative is infeasible and is therefore rejected. This alternative is similar to that of the project evaluated in the OCP EIR, with the exception of a lower density (Planned Development 0.2 units/acre, or one unit per 5 acres) being applied to the southernmost 96.49 acres, instead of the 0.5 units/acre density. The reduction in residential development potential under this alternative would proportionately decrease the extent of regional impacts associated with groundwater demand, traffic/circulation, air quality and greenhouse gas emissions, schools, fire protection, solid waste, and wastewater treatment. Impacts to visual/aesthetic resources on the site would also decrease slightly, but would remain significant because of the change in visual character for reasons similar to those listed in Finding 1.10.2 herein. Impacts to wildlife would remain significant and unavoidable, but the severity of the impact would decrease slightly due to the lower number of units constructed near the riparian corridor of Orcutt Creek. However, the impacts would be more severe compared to the project evaluated in the SEIR in the areas of biological resources visual resources, flooding, geological resources, and fire protection. This alternative would also offer no public open space or active parks within the project for use by residents.

1.10.4 Alternative 4: High Buildout Alternative (OCP EIR Alternative #3). The Board finds that the High Build-out Alternative is infeasible and is therefore rejected. This alternative applied Small Lot Planned Development (SLP) 7.0 units/acre zoning over an area of approximately 63.5 acres north of Orcutt Creek, and would allow the construction of up to 444 residential units. This zoning would allow for the clustering of units outside of constrained and sensitive areas, but would preclude the construction of multiple-family units. Access would be provided in the same manner as the project evaluated in the SEIR. The Open Space Overlay, Class I bikepath, hiking trails, and rest area would be identical to those proposed in the OCP EIR-evaluated Key Site 3 project. This alternative would represent a significant increase in the units relative to the OCP EIR-evaluated project, and relative to the project evaluated in the SEIR. As a result, the OCP EIR

concluded that regional impacts associated with groundwater demand, traffic/circulation, air quality and greenhouse gas emissions, schools, fire protection, solid waste, and wastewater treatment would increase significantly. Significant and unavoidable impacts to wildlife would increase due to higher unit density near the riparian corridor of Orcutt Creek. The extent of flooding impacts would also increase as a result of higher density in the central portion of the site, although impacts would remain potentially significant but mitigable. Visual impacts would also increase compared to the project evaluated in the SEIR.

1.10.5 Alternative 5: Revised No Project Alternative. The Board finds that the Revised No Project alternative is infeasible and is therefore rejected. This alternative assumes that development would be limited to the already-approved MR-O project (160 units on 8 acres in the central portion of the northern mesa), potentially surrounded by three 10-acre single-family rural residential lots consistent with the existing RR-10 zoning. The OCP Open Space Overlay would apply and would prevent any development from occurring within a 75-foot strip along the site's eastern boundary or on the southern two-thirds of the site, but there would be no dedication of open space to the public. As with the project evaluated in the SEIR, primary site access would be via a frontage road that connects to Clark Avenue, and secondary site access would be provided via a roadway connecting to either Oakbrook Lane or Chancellor Street near the southwest corner of the mesa.

This alternative is considered environmentally superior overall, since any future development proposed for this site would be expected to adhere to the land use designation and zoning within the Orcutt Community Plan, as well as any pertinent development standards. This alternative avoids several impacts that were noted as significant and unavoidable for the project evaluated in the SEIR including visual character, scenic resources, cumulative visual resources, cumulative wastewater, and cumulative solid waste impacts. This alternative could also avoid development of detention basins and a bridge near Orcutt Creek. However, this alternative would not dedicate public open space nor satisfy most of the project objectives to develop the site consistent with the Orcutt Community Plan's designation of the property as one of 43 key sites identified for future development. The OCP EIR accounted for up to 212 residential units on the site to in order to meet the housing needs of the Orcutt community. This alternative would also not develop the site in a manner that meets the intent of the Orcutt Community Plan by preserving the majority of the site as public open space.

1.10.6 Alternative 6: Reduced Project Alternative. The Board finds that, based on the CEQA requirement to not reduce the number of proposed housing units for impact reduction if the identified impacts can be otherwise reduced to a less than significant level, the Reduced Project Alternative is not considered to be a feasible alternative to the project evaluated in the SEIR and is therefore rejected. This alternative would eliminate development within 200 feet of the Highway 101 right-of-way. This shifts development beyond the 65 dBA noise contour line, thereby eliminating the need for sound walls to reduce exterior noise levels to less than significant levels. As compared to the project design evaluated in the SEIR, all lots on the east side of 'Road A' (Outrider Road) would be eliminated, as would the easterly seven lots north of the MR-O area. This would reduce the project by 51 lots (from the originally proposed 125 lots to 74 lots) and would reduce the development "footprint" by 4.16 acres (from 32.6 acres to 28.4 acres). This alternative would avoid one of the identified significant and unavoidable impacts of the project, and would reduce two of the identified significant but mitigable impacts to a less than significant level. This alternative would still provide benefits such as a mix of new housing types, MR-O screening, and the dedication of public open space and trails. However, the use of mitigation measures to reduce exposure to health risks would still be required to further reduce impacts related to vehicle emissions. Alternative 6 is environmentally superior overall since it would not present any new significant impacts that were determined to be less than significant in the analysis of the proposed project, nor would it increase the severity of impacts identified for the proposed project.

Public Resources Code Section 21159.26, and CEQA Guidelines Section 15041(c) state that, with respect to housing projects, a lead agency shall not reduce the proposed number of housing units as a mitigation measure or alternative to lessen a particular significant environmental effect if another feasible mitigation measure or alternative would provide a comparable reduction in the environmental effect. Implementation of the Reduced Project Alternative would not eliminate the proposed project's significant and unavoidable (Class I) impacts, and mitigation measures/conditions of approval have been identified to reduce other project-related impacts to a less than significant level without reducing the proposed number of housing units as analyzed in this alternative.

1.10.7 Alternative 7: Shifted Density Project Alternative. The Board finds that the Shifted Density Project alternative is not rejected. Based on comments received during the public review period for the Draft SEIR, the project applicant revised the project to be consistent with Alternative 7. The proposed project is referred to as a modified Alternative 7 herein.

1.10.8 Proposed Project Evaluated in the Final Subsequent EIR. The Board finds that the project evaluated in the Final SEIR is infeasible and therefore rejected. The SEIR-evaluated project's potential impacts and required mitigation measures are discussed in Finding 1.5, *Findings that Certain Unavoidable Impacts are Mitigated to the Maximum Extent Feasible*, and Finding 1.6, *Findings that Certain Impacts are Mitigated to Insignificance by Conditions of Approval*, herein. The project evaluated in the Final SEIR would satisfy the project objectives. However, based on feedback from the County of Santa Barbara Flood Control District and County Planning and Development staff, the applicant revised the project to be consistent with Alternative 7 of the Final SEIR. As a result of these revisions, the modified Alternative 7 project has been found to more fully satisfy the project objectives with reduced or similar impacts. The modified Alternative 7 project would still provide residential units on the site with density appropriate with the surrounding neighborhood and previously approved zoning; develop the site in a manner that is responsive to the Orcutt Community Plan; and assist the County, region, and the Orcutt area, to better meet future housing needs.

1.10.9 Alternative Locations. The Board finds that an alternative project site location for the project is infeasible. Pursuant to CEQA Guidelines Section 15126.6 (f)(2), an alternative project location need only be considered for inclusion in the SEIR if the significant effects of the proposed project would be avoided or substantially lessened by putting the project in another location. There are no similarly-sized properties in the Orcutt Area designated for build-out that could accommodate the proposed scale of development. In addition, comparable sites in the vicinity are not readily available to the project applicant, and the applicant cannot reasonably acquire, control, or otherwise have access to the alternative location. Furthermore, even if an alternative location could meet most of the project objectives, the construction and operation of this project at an alternative location would not satisfy the CEQA Guidelines objective of avoiding or substantially lessening the proposed project's significant cumulative impacts related to solid waste, which is primarily a product of the size of the project and not its specific location. No alternative locations were identified that would avoid or substantially lessen significant (Class I) impacts of the proposed project.

1.11 STATEMENT OF OVERRIDING CONSIDERATIONS

The Final SEIR (14-EIR-07) and SEIR Revision Letter dated September 2020 for the Orcutt Key Site 3 project, incorporated herein by reference, identify four environmental impacts that cannot be fully mitigated and are therefore considered unavoidable (Class I). These impact areas are the effects of cumulative development on the visual character of the Orcutt area, effects of cumulative development on biological resources (including

effects on sensitive habitats and associated with habitat loss), and the effects of cumulative development on wastewater and solid waste services and facilities.

The Board therefore makes the following Statement of Overriding Considerations, which warrants approval of the project notwithstanding that some identified effects on the environment are not fully mitigated, as is discussed in Finding 1.7 herein. With respect to each of the environmental effects of the project listed in Finding 1.7, the Board of Supervisors finds that the stated overriding benefits of the project outweigh the significant effects on the environment and that there is no feasible way to further 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 environmental are acceptable due to these overriding considerations:

1. The project provides for future construction of 119 residential units, which will help meet the housing needs of the community of Orcutt and the County as a whole. The project also provides 113.5 acres of open space, including public multi-use and hiking trails that will provide a recreational benefit to the community of Orcutt.

2. The project applicant will pay in-lieu affordable housing fees, which will help meet the affordable housing needs of the County.

3. The project will increase property tax revenues to the County.

4. The project is of a type and density similar to existing urban uses in the immediate community.

5. The project carries out the Board of Supervisors' goal stated in the Orcutt Community Plan to provide housing while protecting open space on Key Site 3.

6. The project furthers the County's intent to reduce pressure to expand development in other areas currently not designated for residential use, thereby reducing the need for urban sprawl.

7. The project preserves the majority of the site as open space, which will protect the natural environment and provide a long-term recreational amenity for project and area residents.

1.12 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 SEIR 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; as discussed in Finding 1.4, the Revision Letter dated September 2020 includes an additional mitigation measure (MM AES-2) that is incorporated into the mitigation monitoring and reporting program. The approved project description and conditions of approval, with their corresponding permit monitoring requirements, are hereby adopted as the reporting and monitoring program for this project. The monitoring program is designed to ensure compliance during project implementation.

2.0 ADMINISTRATIVE FINDINGS

2.1 GENERAL PLAN AMENDMENT

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 Comprehensive Plan, Development Code (LUDC), or Zoning Map, the review authority shall first make all of the following findings as applicable:

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

The Board finds that the request is in the interests of the general community welfare. As discussed in the staff report dated October 15, 2020, incorporated herein by reference, the proposed amendment to the Orcutt Community Plan (OCP) changes the land use designation on the subject parcel from Residential Ranchette to Planned Development (PD), and includes amendments to the OCP Key Site 3 development standards and Figure 14 (OCP PRT Map).

These modifications to the OCP and Zoning Map will allow the subject parcel to be developed with 119 single-family residences, with parks, trails, and other supporting improvements. Approval of the project will carry out the Board of Supervisors' stated goal for Key Site 3 to provide housing that meets the needs of the community while preserving the majority of the site for open space, thereby protecting the natural environment and providing long-term

recreational amenities. In addition to providing 119 market rate housing units, the project will also comply with County Inclusionary Housing requirements by contributing to the community's housing needs by paying affordable housing in-lieu Fees.

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

The Board finds that the request is consistent with the Comprehensive Plan (including the OCP), the requirements of the State planning and zoning laws, and the LUDC. As discussed in Section 6.2 of the Planning Commission staff report dated October 15, 2020 and incorporated herein, the proposed project, as conditioned, will be consistent with all Comprehensive Plan and OCP policies and development standards upon approval of the proposed general plan amendment. Additionally, as discussed in Section 6.3 of the Planning Commission staff report dated October 15, 2020, the proposed rezone incorporated in text amendments to the OCP is supported by existing OCP policy, and will change the RR-10 zoning on the subject parcel to PRD in compliance with Chapter 35.104 of the County LUDC.

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

The Board finds that the request is consistent with good zoning and planning practices. As discussed in Sections 6.2 and 6.3 of the Planning Commission staff report dated October 15, 2020, incorporated herein by reference, amending the land use designation and zoning of the Residential Ranchette portion of the project site to PD/PRD will allow for development of 119 clustered single-family residences in the mesa area. This area was designated in the OCP as being appropriate for higher density development because of its level topography, lack of sensitive habitat, and proximity to an existing higher-density residential development (Sunny Hills Mobile Home Park). Additionally, the development includes provisions for parks, open space, public trails, impact mitigation fees, and other supporting improvements. Consistent with good zoning and planning practices, approval of the project will carry out the Board of Supervisors' stated goal for Key Site 3 to provide housing that meets the needs of the public while also preserving the majority of the site in open space, protecting the natural environment, and providing long-term public recreational amenities.

2.1.4 The request is deemed to be in the public interest.

The Board finds that the Comprehensive Plan Amendment is in the public interest, as is discussed in the staff report dated October 15, 2020 and incorporated herein by reference, and for the following reasons:

1. The project provides for future construction of 119 residential units, which will help meet the housing needs of the community of Orcutt and the County as a whole. The project also provides 113.5 acres of open space, including public multi-use and hiking trails that will provide a recreational benefit to the community of Orcutt.

2. The project has been designed to be compatible with adjacent neighborhoods and is consistent with surrounding zoning and land used densities.

3. The project applicant will pay in lieu affordable housing fees, which will help meet the affordable housing needs of the County.

4. The project will increase sales and property tax revenues to the County.

5. The project carries out the Board of Supervisors' goal stated in the Orcutt Community Plan to provide housing while protecting open space on Key Site 3.

6. The project preserves the majority of the site as open space, which will protect the natural environment and provide a long-term recreational amenity for project residents, and the public.

7. The project furthers the County's intent to reduce pressure to expand development in other areas currently not designated for residential use, thereby reducing the need for urban sprawl.

2.2 REZONE FINDINGS

In compliance with Section 35.104.060 of the County LUDC, 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 Board finds that the request is in the interests of the general community welfare. As discussed in Finding 2.1.1 herein, and incorporated by reference, rezoning the Residential Ranchette portion of the subject parcel from RR-10 to Planned Residential Development (PRD) will allow a portion of the project site to be developed with 119 clustered single-family residences, parks, public trails, and other supporting improvements. Approval of the subject rezone will carry out the Board of Supervisor's goal for Key Site 3 to provide housing that meets the needs of the public while preserving the majority of the site for open space, thereby protecting the natural environment and providing long-term recreational amenities. In addition to providing 119 market rate housing units, the project will also comply with County Inclusionary Housing requirements by contributing to the community's housing needs by paying affordable housing in-lieu Fees.

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

The Board finds that the request is consistent with the Comprehensive Plan (including the OCP), the requirements of the State planning and zoning laws, and the LUDC. As discussed in Section 6.2 of the Planning Commission staff report dated October 15, 2020, incorporated herein by reference, the proposed rezone will be consistent with all Comprehensive Plan and OCP policies and development standards upon. Additionally, as discussed in Sections 6.2 and 6.3 of the Planning Commission staff report dated October 15, 2020, the proposed rezone is supported by existing OCP policy, and will change the RR-10 zoning on the subject parcel to PRD in compliance with OCP Policy KS3-2 and Chapter 35.104 of the County LUDC.

Upon approval of the proposed Comprehensive Plan Amendment to the Orcutt Community Plan (OCP) Land Use Designations Map to change the land use designation and associated zoning on the Residential Ranchette portion of the subject parcel to Planned Development, the proposed rezone will be consistent with this finding.

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

The Board finds that the request is consistent with good zoning and planning practices. As discussed in Findings 2.1.1 and 2.1.3 herein, and incorporated by reference, rezoning the subject parcel from RR-10 to PRD will allow the project site to be developed with 119 clustered single-family residences in the mesa area. This area was designated in the OCP as being appropriate for higher density development because of its level topography, lack of sensitive habitat, and proximity to an existing higher-density residential development (Sunny Hills Mobile Home Park). Additionally, the development includes provisions for parks, open space, public trails, impact mitigation fees, and other supporting improvements. Consistent with good zoning and planning practices, approval of the project will carry out the Board of Supervisors' stated goal for Key Site 3 to provide housing that meets the needs of the public while also preserving the majority of the site in open space, protecting the natural environment, and providing long-term public recreational amenities.

2.2.4 Additional findings required for sites zoned Planned Residential Development (PRD).

In compliance with Subsection 35.104.080.E.2 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Rezone to the PRD zone, the review authority shall first make all of the following findings:

a. That the property is of the type and character which is appropriate for a planned residential development in compliance with the specific purpose and intent stated within Subsection 35.23.020.G (Planned Residential Development). Subsection 35.23.020.G states that the PRD zone ensures the comprehensively planned development of large acreage within Urban Areas as designated on the Comprehensive Plan maps that are intended primarily for residential use. The intent of this zone is to:

1) Promote flexibility and innovative design of residential development, to provide desirable aesthetic and efficient use of space and to preserve significant natural, scenic, and cultural resources of a site;

2) Encourage clustering of structures to preserve a maximum amount of open space;

3) Allow for a diversity of housing types; and

4) Provide recreational opportunities for use by both the residents of the site and the public.

The Board finds that the property is of type and character which is appropriate for a planned residential development in compliance with the specific purpose and intent stated within Subsection 35.23.020.G (Planned Residential Development). As discussed in the staff report dated October 15, 2020, and incorporated herein by reference, the 138.6-acre project site is located within the Urban Area of the Orcutt Community Planning area. The Comprehensive Plan Amendment and Rezone for the proposed project will change the Land Use Designation of Residential Ranchette with corresponding RR-10 zoning to Planned Development with corresponding zoning of Planned Residential Development (PRD-119). The Rezone and related Vesting Tentative Tract Map will allow for the development of 119 single-family units with a small lot, detached cluster home product on the northern mesa portion of the site. This will allow approximately 113.5 acres (82 percent) of the site to be preserved as open space including the upper mesa bluff area, Orcutt Creek, private parks and trails, public multi-use trails, landscaped basins, and natural and restored habitat on hillsides and along the creek.

As discussed in Section 6.2 of the Planning Commission staff report dated October 15, 2020, incorporated herein by reference, the clustered project will avoid impacts to and preserve significant habitat, public views, and known cultural resources. Clustering of homes in the northern mesa area will also maximize the amount of open space and will be consistent with the OCP. Both public and private open space will be preserved, providing recreational opportunities for use by both residents of the site and the public. The rezone to PRD on the project site will allow for a diversity of housing types in this area by increasing density adjacent to an existing higher density development (Sunny Hills Mobile Home Park), and by providing flexibility in lot size and configuration (Section 6.3 of the Planning Commission staff report dated October 15, 2020, incorporated herein by reference).

b. That the property is within an Urban area as designated on the Comprehensive Plan maps.

The Board finds that the property is within an Urban area as designated on the Comprehensive Plan maps. The subject parcel is located within the urban boundary in the southeastern section of the Orcutt Community Plan Area.

c. That the overall estimated population density which will result upon full development of the property under the PRD zone in accordance with the Preliminary or Final Development Plan is appropriate for such area and will not have a detrimental effect upon surrounding areas nor exceed the capacity of service and utility facilities in such surrounding areas.

The Board finds that the overall estimated population density at full development of the property under the PRD zone in accordance with the Preliminary or Final Development Plan is appropriate for such area and will not have a detrimental effect upon surrounding areas nor exceed the capacity of service and utility facilities in such surrounding areas. Full buildout of the Orcutt Key Site 3 property will accommodate 279 dwelling units, including the 119 units proposed in this project and the 160 MR-O units previously approved as part of the Focused Housing Program. This is in comparison to the more intensive PD/PRD-125 redesignation/rezone anticipated and provided for in the OCP, which accommodates 285 units in combination with the approved 160 MR-O units.

The proposed density will exceed that of the existing surrounding residential development, particularly in comparison to the larger lot residential development along Oakbrook Lane and Chancellor Street; this contrast was anticipated and analyzed in the OCP and the OCP EIR. Although all future development on the project site will have to satisfy OCP gateway policies, the proposed density and proximity to lower density areas could present potential neighborhood quality of life incompatibilities, as was anticipated in the OCP EIR. SEIR Mitigation Measures N-2(a), N-2(b), AES-1, and AES-2, in addition to the implementation of OCP development standards related to long-term compatibility conflicts (Section 6.2 of the Planning Commission staff report, dated October 15, 2020, and incorporated herein by reference) will reduce these potential project-specific impacts to a less than significant level. Therefore, the project would not have a detrimental effect upon surrounding areas.

As discussed in Section 6.2 of the Planning Commission staff report, dated October 15, 2020, and incorporated herein by reference, adequate public

and private services are available to serve the proposed project. Laguna County Sanitation District (LCSD) has provided a Service Availability Letter and would provide sewage disposal, and Golden State Water Company would provide water. A supplemental water agreement for the purchase of 200-acre feet of water has been executed with the City of Santa Maria in compliance with Orcutt Community Plan Policy WAT-O-2. Additionally, the applicant has provide service availability letters from utilities, such as SoCalGas and PG&E.

The project is conditioned (Condition Nos. 77 through 81, Attachment B.2 to the Planning Commission staff report dated October 15, 2020, incorporated herein by reference) to pay applicable development impact mitigation fees, as well as in-lieu fees for affordable housing. Therefore, the project would pay its "fair share" of public infrastructure costs.

d. The proposed development as shown on the Preliminary or Final Development Plan will be in conformance with the applicable policies of the Comprehensive Plan and this Development Code.

The Board finds that the proposed development as shown on the Final Development Plan (and as conditioned in Attachments B.1 through B.3 in the Planning Commission staff report dated October 15, 2020, and incorporated herein by reference) will be in conformance with the applicable policies of the Comprehensive Plan and this Development Code upon approval of the proposed Rezone and General Plan Amendment.

The proposed project will rezone the project site to Planned Residential Development, 119 units (PRD-119). Therefore, full buildout of the Orcutt Key Site 3 property will accommodate a total of 279 dwelling units, including the 119 units proposed in the project and 160 units approved as part of the Focused Housing Program.

As discussed in Sections 6.2 and 6.3 of the Planning Commission staff report dated October 15, 2020, incorporated herein by reference, the proposed Development Plan, as conditioned, is consistent with applicable policies and development standards in the Comprehensive Plan (including the OCP) and the LUDC. Policies and development standards include those related to land use, provision of services, residential buildout, hillside protection, watershed protection, geology, flood hazards, cultural resource sites, open space, visual

resources, fire protection, as well as policies and development standards in the OCP specific to KS 3 buildout.

2.3 DEVELOPMENT PLAN FINDINGS

A. Findings required for all Preliminary or Final Development Plans. In compliance with Subsection 35.82.080.E.1 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Preliminary or Final Development Plan the review authority shall first make all of the following findings:

2.3.1 The site for the subject project is adequate in terms of location, physical characteristics, shape, and size to accommodate the density and intensity of development proposed.

The Board finds that the site for the subject project is adequate in terms of location, physical characteristics, shape, and size to accommodate the density and intensity of development proposed. The subject parcel is located south of Clark Avenue and is bordered by U.S. 101 to the east. The Sunny Hills Mobile Home Park borders the site to the north; agricultural uses border the site to the east and southeast across U.S. 101; low-density, rural ranchettes border the site to the west; and the undeveloped Solomon Hills and grazing land border the site to the south. As discussed in the staff report dated October 15, 2020, and incorporated herein by reference, the proposed clustered development is consistent with the OCP, which states that the northern mesa portion of the site is most suitable for higher density development due to its level terrain and proximity to the medium density mobile home park north of the site. Further, the development would be located around 160 approved MR-O units, and would provide a density buffer and landscaping between existing residential development offsite and the high-density units allowed for by the Focused Housing Program onsite.

The proposed project will preserve the southern two-thirds (approximately 113.5 acres) of the site as open space, which will generally maintain existing views of agricultural uses and rolling hillsides from the perspective of drivers along U.S. 101. Proposed residential development on the northern mesa area would abide by NBAR-reviewed architectural guidelines that incorporate styles, colors, and scale compatible with the character of surrounding development. The project will also be required to comply with design components discussed in OCP DevStd KS3-14 and KS3-15, ensuring that the design and visual character of KS 3

development will be compatible with the surrounding area. The clustered home lots adjacent to the mobile home park, U.S. Highway 101, and the western perimeter of the mesa will be limited to a single-story in height, thus locating two-story development on the interior of the development footprint. Additionally, MMs AES-1(a) and AES-1(b) will serve to ensure the visual compatibility of proposed buildings and landscaping with surrounding development by requiring the development and implementation of Architectural and Landscape Guidelines for the project as well as controlling potential graffiti on proposed sound walls. Project Design Guidelines will be reviewed and approved by the County Planning and Development Department and the Board of Architectural Review prior to final map recordation.

2.3.2 Adverse impacts will be mitigated to the maximum extent feasible.

The Board finds that the adverse impacts will be mitigated to the maximum extent feasible for the revised project as set forth in the Final SEIR (14-EIR-07) and the Revision Letter dated September 2020. The Final SEIR (14-EIR-07) and Revision Letter dated September 2020 identify significant impacts that can be mitigated to less than significant levels with the mitigation measures incorporated into the conditions of approval (Attachments B.1 and B.2, incorporated herein by reference). These impacts include: hazardous air pollutant emissions from Highway 101; loss of sensitive habitat, potential impacts to Orcutt Creek; wildlife corridors; vegetation removal; special status plants; special status animals; known cultural resources; unknown cultural resources; paleontological resources; wildland fire hazards; cumulative wildland fire hazards; soil erosion; operational greenhouse gas emissions; quality of life; construction noise impacts; roadway noise exposure; operational/intersection level of service impacts; cumulative traffic impacts; construction water quality; and drainage. For each of these Class II impacts identified by the Final SEIR and Revision Letter, feasible changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect, as discussed in Findings 1.8.1 through 1.8.10, incorporated herein by reference.

The Final SEIR (14-EIR-07) and Revision Letter identify environmental impacts that cannot be fully mitigated and are therefore considered unavoidable (Class I), as is discussed in Finding 1.7, *Findings that Certain Unavoidable Impacts Are Mitigated To The Maximum Extent Feasible*, herein. These impact areas are the effects of cumulative development on the visual character of the Orcutt area,

effects of cumulative development on biological resources (including effects on sensitive habitats and associated with habitat loss), and the effects of cumulative development on wastewater and solid waste services and facilities.

To the extent the impact remains significant and unavoidable, these 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 (Finding 1.11, *Statement of Overriding Considerations*, incorporated herein by reference). For Class I impacts identified by the Final SEIR (14-EIR-07), feasible changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen significant environmental effects to the maximum extent feasible; refer to Finding 1.7, *Findings that Certain Unavoidable Impacts Are Mitigated To The Maximum Extent Feasible*, herein, for additional discussion in support of this finding.

2.3.3 Streets and highways will be adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.

The Board finds that streets and highways will be adequate and properly designed to carry the type and quantity of traffic generated by the proposed use. Primary access to the project site will be provided via a new public road off of Clark Avenue and through Key Site 2 to the north of the project site. In addition, a secondary access road to the site will be linked to Chancellor Street, a private road over which the project has an existing access easement. Chancellor Street connects to Stillwell Road. All roads within the project site will be private roads maintained by the project homeowner association (HOA), with the exception of Outrider Road, which will be public and maintained by the County in order to ensure public access to the proposed trailhead parking and public open space area. The mesa neighborhood will be served by a looped road. All roads will be two-lane roads with right of ways (ROWs) varying from 28 feet to 56 feet in width. Roads will have a 24-foot pavement width, with sidewalks or a trail on either or both sides of the road in most cases. Shared driveways serving the mesa area cluster homes will be between 20 and 26 feet in width, and sidewalks will be provided in the courtyard areas for the 119 small lot detached cluster homes.

Secondary access to the site off Chancellor Street will require installation of a clear span bridge over Orcutt Creek. As is conditioned by County Fire, Chancellor

Street will require widening along its northerly edge of approximately two feet. The gate at the intersection of Chancellor Street and Hamilton Lane could remain in place. However, in order to meet County Fire Department requirements for secondary access, the gate is required to open automatically to allow for unrestricted ingress and egress for the project site. The intersection of Chancellor and Stillwell Road will require some grading and widening in the right of way to accommodate proposed vehicles and emergency access. This intersection would be improved to include a 'knuckle' at the southwest corner of the intersection to increase vehicle sight lines. The centerline radius would be increased from 46' to 61'. Re-grading of the intersection to construct this knuckle would require a 2' maximum height wall on the north side of the intersection and a 3' maximum height wall on the south side respectively. All grading would be confined to the right-of-way and proposed grades at the connection would match existing grades. Beyond the curb knuckle, the proposed improvements along Stillwell Road would transition back to the existing pavement.

As discussed in Section 4.11, Transportation/Circulation of the proposed Final SEIR (Attachment J), all roadway segments are projected to operate at a Level of Service (LOS) A with the addition of project-generated traffic. The LOS data contained in the SEIR indicate that area intersections are expected to operate at a LOS C or better during the A.M. peak hour under existing plus project conditions. However, the project would contribute more than 15 peak hour trips to the Clark Avenue / U.S. Hwy 101 southbound ramps, which would operate at a LOS D during the P.M. peak hour under existing plus project conditions. In order to address this potentially significant impact, the project is conditioned (Condition Nos. 46 and 47, Attachment B.2) to require the applicant to contribute fair share fees as determined by Public Works Transportation Division or construct (with appropriate reimbursement) the improvements outlined in Mitigation Measure T-1:

1. Widening of Clark Avenue between the realigned Sunny Hills Road and the U.S. 101 southbound ramps to provide two eastbound lanes.

2. Widening of the Clark Avenue southbound off-ramp to improve the operation of the southbound free right-turn lane.

3. Restripe the northbound and southbound Clark Avenue ramp intersections and the Clark Avenue overpass to maximize eastbound flow to the Clark Avenue northbound on-ramp as described in the Key Site 3

Residential Project Traffic and Circulation Study, dated November 18, 2013.

These improvements are in the process of installment by another Key Site project; therefore, the owner/applicant will be responsible for payment of fair share fees (if required as determined by Public Works) prior to occupancy clearance.

The applicant/owner is also required to pay transportation fees for contributions to OTIP-identified impacts, including:

1. Reconstruction of the Clark Avenue/U.S. 101 northbound ramps intersection. This includes realignment of the U.S. 101 northbound on-ramp to the east opposite the off-ramp, widening of the off-ramp to provide two separate turning lanes and widening of the on-ramp to provide two receiving lanes.

2. Signalization of the Clark Avenue/U.S. 101 northbound ramps intersection. The existing + project peak hour volumes would satisfy peak hour signal warrants.

With implementation of the above measures, the U.S. Hwy 101 southbound ramps intersection would operate at LOS C during the P.M. peak hour, and project-specific impacts to the roadway network would be less than significant.

2.3.4 There will be adequate public services, including fire and police protection, sewage disposal, and water supply to serve the proposed project.

The Board finds that there will be adequate public services, including fire and police protection, sewage disposal, and water supply to serve the proposed project. As discussed in Section 6.2 of the Planning Commission staff report, dated October 15, 2020, and incorporated herein by reference, adequate public and private services are available to serve the proposed project. Laguna County Sanitation District (LCSD) has provided a Service Availability Letter and would provide sewage disposal, and Golden State Water Company would provide water. A supplemental water agreement for the purchase of 200-acre feet of water has been executed with the City of Santa Maria in compliance with Orcutt Community Plan Policy WAT-O-2. Additionally, the applicant has provided service availability letters from utilities, such as SoCalGas and PG&E.

As discussed in the Final SEIR, incorporated herein by reference, the increase in population resulting from the proposed project would increase demand on existing resources. According to Santa Barbara County Sheriff's Department (SBCSD), as housing densities increase, demand for police protection service also increases. However, SBCSD has indicated that SBCSD's Orcutt Station could accommodate the additional deputies necessary to provide adequate police protection services. Furthermore, additional outside support is provided through Mutual Aid Agreements with the Santa Maria and Guadalupe Police Departments and the California Highway Patrol. The increase in population associated with buildout of Key Site 3 would not require the construction of new or expanded SBCSD facilities.

Additionally, as stated in the Final SEIR, incorporated herein by reference, the County Fire Department has reviewed proposed project plans and has determined that payment of mitigation fees, which are used for the construction of new fire stations and acquisition of new equipment and apparatus, would reduce cumulative impacts associated with fire protection in accordance with SBCFD standards (Pepin, October 2014). Mitigation fees for fire protection would proportionally contribute toward any acquisition of new equipment to serve Key Site 3 and surrounding areas.

The project is conditioned (Condition Nos. 77 through 81, Attachment B.2 to the Planning Commission staff report dated October 15, 2020, incorporated herein by reference) to pay applicable development impact mitigation fees, as well as in-lieu fees for affordable housing. Therefore, the project would pay its "fair share" of public infrastructure costs.

2.3.5 The proposed project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will not be incompatible with the surrounding area.

The Board finds that the proposed project will not be detrimental to the comfort, convenience, general welfare, health, and safety of the neighborhood and will not be incompatible with the surrounding area. The project site is located within the urban boundary of the Orcutt Community Plan Area. The predominant land use surrounding the property consist of medium density residential, general commercial and U.S. 101 to the north; and low-density residential development and 5-20 acre ranchettes to the west. The property is also surrounded by

agricultural uses to the south is (grazing) and to the east across U.S. 101 (rotational crops).

As discussed in Sections 6.2 and 6.3 of the Planning Commission staff report dated October 15, 2020, incorporated herein by reference, the project site was determined to be an appropriate location for residential development during the adoption of the Orcutt Community Plan. Furthermore, the northern mesa area proposed for development was specifically identified as the appropriate portion of Key Site 3 for higher density development because of the area's level topography and proximity to an existing mobile home park of medium residential density.

Regarding compatibility with the surrounding area, residential uses on the project site will be sized and architecturally designed to ensure compatibility with surrounding residential land uses; additional discussion regarding design requirements is included in Finding 2.3.1 herein. Natural features, landforms, and native vegetation would be preserved to the maximum extent feasible, and areas of the site which are not appropriate for development would remain in open space. As discussed above, the project is conditioned to require restoration of sensitive native habitat impacted by grading and construction activities associated with the proposed project. The required Sensitive Habitat Restoration Plan would be designed with the goal of restoring up to 0.12 acres of Central Coast Live Oak Riparian Forest and 0.02 acres of Central Dune Scrub at a ratio of 2:1 (habitat restored to habitat impacted). Additionally, the project is conditioned to require the applicant to develop a County-approved landscaping plan for the 200-foot buffer zone between onsite residential development and U.S. Hwy 101 prior to final map recordation. The landscaping plan would incorporate continuous screening with trees or other vegetation a minimum of 15 feet tall within the buffer zone. Vegetation would be drought tolerant native and/or naturalized species that screen development on the site from surrounding land uses and U.S. Hwy 101. The landscaping plan would assist in softening the aesthetic and visual impacts resulting from development on the site.

Additionally, the proposed residential development project will not result in the use of hazardous materials or processes that will have the potential to result in public health or safety impacts. Potential land use compatibility conflicts of the project, such as short-term construction-related air quality and noise impacts can be reduced to a less than significant level with the implementation of proposed mitigation measures and conditions of approval. The Final SEIR

(incorporated herein by reference) includes analysis of project impacts to local air quality and sensitive receptors, including the Sunny Hills Mobile Home Park (SHMHP) residents and ranchette resident west of the proposed project, in Section 4.2, *Air Quality*, and Section 4.9, *Noise.* The impact of project construction on local air quality is described in Section 4.2, *Air Quality*. The Final SEIR found that implementation of standard dust and emissions control measures required by the Santa Barbara County Air Pollution Control District (APCD) would ensure that construction-related impacts to local air quality would be less than significant. In addition, the impacts of the project on sensitive receptors at the SHMHP, as well as single-family homes immediately to the west of the site, are described in Section 4.9, *Noise*. Mitigation Measures N-1(a) through N-1(c), which include construction timing limitations, notification of temporary construction noise, and use of noise attenuation techniques, would reduce impacts of construction noise on nearby sensitive receptors to a less than significant level. The project's traffic generated noise impacts on sensitive receptors on four roadway segments, including Clark Avenue between Stillwell Road and U.S. 101 (north of SHMHP), Stillwell Road south of Clark Avenue (west of SHMHP), and Sunny Hills Road south of Clark Avenue (existing access road to SHMHP), were analyzed in Impact N-3 and found to be adverse, but less than significant without mitigation.

Regarding neighborhood safety, as described in Section 4.5, Fire Protection, of the Final SEIR (incorporated herein by reference), standard Fire Department requirements such as road naming requirements, address number standards, hydrant requirements, and review of site circulation and design of secondary internal Emergency Vehicle Access (EVA) roads would apply to the proposed project, and would ensure adequate emergency access and reduce the risk from wildland fires. Additionally, SBCSD has indicated that SBCSD's Orcutt Station could accommodate the additional deputies necessary to provide adequate police protection services.

2.3.6 The proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan.

The Board finds that the proposed project will comply with all applicable requirements of this Development Code and the Comprehensive Plan upon approval of the proposed Rezone and General Plan Amendment. As discussed in Sections 6.2 and 6.3 of the Planning Commission staff report dated October 15, 2020, incorporated herein by reference, the proposed Final Development Plan,

as conditioned, is consistent with applicable policies and development standards in the Comprehensive Plan (including the OCP) and the LUDC. Policies and development standards include those related to land use, provision of services, residential buildout, hillside protection, watershed protection, geology, flood hazards, cultural resource sites, open space, visual resources, fire protection, as well as policies and development standards in the OCP specific to KS 3 buildout. The project also conforms to all requirements of the Land Use and Development Code, including the PRD zone district standards.

2.3.7 Within Rural areas as designated on the Comprehensive Plan maps, the use will be compatible with and subordinate to the agricultural, rural, and scenic character of the rural areas.

The project site is located within the urban boundary of the Orcutt Community Plan Area. Therefore, this finding does not apply to the project.

2.3.8 The project will not conflict with any easements required for public access through, or public use of a portion of the subject property.

The Board finds that the project will not conflict with any easements required for public access through, or public use of a portion of the subject property. A perpetual public access easement over proposed private sidewalks and trails necessary for the public to access the public multi-use trails is proposed to be dedicated to the County. Additionally, 'Road A' (Outrider Road) would be public to ensure public access to the open space that will be dedicated to the County as a part of the project. The project also has an easement over Chancellor Street for public access and public utility purposes. The project does not include any additional components that will conflict with any easements required for public access through, or easements for public use of a portion of the subject property.

B. Additional finding required for Final Development Plans. **In compliance with Subsection 35.82.080.E.2 of the County Land Use and Development Code, prior to the approval or conditional approval of an application for a Final Development Plan the review authority shall first find that the plan is in substantial conformity with any previously approved Preliminary Development Plan except when the review authority considers a Final Development Plan for which there is no previously approved Preliminary Development Plan. In this case, the review authority may consider the Final Development Plan as both a Preliminary and Final Development Plan.**

The Board finds that the Final Development Plan may be considered as both a Preliminary and Final Development Plan because there is no previously approved Preliminary Development Plan.

2.4 TENTATIVE MAP FINDINGS

Findings for all Tentative Maps. In compliance with the Subdivision Map Act, the review authority shall make the following findings for the Orcutt Key Site 3 Vesting Tentative Tract Map, Case No. 13TRM-00000-00001.

2.4.1. State Government Code §66473.1. The design of the subdivision for which a tentative map is required pursuant to §66426 shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

The Board finds that the design of the subdivision provides, to the extent feasible, for passive or natural heating or cooling opportunities. The proposed setbacks identified in Section 5.3 of the Planning Commission staff report dated October 15, 2020, and incorporated herein by reference, were identified to provide maximum privacy, light, air, and solar exposure. The proposed setbacks would allow homes to be clustered within the northern portion of the project site, consistent with the OCP. Homes would be located at an appropriate distance from streets and adjacent lots so as to protect and preserve property values, ensure compatibility of different uses, avoid nuisances and advance the general welfare of residents within the PRD zone. Future residential development on the site will be able to take advantage of solar exposure for natural heat and light and prevailing winds for natural cooling effects. There is sufficient northern, southern, eastern, and western exposure to allow for passive heating or cooling systems to be provided on the site.

2.4.2 State Government Code §66473.5. No local agency shall approve a tentative map, or a parcel map for which a tentative map was not required, unless the legislative body finds that the proposed subdivision, together with the provisions for its design and improvement is consistent with the general plan required by Article 5 (commencing with §65300) of Chapter 3 of Division 1 or any specific plan adopted pursuant to Article 8 (commencing with §65450) of Chapter 3 of Division 1.

The Board finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the Comprehensive Plan and

Orcutt Community Plan. As discussed in Section 6.2 of the Planning Commission staff report, dated October 15, 2020, following approval of the proposed General Plan Amendment and rezone applications and adherence to Conditions of Approval, the project will be consistent with all applicable policies of the County's Comprehensive Plan and the Orcutt Community Plan.

2.4.3. State Government Code §66474. A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required if it makes any of the following findings:

a. The proposed map is not consistent with applicable general and specific plans as specified in §66451.

The Board finds that this finding cannot be made, thus the map may be approved. As discussed in Sections 6.2 and 6.3 of the Planning Commission staff report, dated October 15, 2020, following approval of the General Plan Amendment and rezone, the conditioned project will be consistent with all applicable policies of the County's Comprehensive Plan, the Orcutt Community Plan, the Santa Barbara County Land Use and Development Code, and Chapter 21, the County Subdivision Ordinance.

b. The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

The Board finds that this finding cannot be made, thus the map may be approved. As discussed in Sections 6.2 and 6.3 of the Planning Commission staff report, dated October 15, 2020, following approval of the General Plan Amendment and rezone, future residential improvements of the subdivision associated with the conditioned project will be consistent with the County's Comprehensive Plan and the Orcutt Community Plan.

c. The site is not physically suitable for the type of development proposed.

The Board finds that this finding cannot be made, thus the map may be approved. The subject 138.6-acre parcel is sufficient in size to accommodate the future development of 119 clustered single-family residences, as is discussed in Finding 2.3.1 herein and incorporated by

reference. To ensure neighborhood compatibility, future single-family residences will be required to be in conformance with the approved Design Guidelines, and will be reviewed and approved by the Board of Architectural Review prior to Zoning Clearance and Building Permit issuance. Adequate public and private services are available to serve the project. As such, the site can be found physically suitable for the proposed subdivision.

d. The site is not physically suited for the proposed density of development.

The Board finds that this finding cannot be made, thus the map may be approved. As discussed in Sections 6.2 and 6.3 of the Planning Commission staff report, dated October 15, 2020, incorporated herein by reference, approval of the General Plan Amendment will change the land use designation on a portion of the subject parcel from Residential Ranchette with corresponding RR-10 zoning to Planned Development with corresponding Planned Residential Development (PRD-119) zoning. Full buildout of the Orcutt Key Site 3 property will accommodate 279 dwelling units, including the 119 units proposed in this project and the 160 units in the MR-O zone approved as part of the Focused Housing Program. The project includes the development of 119 single-family residences located within approximately 25 acres located of Planned Development land entirely on the northern mesa. This area of the property has a generally flat topography and geotechnical hazards evaluations have determined that the portion of the site proposed for development will not be subject to stability risks. Additionally, the OCP identifies this area as appropriate for higher density development because of its proximity to SHMHP. Open space areas south of the mesa, representing approximately 66 percent of the project site, will include public multi-use trails and will be dedicated to the County or to a County-approved agency as public open space, as required by the OCP. As a result, the site is physically suitable for the proposed density of development.

e. The design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The Board finds that this finding cannot be made, thus the map may be approved. The Final SEIR (14-EIR-07) for the Orcutt Key Site 3 project identifies environmental impacts that cannot be fully mitigated and are therefore considered significant and unavoidable (Class I). These impact areas are effects of cumulative development on the visual character of the Orcutt area, effects of cumulative development on biological resources (including effects on sensitive habitats and associated with habitat loss), and the effects of cumulative development on wastewater and solid waste services and facilities.

As discussed in the Statements of Overriding Considerations (Finding 1.11 herein), to the extent that impacts remain significant and unavoidable, these impacts are acceptable when weighed against the overriding social, economic, legal, technical, and other considerations set forth in Finding 1.11. For the Class I impacts identified by the Final SEIR (14-EIR-07) and Revision Letter, feasible changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect to the maximum extent feasible; further discussion to this effect is included in Finding 1.7, *Findings that Certain Unavoidable Impacts Are Mitigated To The Maximum Extent Feasible*, herein.

Mitigation measures are applied as project conditions to reduce other environmental impacts to insignificant levels. Therefore, the project will not cause substantial environmental damage nor substantially and avoidable injure fish or wildlife or their habitat.

f. The design of the subdivision or type of improvements is likely to cause serious public health problems.

The Board finds that this finding cannot be made, thus the map may be approved. The proposed subdivision has been designed to minimize the potential to cause public health problems. Habitable structures will be located outside of the FEMA-designated 100-year flood zone and the identified Santa Maria Airport no-build corridor. Additionally the project will be developed in areas of the site which were identified in the Orcutt Community Plan for future residential development. Adequate water, utilities, and access are available to serve the proposed parcels. Implementation of Mitigation Measures WR-2(a) and WR-2(b) will

provide adequate water quality treatment per Public Works standard conditions. The project has also been reviewed by the County Fire Department, County Sheriff, Flood Control District, Environmental Health Services, and Air Pollution Control District. With implementation of the required mitigation measures and review by local regulatory agencies, there will be no public health problems or hazards associated with the project.

g. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The Board finds that this finding cannot be made, thus the map may be approved. The project is conditioned to include easements for, and the development and maintenance of, public multi-use trails onsite. As conditioned, the project does not conflict with any public easements and there currently is no public use of the subject property.

2.4.4. State Government Code §66474.4. The legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it finds that either the resulting parcels following a subdivision of that land would be too small to sustain their agricultural use or the subdivision will result in residential development not incidental to the commercial agricultural use of the land, and if the legislative body finds that the land is subject to any of the following:

The Board finds that this finding cannot be made, thus the map may be approved. The subject parcel is currently zoned residentially and was designated in the OCP for residential development and public open space uses. Additionally:

(a) A contract entered into pursuant to the California Land Conservation Act of 1965 (Chapter 7 (commencing with Section 51200) of Part 1 of Division 1 of Title 5), including an easement entered into pursuant to Section 51256.

The subject parcel is not subject to a contract entered into pursuant to the California Land Conservation Act of 1995, or any easements entered into pursuant to Section 51256.

(b) An open-space easement entered into pursuant to the Open-Space Easement Act of 1974 (Chapter 6.6 (commencing with Section 51070) of Part 1 of Division 1 of Title 5).

The subject parcel is not subject to an existing open space easement entered into pursuant to the Open Space Easement Act of 1974.

(c) An agricultural conservation easement entered into pursuant to Chapter 4 (commencing with Section 10260) of Division 10.2 of the Public Resources Code.

The subject parcel is not subject to an agricultural conservation easement entered into pursuant to Chapter 4 of Division 10.2 of the Public Resources Code.

(d) A conservation easement entered into pursuant to Chapter 4 (commencing with Section 815) of Part 2 of Division 2 of the Civil Code.

The subject parcel is not subject to a conservation easement entered into pursuant to Chapter 4 (commencing with Section 815) of Part 2 of Division 2 of the Civil Code.

2.4.5. State Government Code §66474.6. The governing body of any local agency shall determine whether discharge of waste from the proposed subdivision into an existing community sewer system would result in violation of existing requirements prescribed by a California Regional Water Quality Control Board pursuant to Division 7 (commencing with §13000) of the Water Code.

The Board finds that discharge of waste from the proposed subdivision into an existing community sewer system will not result in violation of existing requirements prescribed by a RWQCB pursuant to Division 7 (commencing with §13000) of the Water Code. The project site will be served by the Laguna County Sanitation District (LCSD). Existing LCSD disposal and treatment facilities have sufficient capacity to handle both the projected average and peak sewage generation from the project. The applicant will be also be required to pay their fair share of impact mitigation fees to the LCSD for any necessary upgrades to the Solomon Creek Trunk, which will collect flows from the proposed on-site sewer pipes. These upgrades will ensure the system has sufficient capacity to serve the project.

A. Chapter 21, County Subdivision Regulations

The following findings shall be cause for disapproval of a Tentative Parcel Map or lot split map, but the Tentative Parcel Map or lot split map may nevertheless be approved in spite of the existence of such conditions where circumstances warrant.

1. **Easements or rights-of-way along or across proposed county streets which are not expressly subordinated to street widening; however the Director of Public Works may approve such easements or rights-of-way without such subordinations.**

   The Board finds that this finding cannot be made, thus the map may be approved. The project does not include any easements or rights-of-way across proposed County streets.

2. **Lack of adequate width or improvement of access roads to the property; creation of a landlocked lot or parcel without frontage on a street or other approved ingress and egress from the street.**

   The Board finds that this finding cannot be made, thus the map may be approved. The proposed subdivision has been designed so that lots resulting from the tentative map will not become landlocked; all lots would front either a proposed road or driveway. Roads and driveways are adequately designed for ingress and egress, and have been reviewed by both the County Fire Department and Public Works Transportation Division.

3. **Cuts or fills having such steep slopes or great heights as to be unsafe under the circumstances or unattractive to view.**

   The Board finds that this finding cannot be made, thus the map may be approved. The project will cluster development onto the Northern Mesa Area and preserve as open space hillsides exceeding 20 percent to the south of Orcutt Creek, and the project will not create unsafe or unattractive grading cuts or fills. Construction of the proposed project will not entail grading on slopes exceeding 20 percent. Utilities will be installed underground.

4. **Grading or construction work shall not be commenced prior to recordation of the final or parcel map without specific authority granted by and subject to conditions approved by the Board of Supervisors.**

   The Board finds that this finding cannot be made, thus the map may be approved. The project is conditioned (Condition No. 26 of Attachment B.1) to not allow grading or construction work associated with the proposed project to be permitted prior to recordation of the tentative map.

5. **Potential creation of hazard to life or property from floods, fire, or other catastrophe.**

   The Board finds that this finding cannot be made, thus the map may be approved. A FEMA-designated 100-year flood zone occurs on the Key Site 3 property along the channel of Orcutt Creek and extends northward into the central plain area. However, the project will preserve the area within the 100-year flood zone as natural open space and will not involve the construction of habitable structures within the 100-year floodplain. All residences will be clustered at higher elevations in the northern mesa area, ensuring that habitable structures and people are not exposed to flood hazards.

   The County of Santa Barbara has designated the site as a high fire hazard area. In addition, the Fire and Police Protection map created for the OCP Update EIR identifies the portion of the project site extending from 100 feet north of Orcutt Creek to the southern site boundary as an area most subject to wildfires. The construction of residential structures in a designated high fire hazard area will expose additional people to fire hazards. Compliance with Mitigation Measures FP-1(a) and FP-1(b) requiring the preparation of a Fire/Vegetation Management Plan and implementation of construction standards for fire prevention will ensure that potential fire hazards will be avoided and/or reduced to the maximum extent feasible. With implementation of these measures, there is no potential creation of hazard to life or property from floods, fire, or other catastrophe.

6. **Nonconformance with any adopted general plan of the County or with any alignment of a state highway officially approved or adopted by the Department of Transportation.**

   The Board finds that this finding cannot be made, thus the map may be approved. The project, with proposed General Plan amendments, is in

conformance with the Comprehensive Plan, including the Orcutt Community Plan, and does not conflict with any alignment of a state highway. As discussed in Sections 6.2, and 6.3 of the Planning Commission staff report, dated October 15, 2020, incorporated herein by reference, compliance with the project description and required conditions of approval will ensure that the design and improvements of the subdivision and future development are consistent with the County's Comprehensive Plan, Orcutt Community Plan, and Land Use Development Code. Additionally, roadway improvements required in MM T-1 and T-2 will improve intersection operations at the Clark Avenue/U.S. 101 southbound ramps. Intersection design has been developed at a regional scale in coordination with Caltrans and Public Works Transportation Division staff.

7. Creation of a lot or lots which have a ratio depth to width in excess of 3 to 1.

The Board finds that this finding cannot be made, thus the map may be approved. The project will not result in lots that have a ratio depth to width in excess of 3 to 1.

8. Subdivision designs with lots backing up to watercourses.

The Board finds that this finding cannot be made, thus the map may be approved. The subdivision design does not include lots backing up to a watercourse. Orcutt Creek crosses the southern and southwestern portions of the project site. The project will cluster development in the northern mesa area of the site.

B. Pursuant to Chapter 21-8 of the Santa Barbara County Code, a tentative map including tentative parcel map shall not be approved if the decision-maker finds that the map design or improvement of the proposed subdivision is not consistent with this Chapter, the requirements of the State Subdivision Map Act, California Government Code Section 66410 et seq., the County's Comprehensive Plan, the applicable zoning ordinance, or other applicable County regulations.

The Board finds that this finding cannot be made, thus the map may be approved. The project conforms to the requirements of the Comprehensive Plan, including the specific provisions of the OCP for Key Site 3 buildout. Upon rezoning as anticipated in the OCP and proposed as part of the project, the project will conform to the provisions of the Land Use Development Code, including

procedures and requirements related to General Plan Amendments, Rezones, Tract Maps, and Development Plans. As discussed in Section 6.3 of the Planning Commission staff report, dated October 15, 2020, incorporated herein by reference, the project conforms with all requirements of the Chapter 21 Subdivision Regulations for a Vesting Tentative Map, including Development Plan requirements, and sections regulating Subdivision Standards, Water Supply, Sewage Disposal, Parks fees, and Orcutt Impact fees.

2.5 ROAD NAMING FINDINGS

Findings for Naming Roads (LUDC 35.76.050.D.2): The objective of regulated road naming is to ensure that proposed road names are pleasant sounding; easy to read (so that the public, and children in particular, can readily pronounce the name in an emergency); and add to the pride of home and community. In order to meet that objective, the following criteria were adopted and must be met in order to approve the naming of a road.

2.5.1 A road name shall not be duplicated within the area served by the same post office, or fire or police department. No name should duplicate another road name used elsewhere in the County. Similar sounding names are considered duplicates regardless of spelling.

The Board finds that the proposed road names are consistent with this criterion. The proposed road names Outrider Road, Dash Road, Virago Court, Rendar Road, and Corran Place have been reviewed and cleared for use by the Santa Barbara County Fire Department, Assessor's Office, Sheriff's Dispatch, and the County Surveyor as not duplicated within the area or elsewhere in the County.

2.5.2 A road shall not be named after a living person, except that a road may be named with a family surname prominent in County history, even if a family member still resides in the area.

The Board finds that the proposed road names do not reference a surname of a living person.

2.5.3 A road name shall have less than 24 letters, including punctuation, spacing, and road classification (e.g., lane, street, way).

The Board finds that all of the proposed road names contain less than 24 letters, including punctuation, spacing and the road classification.

2.5.4 A road name shall be easy to pronounce and spell.

The Board finds that all proposed road names are easy to pronounce and spell.

2.5.5 A road name shall be grammatically correct whether in English or a foreign language.

The Board finds that proposed road names are grammatically correct.

2.5.6 A road name shall include the appropriate road classification (e.g., lane, street, way).

The Board finds that proposed road names include the appropriate road classification.

ATTACHMENT B.1: CONDITIONS OF APPROVAL

SB Clark, LLC (Key Site 3) Vesting Tentative Tract Map
Case No. 13TRM-00000-00001 / TM 14,801
Date: September 30, 2020

I. PROJECT DESCRIPTION

1. **Proj Des-01 Project Description.** This Tract Map is based upon and limited to compliance with the project description, the hearing exhibits marked A-N, dated September 30, 2020, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations.

   The project description is as follows:

   The proposed project is a request by SB Clark, LLC owners, for approval of Vesting Tentative Tract Map (TM 14,801) (VTTM). The proposed project includes the following components:

   - The development of 119 single-family detached, small-lot residential units, clustered on the northern portion of the project site;
   - 113.5 acres of public and private open space (82% of the total project site), including the upper mesa bluff area, Orcutt Creek, private parks and trails, public multi-use trails, landscaped basins, and areas of natural and restored habitat on hillsides and creeks;
   - A two-lot subdivision of a 8-acre portion of the site that was rezoned to MR-O in February of 2009 as part of the Housing Element Focused Rezone Program. The subdivision would establish the exterior boundaries of the MR-O zone district and establish infrastructure for the 160 approved multi-family units;
   - Approval of a total of 134 lots on Key Site 3, as shown in Table 1 below.

   The VTTM would subdivide 138.6 acres into a total of 134 lots: 1) 119 residential lots ranging in size from 3,126 gross sq. ft. to 13,287 gross sq. ft.; 2) three lots for private roads totaling 4.3 acres; 3) one lot for a public road totaling approximately 3.50 acres; 4) eight lots for private open space totaling approximately 22.5 acres; 5) one lot for public open space to be dedicated to the County totaling approximately 91 acres; and 6) 2 lots totaling 8 acres for future development on property zoned MR-O.

Table 1: Vesting Tentative Tract Map Proposed Lots		
Use	**Number of Lots**	**Acreage**
Roads (Public and Private), Driveways, Sidewalks, Paths & Swales	4	7.8
Public Open Space	1	91.0

Private Open Space	8	22.5
Condominium Lots (MR-O)	2	8.0
Single-family Cluster Homes and Private Yards	119	9.3
Total	**134**	**138.6**

In accordance with the OCP, primary access to the site will be provided via a new road off of Clark Avenue and through Key Site 2 to the north. In addition, a secondary access road will be linked to Chancellor Street (a private road) which connects to Stillwell Road. The applicant has an easement over Chancellor Street for public access and public utility purposes. Access to the project site from Chancellor Street will require the construction of a clear span bridge over Orcutt Creek. Water will be provided by Golden State Water Company. Sewer service will be provided by Laguna County Sanitation District. Electrical service will be provided by PG&E, gas service by SoCalGas, telephone by Verizon, and digital services by Comcast.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

2. **Proj Des-02 Project Conformity**. The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

II. MITIGATION MEASURES FROM 14-EIR-07

Aesthetics/Visual Resources

3. **AES-1(a). Architectural and Landscape Guidelines.** The owner/applicant shall develop and implement Architectural and Landscape Guidelines that include the components listed below. The Guidelines shall incorporate the guidance from the applicable OCP Development Standards (DevStds VIS-O-1.1, VIS-O.3.1, VIS-O-3.4, KS3-14 through KS3-17, KS3-19 through KS3-21, etc.) and include clear criteria and requirements to guide the design, layout, and

landscaping of all residential development consistent with the performance standards below. All future development shall comply with the Guidelines.

- Tract landscaping. Landscaping installed as part of tract improvements shall be consistent with approved landscape plans. Landscaping guidelines shall describe the following elements:
  - Landscaping shall consist of drought-tolerant native and/or Mediterranean type species, and shall provide screening along the project perimeters;
  - Only natural fiber, biodegradable materials shall be used;
  - Fuel management techniques shall be used, including, but not limited to, fire resistive landscaping, defensible space features, and strictly controlled vegetation within defensible space;
  - Fire-resistant vegetation shall be used in tract landscaping.
- Individual House Landscaping. Landscaping Plans for the front yards of individual houses shall be prepared by a qualified Landscape Architect, and shall be designed to screen and blend the proposed development into the surrounding area while preserving identified viewsheds. Individual lot landscaping plans shall incorporate plants that are drought-tolerant native and/or Mediterranean type species. Only natural fiber, biodegradable materials shall be used for plantings.
- Architectural Guidelines. Natural building materials and colors compatible with surrounding terrain (earth-tones and non-reflective paints) shall be used on exterior surfaces of all structures, including fences and walls. Color combinations used on individual home roofs, walls, and facias shall be selected as to avoid high contrast, such as very dark brown adjacent to white. Roof vents shall be the same earthtone shade as the surrounding roof surface. Materials shall be denoted on building plans.

Plan Requirements and Timing. The owner/applicant shall submit Design Guidelines to P&D and the Board of Architectural Review for review and approval prior to final map recordation. Guidelines shall be recorded with the final map for the tract. A copy of the Guidelines shall be submitted with grading, building, and landscaping plans prior to zoning clearance approval for individual lot development. Common area/tract landscaping shall be installed prior to occupancy clearance for the first single family dwelling. A landscape plan in conformance with the approved Guidelines shall be reviewed and approved prior to issuance of Zoning Clearance for individual lot development. The Guidelines shall be included in Covenants, Conditions and Restrictions (CC&Rs), and monitored by a Homeowners Association (or similar entity). **Monitoring.** For both common area/tract and individual house projects, P&D compliance monitoring staff shall inspect for compliance with the approved landscaping plans prior to occupancy clearance.

4. **AES-1(b). Graffiti Control.** A Homeowner's Association, owner/applicant or successor shall clean up any graffiti on sound walls in the project site within 72 hours of discovery. If there is a continued problem with graffiti and/or if it not removed within the stated time, as determined by P&D, a plan for preventing recurrence shall be submitted to P&D for review and approval, and shall be implemented as approved. Suggested anti-graffiti measures include the use of vertical landscaping or vines along affected wall surfaces and/or the use of anti-graffiti paint.

   Plan Requirements and Timing. This condition shall be printed on final subdivision improvement plans and included in the project's CC&Rs. A graffiti prevention plan shall be submitted and complied with by the owner/applicant or Homeowners Association upon determination of need by P&D.

   Monitoring. P&D shall review plans and CC&Rs for conformance prior to final map clearance. P&D shall also site inspect and respond to complaints.

5. **AES-2. Landscaping Plan.** The project applicant shall develop a County-approved landscape plan for the buffer zone between on-site residential development and U.S. prior to final map recordation. Landscape plans for the project shall consist of predominantly drought tolerant native and/or naturalized species that screen development on the site from surrounding land uses and U.S. 101. Landscaping shall incorporate continuous screening with trees or other vegetation a minimum of 15 feet tall in the buffer zone between on-site residential development and U.S. 101. Parking areas shall include a minimum of 15% of their area in landscaping. In order to provide visual relief, glare reduction, and shade, large-canopy trees are recommended. Landscaping shall incorporate drought-tolerant or native vegetation to screen the project site from surrounding sensitive land uses.

   Plan Requirements and Timing. The applicant shall submit the landscape plan to P&D for review and approval prior to final map recordation. Landscape Plan Guidelines shall be included in Covenants, Conditions and Restrictions (CC&Rs), and monitored by a Homeowners Association (or similar entity). **Monitoring**. P&D shall review plans and CC&Rs for conformance prior to final map clearance.

Biological Resources

6. **BIO-1(d) Landscaping Plan.** The project landscape plan shall indicate the locations and species of plants to be installed throughout the development, including areas adjacent to open space. Drought tolerant, locally native plant species shall be selected in consultation with a qualified biologist. Invasive non-native plant species that occur on the California

Invasive Plant Council Lists shall not be permitted. Species selected for planting in setbacks shall be similar to those species found in adjacent native habitats.

Plan Requirements and Timing. The landscape plan shall be submitted to P&D for review and approval prior to final map clearance. **Monitoring.** P&D compliance monitoring staff shall inspect the site prior to occupancy to ensure compliance.

7. **BIO-3(a) Development Restriction.** The owner/applicant shall restrict trail development within the Open Space Area to the minimum area necessary to construct the planned trails. All trails and bicycle paths shall be sited and designed to minimize erosion and removal of native vegetation and to encourage sustainable low maintenance. To the maximum extent feasible, trails shall follow existing dirt roads and trail alignments. Where this is not possible, prior to final trail alignment of these trail segments, the proposed trail route shall be surveyed by a P&D-qualified botanist. The botanist, in consultation with P&D, shall reroute the trail alignment to avoid sensitive species and be generally consistant to the revised Orcutt Community Plan Parks, Recreation and Trails Map approved by the Board of Supervisors. Bicycle path construction shall avoid removal of riparian vegetation to the maximum extent feasible.

   Plan Requirements and Timing. Consistent with the proposal in the project description, the owner/applicant shall dedicate the 91-acre open space to the County for open space and public trails purposes, as identified on the approved Development Plan and Tentative Tract Map, and shall construct the trail system including fencing and signage and any necessary trail structures to standards and specifications of the Orcutt Community Plan (Orcutt Multiple Use Trails Plan and Trail Siting and Design Guidelines) and the County Community Services Department, Parks Division. The developer shall be responsible for the construction and maintenance of the trail system for two years, at which time the Orcutt Community Facilities District, would assume maintenance responsibility. Prior to recordation of the final map: (1) The owner/applicant shall submit trail system plans, including specific alignment and landscaping, fencing, and signage, and maintenance funding/responsibility, for review and approval by Planning and Development (P&D) and Community Services Department - Parks Division; (2) A performance security for trail installation and maintenance shall be submitted by the owner/applicant to P&D for review and approval. Timing: The trail system shall be constructed as part of initial tract improvements and completed prior to the issuance of occupancy clearance for dwellings along the perimeter of the open space. **Monitoring.** P&D Permit Compliance staff and Parks Division staff shall monitor trail and bikepath installation in accordance with the approved plans**.**

Cultural Resources

8. **CR-1(a) Avoidance of CA-SBa-3812H and CA-SBa-3813H.** Development within 25 feet of the boundaries of CA-SBa-3812H and CA-SBa-3813H shall be avoided. If impacts to all or any of these resources cannot be avoided, as determined by the owner/applicant with concurrence from P&D staff, then the recommendations presented in the 2006 Heritage Discoveries report shall be implemented as described in Table 4.4-1 of this EIR and in accordance with Mitigation Measure CR-1(c) (incorporates OCP EIR ARCH-3 and modification of OCP EIR KS3-HA-1). **Plan Requirements and Timing.** Prior to final map clearance, the owner/applicant shall conduct Extended Phase 1 testing as necessary for CA-SBa-3812H and CA-SBa-3813H, (to be determined in consultation with P&D) to define site boundaries with respect to proposed development. Prior to final map clearance, the owner/applicant shall submit for P&D approval a revised site plan that avoids grading and development within the sites and a 25-foot buffer. **Monitoring.** P&D shall review revised grading and improvement plans and verify that avoidance of the site and the buffer area is achieved. P&D shall field check development operations to ensure compliance with avoidance requirements.

III. CONDITIONS UNIQUE TO TENTATIVE TRACT MAP 14,801

9. **Landscp-01a Landscape for Life.** The HOA shall maintain common area project tract landscaping for the life of the project. The HOA or designee shall permit the County to conduct site inspections a minimum of one time per year for 5 years and once per year beyond that if determined to be necessary by P&D. **Timing:** Prior to map recordation issuance, the Owner/Applicant shall record CC&Rs that state the condition requirements above and note the requirements of AES-1(a). P&D compliance monitoring staff may conduct site inspections once per year if necessary to ensure that landscaping is maintained for the life of the project.

10. **Map-01 Maps-Info.** Prior to recordation of the tentative map and subject to P&D approval as to form and content, the Owner/Applicant shall include all of the mitigation measures, conditions and agreements associated with or required by this project approval on a separate informational sheet(s) to be recorded with the Final Map. All applicable conditions and mitigation measures of the project shall be printed on grading and/or building plans and shall be graphically illustrated where feasible.

11. **Map-01a Maps-Future Lots**. Any lot created by the recordation of this Tentative Map is subject to the conditions of this Tentative Map during any future grading or construction activities and during any subsequent development on any lot created by the recordation of this Tentative Map, each set of plans accompanying any permit for development shall contain the conditions of this Tentative Map.

12. **Map-01b Maps-Not Retroactive**. If Zoning Clearances are obtained prior to recordation, Tentative Map conditions will not apply retroactively to the previously issued permit.

13. **Map-04 TPM, TM, LLA Submittals**. Prior to recordation of the Final Map, the Owner/Applicant shall submit a Final Map prepared by a licensed land surveyor or Registered Civil Engineer to the County Surveyor. The Map shall conform to all approved exhibits, the project description and conditions of approval as well as all applicable Chapter 21-Land Division requirements, as well as applicable project components required as part of recorded project conditions.

14. **Map-06 Title to Common Space.** Title to the private common open space areas shall be held by a non-profit association of all homeowners within the single-family dwelling project areas or other non-profit entity on such reasonable terms and conditions as the Board of Supervisors may prescribe. The reasonable terms and conditions may include restricting the rights to develop the property to the uses described in the approved project. If the common open space is conveyed to a group other than the homeowners association, the rights to develop such property with uses other than those described in the approved project shall be conveyed to the County of Santa Barbara.

15. **Map-07 CCR Maintenance.** The Applicant shall record Codes Covenants and Restrictions (CC&Rs) which provide for shared maintenance responsibilities by all owners for:

    1. Common area landscaping / irrigation;
    2. Storm Water Quality Management Plan components;
    3. Vegetation management of areas outside of the identified building area required for fire safety;
    4. Maintenance of required signage;
    5. Two-year maintenance of trails;
    6. Graffiti control;
    7. Required signage;
    8. Compliance with approved Architectural and Landscape Guidelines for tract landscaping and shared amenities;
    9. Compliance with conditions of approval herein (Attachments B.1, B.2 and B.3) that reference HOA responsibilities.

    The CC&Rs shall also include responsibilities for all owners to maintain the property in compliance with all conditions of approval of the project, including, but not limited to:

    a. Compliance with approved Architectural and Landscaping Guidelines;

b. Wildlife avoidance measures;
c. Lighting restrictions;
d. Drought tolerant landscape;
e. Restrictions on tree removal;
f. Recycling requirements;
g. Restrictions on water softeners;
h. Air Quality Greenhouse Gas requirements.

The Association shall be established before the homes are sold, Membership in the Association shall be mandatory for each home buyer and any successive buyer, and the Association shall be responsible for liability insurance, property taxes, and maintenance of common open space and recreational and other common facilities

Homeowners shall pay their pro rata share of all costs of the Association and the assessment levied by the Association can become a lien on the property, and the Association shall be able to adjust the assessment to meet changed needs.

The CC&R language is subject to approvals from P&D and County Counsel. In addition, the CC&Rs shall include note that reads as follows: "IMPORTANT: BUYER NOTIFICATION: The Home Owners Association shall obtain County approval for amendments to any CC&R provision related to project requirements. All owners shall maintain property in compliance with all conditions of approval for the project."

16. **Map-08 Water and Sewer Connections**. If, prior to the Board action to approve the recording of the Final Map, the water or sewer entities in which the proposed subdivision is located declares its inability to permit new water or sewer connections and has so notified the County or is operating under a connection ban by the California Water Quality Control Board Central Coast Region, the subdivider shall submit to the County Surveyor an "exemption letter" from the appropriate water or sewer entity stating that the lots in the subdivision have been granted or qualify for an exemption from the entity's or Water Board's prohibition on new service connections, subject to the rules, regulations, resolutions, and ordinances of the entity under which the exemption was granted, or letters from the County Health Department and P&D Building & Safety stating that the lots in the subdivision will be served by an approved potable source of water and an approved private sewage disposal system.

17. **Map-10 Public Utility Easements**. Prior to Recordation, public utility easements shall be provided in the locations and widths required by the serving utilities. The subdivider shall submit to the County Surveyor a set of prints of the Final map accompanied by a letter from

each utility, water and sewer district serving the property stating that the easements shown thereon are acceptable.

18. **Map-11 Electrical Utilities**. Electrical utilities shall be installed underground.

19. **NPDES-17 Storm Water Retention-Residential Project.** The Owner/Applicant shall specify the following in the CC&Rs: "IMPORTANT: BUYER NOTIFICATION: Long-term maintenance and proof of inspections of the biofiltration system shall be the responsibility of the owner. Biofiltration system maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance." **Timing:** The Owner/Applicant shall complete the required recordation of the CC&Rs with this notification prior to final map clearance.

20. **HOUS-07 In-Lieu Fees (projects that include only residential lot subdivision).** The Owner/Applicant shall pay in-lieu fees for affordable housing units in compliance with the provisions of Sections 46A-4(b) and (c) of the County Inclusionary Housing Ordinance (Ordinance No. 4855). In-lieu fees shall be paid prior to map recordation.

    The County determined the amount of the in-lieu fees based on the fees in effect at the time the application was deemed complete for a 119-unit project in the Santa Maria Housing Market Area. The in-lieu fees total $275,485.00 as shown in the following table:

Income Level	**Requirement**	**Number Units Required**	**In-Lieu Fees Per Unit**	**In Lieu Fees Per Income Level**
Very Low	2.5%	2.975	$72,300	$46,300.00
Low	2.5%	2.975	$72,300	$46,300.00
Moderate	0%	-	-	-
Workforce	0%	-	-	-
Total	5%	5.95	$72,300	**$275,485.00**

TIMING: The Owner/Applicant shall pay the fees to the County Housing and Development Division prior to map recordation for the project. If the Owner/Applicant has appealed the fees and been granted a fee reduction, map recordation must occur within sixty (60) days of the reduced in-lieu fee payment. P&D planning staff shall obtain written clearance from HCD, using the HCD Project Approval Form, prior to map recordation.

21. **Offer to Dedicate.** In accordance with the project description proposed by the applicant**,** Lot No. 129 shall remain in natural, undeveloped open space consistent with the project description and project plans. No development except multiuse trails, bikeways, detention basins, signage, landscaping and irrigation shall be permitted within this area as specified in the project description and conditions of approval. The developer shall be responsible for the construction of identified improvements and maintenance of the open space for two years, at which time the Santa Barbara County Community Services Department Parks Division would assume maintenance responsibility. The applicant's offer of dedication of Lot No. 129 to the County as public open space shall identify the Orcutt Community Facilities District as responsible for maintenance and funding. **Plan Requirements and Timing:** Prior to map recordation, (1) the applicant shall submit an offer to dedicate Lot No. 129 as public open space including trail system plans, including specific alignment and landscaping, fencing, and signage, and maintenance funding/responsibility for review and approval by Planning and Development (P&D), Parks Department and County Counsel, (2) submittals shall be reviewed and, if consistent with the project description, project plans, and conditions of approval, approved by Planning and Development (P&D), Parks Department and County Counsel, (3) the offer to dedicate shall be executed and submittals shall be docketed by P&D with the Board of Supervisors for acknowledgment pursuant to Government Code 7050; and (4) the Applicant or a successor in interest shall record the offer to dedicate prior to or concurrent with map recordation. The offer to dedicate shall also be reflected on the map. **Monitoring**: P&D will ensure that the offer to dedicate Lot No. 129 is stated on the map and that the other requirements for the offer to dedicate are satisfied prior to map recordation.

IV. COUNTY RULES AND REGULATIONS

22. **Rules-01 Effective Date-Not Appealable to CCC.** This Vesting Tentative Tract Map shall become effective upon the date of the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit [LUDC §35.82.020].

23. **Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.

24. **Rules-05 Acceptance of Conditions**. The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.

25. **Rules-06 Recorded Map Required**. Tentative Map 14,812 shall be recorded prior to issuance of any permits for development, including grading.

26. **Rules-08 Sale of Site.** The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.

27. **Rules-19 Maps/LLA Revisions**. If the unrecorded Tentative Map is proposed to be revised, including revisions to the conditions of approval, the revisions shall be approved in the same manner as the originally approved Tentative Map.

28. **Rules-23 Processing Fees Required**. Prior to recordation, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.

29. **Rules-25 Signed Agreement to Comply**. Prior to recordation, the Owner/Applicant shall provide evidence that they have recorded a signed Agreement to Comply with Conditions that specifies that the Owner of the property agrees to comply with the project description, approved exhibits and all conditions of approval. This form may be obtained from the P&D office. Owners of lots resulting from this land division shall record such agreements prior to zoning clearance issuance for future development.

30. **Rules-29 Other Dept Conditions**. Compliance with Departmental/Division letters required as follows:
    a. Fire Department dated October 9, 2020
    b. Flood Control Water Agency dated September 18, 2015
    c. Community Services Department, Parks Division dated August 28, 2020
    d. Transportation Division dated September 7, 2020
    e. Project Clean Water dated November 16, 2017
    f. Laguna County Sanitation District dated August 21, 2020 (summarizing letters from November 14 through December 11, 2019)
    g. County Surveyor's Office dated July 25, 2013
    h. Environmental Health Services dated December 22, 2017

31. **Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:
    a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;
    b. Pay fees prior to approval of Zoning Clearance as authorized by ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute;
    c. Note the following on each page of grading and building plans "This project is subject to Mitigation Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, and mitigation measures from the Final Subsequent Environmental Impact Report 14-EIR-07;
    d. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.

32. **Rules-33 Indemnity and Separation**. The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project.

33. **Rules-36 Map/LLA Expiration.** This Tentative Map shall expire three years after approval by the final county review authority unless otherwise provided in the Subdivision Map Act and Chapter 21 of the Santa Barbara County Code.

34. **Rules-37 Time Extensions-All Projects.** The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed

circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

35. **Special Condition - Supplemental Water.** The project shall purchase supplemental water from the City of Santa Maria to offset increased demand for water from the Santa Maria Groundwater Basin. Plan Requirements & Timing: Prior to zoning clearance, the applicant shall provide proof of purchase of supplemental water from the City of Santa Maria.

36. **Map-14 Annexation.** The property subject to the tentative parcel map shall be annexed into the North County Lighting District and the Orcutt Community Facilities District prior to recordation of the Final Map.

ATTACHMENT B.2: Conditions of Approval

SB Clark, LLC (Key Site 3) Development Plan
Case No. 13DVP-00000-00010
Hearing Date: September 30, 2020

I. PROJECT DESCRIPTION

1. **Proj Des-01 Project Description.** This Development Plan is based upon and limited to compliance with the project description, the hearing exhibits marked A-N, dated September 30, 2020, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations.

The project description is as follows:

An application for a Development Plan has been submitted pursuant to Section 35.82.080 of the County Land Use and Development Code. The Development Plan provides the necessary details of site development in the area proposed to be rezoned Planned Residential Development. The project proposes to develop 119 single-family units with a small lot, detached cluster home product on the northern portion of the site. Approximately 113.5 acres (82%) of the site is proposed as open space. The open space area includes the upper mesa bluff area, Orcutt Creek, private parks and trails, public multi-use and hiking trails, landscaped basins, and natural and restored habitat on hillsides and along the creek. Approximately 91 acres (66%) of the project site would be dedicated to the County as public open space. This section describes the proposed Key Site 3 project components, including the Mesa Neighborhood, parks and trails, affordable housing in-lie fees, lighting and fencing.

A. Project Components.

The Development Plan provides the necessary details of site development in the area proposed to be rezoned Planned Residential Development (PRD) and developed with 119 single-family homes. This section describes the proposed Key Site 3 project components, including the Mesa Neighborhood, parks and trails, affordable housing in-lieu fees, lighting and fencing.

Mesa Neighborhood. The PRD portion of the upper mesa adjacent to the Sunny Hills Mobile Home Park will be developed with 119 detached single-family homes, parks, trails, and other supporting improvements. Of the 119 homes, 14 will be single-story homes located on the project perimeter adjacent to the existing mobile home park to the north and single-family homes to the west. The remaining 105 homes will be one- or

two-story homes ranging in size from approximately 1,100 sq. ft. to 1,600 sq. ft. All of the single-family homes will have enclosed garage parking for two vehicles.

Parks and Trails. The proposed project includes recreational amenities such as bluff top parks and trails; dual use parks and detention basins; and the portion of the OCP trail system within the Key Site 3 boundary. This will include a public multi-use trail that will follow the primary access to Key Site 2 to the north and connect to a future trail on Key Site 2. The project also includes approximately 91 acres (66%) of the project site would be dedicated to the County as public open space. The applicant would construct all of the onsite trails depicted on the project plans, including those proposed in the public open space areas. Additional features for public use include bicycle and vehicle parking, as well as a trailhead staging area for added convenience, safety and accessibility. The public multi-purpose recreational trails will be maintained by the County after two years of applicant maintenance. The County will have a perpetual easement over the private trails and roads necessary for the public to access the public multi-use trails, paths and parking areas.

Affordable Housing. The proposed project does not include affordable housing units, and will comply with County's affordable housing requirements by paying in-lieu fees.

Fencing. The project will use a number of different fencing designs and materials. Privacy fencing along the rear and side yards of homes will be wood. Tubular steel fences will be placed in park areas along the tops of slopes. A post and rail fence with wire mesh will be used around the drainage basins.

Lighting. All exterior lighting features within 100 feet of open space will include installation of hoods to prevent "spill over" into adjacent habitat areas. Night lighting of public areas shall be kept at the minimum necessary for safety purposes. The use of high-intensity flood lights on residential lots is prohibited, and all residential lighting will be shielded and directed downward. Street lighting is required and must conform to the Conditions of Approval herein and to IES, RP-08 standards.

Homeowners' Association (HOA). The development will include the formation of an HOA and the establishment of Conditions, Covenants, and Restrictions (CC&Rs) that will govern the HOA. CC&Rs will delineate maintenance responsibilities and require compliance with Conditions of Approval.

B. Infrastructure/Access Components. This section describes infrastructure (including roadways and grading) proposed within the project area.

Roadway Access & Improvements. Primary access to the site will be provided via a new road off Clark Avenue and through Key Site 2. In addition, a secondary access road will connect to Chancellor Street (a private road) to provide access to Stillwell Road. The applicant has an easement over Chancellor Street for public access and public utility purposes. Access to the project site from Chancellor Street would include the construction of a clear span bridge over Orcutt Creek with foundation work outside of the floodway.

With the exception of 'Road A' (Outrider Road) which would provide public access to the proposed trailhead parking, all new roads within the subdivision would be private roads maintained by the project HOA. Roads would be two-lane with ROWs varying from 28 feet to 56 feet in width. In most cases, roads would have a 24-foot pavement width, with sidewalks or a trail on either or both sides of the road; trail and sidewalk locations are depicted in Attachment D. Shared driveways serving the mesa area cluster homes would be between 20 and 26 feet in width, and sidewalks would be provided in the courtyard areas for the 119 small lot detached cluster homes.

The existing intersection of Chancellor Street and Stillwell Road consists of an 'L'-shaped standard return. Stillwell Road follows a north-south alignment while Chancellor Street travels east-west. There is an existing private road to 5550 Stillwell Road that connects at the southern side of the intersection. The project proposes to improve the intersection to include a 'knuckle' at the southwest corner of the intersection to increase vehicle sight lines. The centerline radius would be increased from 46' to 61'. Re-grading of the intersection to construct this knuckle would require a 2' maximum height wall on the north side of the intersection and a 3' maximum height wall on the south side respectively. All grading would be confined to the right-of-way.

Proposed grades at the connection to 5550 Stillwell Road would match existing grades. Beyond the curb knuckle, the proposed improvements along Stillwell Road would transition back to the existing pavement. Chancellor Street would require minor widening and paving along its northerly edge of approximately two (2) feet. The gate at the intersection of Chancellor Street and Hamilton Lane may remain in place. However, in order to meet County Fire Department requirements for secondary access, the gate is required to open automatically to allow for unrestricted ingress and egress for the project site. Subsurface improvements include the construction of a sanitary sewer to service Key Site 3 via Oak Brook Lane. The existing pavement over the sewer trench would be repaired per the County's recommendations. Native drought-tolerant hydroseeding with temporary irrigation would be installed on graded slopes.

*Parking***.** Consistent with County parking requirements, all of the single-family homes would have enclosed garage parking for two vehicles. On-street visitor parking would also be provided. In addition, public parking spaces for access to the public multi-use trails would be provided at the terminus of the proposed public road 'Road A' (Outrider Road), which will parallel Highway 101.

Water Infrastructure. There is no existing water infrastructure on Key Site 3. Water utility connections to the existing Golden State Water Company offsite infrastructure would be constructed in two places along the project's western boundary (at Oakbrook Lane and Chancellor Street). The proposed water system for the project would consist of a 12-inch diameter supply main through the northern portion of the project site, effectively completing an 8-inch diameter piping system for residential service. All water lines would be located under the public right-of-way, residential streets, or contained within public utility easements traversing the property. The applicant has entered into an agreement with the City of Santa Maria to purchase 200-acre feet of supplemental water annually for the project.

Wastewater Infrastructure. There is no existing wastewater infrastructure on Key Site 3. Existing nearby infrastructure includes the 10-inch diameter Solomon Creek Trunk Sewer. Sewer service for the project would be supplied to the proposed project through a connection to the existing Laguna County Sanitation District (LCSD) facilities. The proposed sewer collection system would consist of 6-inch and 8-inch PVC pipes routed to a 10-inch PVC pipe that would carry all site flow across Oak Brook Lane to Stillwell Road. This 10-inch collector pipe would then connect to the 10-inch Solomon Creek Trunk Sewer at Stillwell Road. The proposed collection system would conform to LCSD Standard Specifications for the Construction of Sanitary Sewers. Proposed improvements would be dedicated to LCSD for management and future maintenance.

Drainage Infrastructure. The vast majority of the site drains to the basin proposed near the center of the property, while a small portion at the westerly edge of the site drains to the proposed basin near Chancellor Street (see Tentative Map for exact locations). All drainage from the site would be collected with catch basins, routed with storm drain pipes and stored in the basins. All drainage from the site would ultimately be directed to Orcutt Creek, consistent with the current undeveloped drainage pattern. In accordance with Santa Barbara County Flood Control Standards, drainage generated from development on the site would be attenuated through two detention basins and/or catch basins prior to discharging to Orcutt Creek. Additionally, basins have been designed to infiltrate the 95th percentile storm event for water quality purposes as suggested by the Regional Water Quality Control Board.

Grading. The proposed project would require extensive grading operations. Nearly all areas within the project site that would be developed with either access roads or residences would require some level of grading. Grading would also be required for the new primary access road through Key Site 2, and at the Stillwell Road/Chancellor Street intersection. On a development-wide basis, grading operations would result in approximately 154,350 cu. yd. cut, and 154,350 cu. yd. fill, with no net import or export.

C. Project Phasing. The proposed project is designed to be developed in one phase.

2. **Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

II. MITIGATION MEASURES FROM 14-EIR-07

Aesthetics/Visual Resources

3. **AES-1(a). Architectural and Landscape Guidelines.** The owner/applicant shall develop and implement Architectural and Landscape Guidelines that include the components listed below. The Guidelines shall incorporate the guidance from the applicable OCP Development Standards (DevStds VIS-O-1.1, VIS-O.3.1, VIS-O-3.4, KS3-14 through KS3-17, KS3-19 through KS3-21, etc.) and include clear criteria and requirements to guide the design, layout, and landscaping of all residential development consistent with the performance standards below. All future development shall comply with the Guidelines.

    - Tract landscaping. Landscaping installed as part of tract improvements shall be consistent with approved landscape plans. Landscaping guidelines shall describe the following elements:
        - Landscaping shall consist of drought-tolerant native and/or Mediterranean type species, and shall provide screening along the project perimeters;
        - Only natural fiber, biodegradable materials shall be used;
        - Fuel management techniques shall be used, including, but not limited to, fire resistive landscaping, defensible space features, and strictly controlled vegetation within defensible space;

- Fire-resistant vegetation shall be used in tract landscaping.
- Individual House Landscaping. Landscaping Plans for the front yards of individual houses shall be prepared by a qualified Landscape Architect, and shall be designed to screen and blend the proposed development into the surrounding area while preserving identified viewsheds. Individual lot landscaping plans shall incorporate plants that are drought-tolerant native and/or Mediterranean type species. Only natural fiber, biodegradable materials shall be used for plantings.
- Architectural Guidelines. Natural building materials and colors compatible with surrounding terrain (earth-tones and non-reflective paints) shall be used on exterior surfaces of all structures, including fences and walls. Color combinations used on individual home roofs, walls, and facias shall be selected as to avoid high contrast, such as very dark brown adjacent to white. Roof vents shall be the same earthtone shade as the surrounding roof surface. Materials shall be denoted on building plans.

Plan Requirements and Timing. The owner/applicant shall submit Design Guidelines to P&D and the Board of Architectural Review for review and approval prior to final map recordation. Guidelines shall be recorded with the final map for the tract. A copy of the Guidelines shall be submitted with grading, building, and landscaping plans prior to zoning clearance approval for individual lot development. Common area/tract landscaping shall be installed prior to occupancy clearance for the first single family dwelling. A landscape plan in conformance with the approved Guidelines shall be reviewed and approved prior to issuance of Zoning Clearance for individual lot development. The Guidelines shall be included in Covenants, Conditions and Restrictions (CC&Rs), and monitored by a Homeowners Association (or similar entity). **Monitoring.** For both common area/tract and individual house projects, P&D compliance monitoring staff shall inspect for compliance with the approved landscaping plans prior to occupancy clearance.

4. **AES-1(b). Graffiti Control.** A Homeowner's Association, owner/applicant or successor shall clean up any graffiti on sound walls in the project site within 72 hours of discovery. If there is a continued problem with graffiti and/or if it not removed within the stated time, as determined by P&D, a plan for preventing recurrence shall be submitted to P&D for review and approval, and shall be implemented as approved. Suggested anti-graffiti measures include the use of vertical landscaping or vines along affected wall surfaces and/or the use of anti-graffiti paint.

   Plan Requirements and Timing. This condition shall be printed on final subdivision improvement plans and included in the project's CC&Rs. A graffiti prevention plan shall be submitted and complied with by the owner/applicant or Homeowners Association upon determination of need by P&D.

Monitoring. P&D shall review plans and CC&Rs for conformance prior to final map clearance. P&D shall also site inspect and respond to complaints.

5. **AES-2. Landscaping Plan.** The project applicant shall develop a County-approved landscape plan for the buffer zone between on-site residential development and U.S. prior to final map recordation. Landscape plans for the project shall consist of predominantly drought tolerant native and/or naturalized species that screen development on the site from surrounding land uses and U.S. 101. Landscaping shall incorporate continuous screening with trees or other vegetation a minimum of 15 feet tall in the buffer zone between on-site residential development and U.S. 101. Parking areas shall include a minimum of 15% of their area in landscaping. In order to provide visual relief, glare reduction, and shade, large-canopy trees are recommended. Landscaping shall incorporate drought-tolerant or native vegetation to screen the project site from surrounding sensitive land uses.

   Plan Requirements and Timing. The applicant shall submit the landscape plan to P&D for review and approval prior to final map recordation. Landscape Plan Guidelines shall be included in Covenants, Conditions and Restrictions (CC&Rs), and monitored by a Homeowners Association (or similar entity). **Monitoring**. P&D shall review plans and CC&Rs for conformance prior to final map clearance.

Air Quality

6. **AQ-3 Indoor Air Pollution**. *Removed by SEIR Revision Letter*

Biological Resources

7. **BIO-1(a) Sensitive Habitat Restoration Plan** (modification of OCP EIR Mitigation Measures BIO-3 and BIO-3.2). To mitigate for effects on sensitive vegetation from the project, from development of Key Site 3, including the span bridge and multi-use trail, the owner/applicant shall hire a qualified biologist to develop a Habitat Restoration Plan with the goal of restoring up to 0.12 acre of Central Coast Live Oak Riparian Forest and 0.02 acre of Central Dune Scrub at a minimum ratio of 2:1 (habitat restored to habitat impacted). The Habitat Restoration Plan shall be implemented for a period of not less than five years, or until restoration has been completed successfully as determined by P&D. Off-site habitat acquisition and off-site restoration and/or enhancement may be considered if onsite restoration is not feasible as long as the off-site proposals result in equal compensatory value. Replacement ratios for off-site mitigation may be different than those required for onsite mitigation. The Habitat Restoration Plan shall include, at a minimum, the following components:

- Description of the project/impact site (i.e. location, responsible parties, areas to be impacted by habitat type);
- Goal(s) of the compensatory mitigation project [type(s) and area(s) of habitat to be established, restored, enhanced, and/or preserved; specific functions and values of habitat type(s) to be established, restored, enhanced, and/or preserved];
- Description of the proposed compensatory mitigation-site (location and size, ownership status, existing functions and values of the compensatory mitigation-site);
- Implementation plan for the compensatory mitigation-site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan);
- Maintenance activities during the monitoring period, including weed removal as appropriate (activities, responsible parties, schedule);
- Monitoring plan for the compensatory mitigation-site, including no less than quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports);
- Success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30 percent relative cover by vegetation type;
- An adaptive management program and remedial measures to address negative impacts to restoration efforts;
- Notification of completion of compensatory mitigation and agency confirmation; and
- Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism).

Plan Requirements and Timing. The Habitat Restoration Plan shall be submitted to P&D for review and approval prior to issuance of Zoning Clearance for tract grading. If habitat restoration is to take place off-site, the above requirements shall also apply, and, in addition, proof of purchase or an easement controlling off-site acreage shall also be submitted to P&D prior to issuance of Zoning Clearance. **Monitoring.** The restoration shall be monitored by a P&D qualified biologist for five years. P&D shall oversee implementation of the Habitat Restoration Plan to ensure that monitoring by a P&D qualified biologist is conducted on a yearly basis, and a final restoration site inspection is conducted upon completion of the Habitat Restoration Plan.

8. **BIO-1(b) Oak Tree Avoidance**. (Modification of Mitigation KS3-BIO-2 in OCP EIR). The owner/applicant shall modify the proposed development to either incorporate and/or avoid oak trees or their driplines. The following shall be graphically depicted on all final grading and building plans:

    - The location and extent of driplines for all trees and the type and location of any fencing.
    - Development shall be located 25 feet outside of the driplines of all preserved oak trees. Equipment storage and staging areas shall be designated on approved grading and building plans outside of dripline areas.
    - Paving shall be a pervious material (i.e., gravel, brick without mortar) where access roads or driveways encroach within 25 feet of the dripline of an oak tree, except on bridges over Orcutt Creek.
    - Permanent tree wells or retaining walls shall be specified on approved plans and shall be installed prior to the issuance of Zoning Clearance. A County-approved arborist/biologist shall oversee such installation.
    - Drainage plans shall be designed such that oak tree trunk areas are properly drained to avoid ponding.
    - All utilities shall be placed in development envelopes or within or directly adjacent to roadways and driveways or in a designated utility corridor in order to minimize impacts to trees.

    The following shall be printed as conditions on all final grading, zoning clearance, and building plans:

    - No grading or development shall occur within the driplines of oak trees that occur in the construction area.
    - All individual oak trees or groups of trees within 50 feet of proposed ground disturbances shall be temporarily fenced with bright orange construction fencing prior to and throughout all grading and construction activities. The fencing shall be installed 25 feet outside the dripline of each oak tree or group of trees, and shall be staked every six feet.
    - No construction equipment shall be parked or stored within 25 feet of any oak tree dripline.
    - No fill soil, rocks, or construction materials shall be stored or placed within 25 feet of the dripline of a specimen oak tree.
    - No artificial surface, pervious or impervious, shall be placed within 25 feet of the dripline of any oak tree, except for County-approved project access roads.

- Any roots encountered that are one inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a County-approved arborist/biologist.
- Any construction activity required within three feet of an oak tree's dripline shall be done with hand tools.
- No permanent irrigation shall occur within the dripline of any existing oak tree.
- Only designated trees shall be removed. All grading and construction plans shall clearly delineate those trees to be removed and those to remain.
- Maintenance of oak trees shall be accomplished through water-conserving irrigation techniques.

Plan Requirements and Timing. Final grading, zoning clearance, and building plans submitted to P&D for review and approval shall include the above protection measures. **Monitoring.** P&D shall ensure that final plans include this measure prior to zoning clearance issuance for grading and subdivision improvements. Permit compliance staff shall site inspect and verify installation of protective barriers prior to the commencement of grading activities. Thereafter, site inspections shall be conducted at a minimum of once per week through all phases of development to ensure compliance with the above measures.

9. **BIO-1(c) Central Dune Scrub and Central Coast Live Oak Riparian Forest Avoidance** (modification of Mitigation Measure BIO-23 from the OCP EIR). Unnecessary impacts to Central Dune Scrub and Central Coast Live Oak Riparian Forest shall be avoided through installation of bright orange construction fencing placed a minimum of 30 feet outside the edge of these habitats to prevent additional impacts. The fencing shall be installed prior to initiation of ground disturbance activities and shall remain in place until construction is complete. These areas shall be considered Environmentally Sensitive Areas (ESA) in which no vehicles, people, materials, or equipment will be allowed while fencing is in place. Grading and zoning clearance plans shall show the location of these habitats and protective fencing.

   Plan Requirements and Timing. Grading and zoning clearance plans showing the location of Central Dune Scrub and Central Coast Live Oak Riparian Forest and protective fencing , shall be submitted to P&D for review and approval prior to zoning clearance issuance for grading and subdivision improvements. **Monitoring.** P&D compliance monitoring staff shall inspect the site prior to initiation of ground disturbance and shall inspect the site a minimum of once per week to ensure protective fencing is in place. P&D shall oversee implementation of the Habitat Restoration Plan.

10. **BIO-1(d) Landscaping Plan.** The project landscape plan shall indicate the locations and species of plants to be installed throughout the development, including areas adjacent to

open space. Drought tolerant, locally native plant species shall be selected in consultation with a qualified biologist. Invasive non-native plant species that occur on the California Invasive Plant Council Lists shall not be permitted. Species selected for planting in setbacks shall be similar to those species found in adjacent native habitats.

Plan Requirements and Timing. The landscape plan shall be submitted to P&D for review and approval prior to final map clearance. **Monitoring.** P&D compliance monitoring staff shall inspect the site prior to occupancy to ensure compliance.

11. **BIO-2(a) Avoidance of Impacts to Orcutt Creek.** The owner/applicant shall design bridge crossings over Orcutt Creek such that impacts to the stream channel are minimized. No permanent structures shall be placed within the stream channel. Construction of the bridge shall occur during the low-flow period of the year when water within the creek is minimal or absent. In addition, all utilities shall either be attached to the underside of the bridge or shall be drilled under the creek bed such that trenching through the creek is avoided. A County-approved biologist shall be present during bridge construction as well as when drilling beneath the creek bed to ensure that frac-out (excessive drilling pressure causing drilling mud to breach the surface) does not occur. Storm water drain outfalls shall incorporate energy dissipaters to reduce the speed at which storm water flows into Orcutt Creek. Removal of riparian habitat shall be avoided to the greatest extent feasible. Where riparian habitat cannot be avoided, a Streambed Alteration Agreement (SAA) may be required from the CDFW, and a restoration plan shall be developed in accordance with Mitigation Measure BIO-1(a) above. Restoration shall occur on-site at a minimum of 2:1 (acres of habitat restored for acres of habitat impacted).

    Plan Requirements and Timing. The owner/applicant shall submit bridge designs and copies of the SAA (if applicable) and restoration plan (if applicable) to P&D prior to zoning clearance issuance for grading and subdivision improvements. **Monitoring.** P&D and/or a County-approved biologist (at the expense of the applicant) shall be present during all bridge construction and utility installation activities.

12. **BIO-2(b) Agency Coordination.** Impacts to Orcutt Creek may require permits from the United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), and California Department of Fish and Wildlife (CDFW). The owner/applicant shall obtain correspondence from applicable state and federal agencies regarding compliance of the proposed development with state and federal laws.

    Plan Requirements and Timing. The owner/applicant shall submit copies of correspondence and/or permits (as applicable) from applicable agencies to P&D prior to zoning clearance issuance for grading and subdivision improvements.

13. **BIO-2(c) Outlet Structures.** Outlet structures for energy dissipation shall minimize disturbance to the natural drainage and avoid the use of unnatural materials, such as concrete, grouted rock, and asphalt rubble. Where hard bank materials must be used, natural rock, gabions, crib wall or other more natural means of energy dissipation shall be preferred. Rock grouting shall only be used if no other feasible alternative is available as determined by P&D and Flood Control.

    Plan Requirements and Timing. Plans shall be submitted for review and approval by P&D and Flood Control. Plans shall be submitted prior to Zoning Clearance issuance for grading and subdivision improvements. Structures shall be installed during grading operations. **Monitoring.** P&D compliance monitoring staff and/or Building & Safety inspectors shall ensure construction according to plan.

14. **BIO-2(d) Equipment Storage-Construction.** The owner/applicant shall designate one or more construction equipment filling and storage areas within the designated development to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources.

    Plan Requirements and Timing. The owner/applicant shall designate the P&D approved location on all land use, grading and building plans. The owner/applicant shall install the area prior to commencement of construction. **Monitoring.** P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

15. **BIO-3(a) Development Restriction.** The owner/applicant shall restrict trail development within the Open Space Area to the minimum area necessary to construct the planned trails. All trails and bicycle paths shall be sited and designed to minimize erosion and removal of native vegetation and to encourage sustainable low maintenance. To the maximum extent feasible, trails shall follow existing dirt roads and trail alignments. Where this is not possible, prior to final trail alignment of these trail segments, the proposed trail route shall be surveyed by a P&D-qualified botanist. The botanist, in consultation with P&D, shall reroute the trail alignment to avoid sensitive species and be generally consistant to the revised Orcutt Community Plan Parks, Recreation and Trails Map approved by the Board of Supervisors. Bicycle path construction shall avoid removal of riparian vegetation to the maximum extent feasible.

    Plan Requirements and Timing. Consistent with the proposal in the project description, the owner/applicant shall dedicate the 91-acre open space to the County for open space and

public trails purposes, as identified on the approved Development Plan and Tentative Tract Map, and shall construct the trail system including fencing and signage and any necessary trail structures to standards and specifications of the Orcutt Community Plan (Orcutt Multiple Use Trails Plan and Trail Siting and Design Guidelines) and the County Community Services Department, Parks Division. The developer shall be responsible for the construction and maintenance of the trail system for two years, at which time the Orcutt Community Facilities District, would assume maintenance responsibility. Prior to recordation of the final map: (1) The owner/applicant shall submit trail system plans, including specific alignment and landscaping, fencing, and signage, and maintenance funding/responsibility, for review and approval by Planning and Development (P&D) and Community Services Department - Parks Division; (2) A performance security for trail installation and maintenance shall be submitted by the owner/applicant to P&D for review and approval. Timing: The trail system shall be constructed as part of initial tract improvements and completed prior to the issuance of occupancy clearance for dwellings along the perimeter of the open space. **Monitoring.** P&D Permit Compliance staff and Parks Division staff shall monitor trail and bikepath installation in accordance with the approved plans**.**

16. **BIO-3(b) Open Space Management Plan.** The owner/applicant shall develop an Open Space Management Plan (OSMP) in consultation with County staff. Areas designated as Open Space within Key Site 3 shall be described within the OSMP and shall be managed in perpetuity (by the developer or HOA for two years, at which time the Orcutt Community Facilities District would assume maintenance responsibility) to ensure long-term protection of native plant communities, as well as wildlife habitat in the open space areas on site. The OSMP is intended as a tool to guide approved future uses within the Open Space Area, such as trail development/maintenance and other recreational uses, ensuring that required on-site mitigation measures are implemented as they relate to the above mentioned resources. Implementation of applicable measures within the Open Space Area shall remain the responsibility of the project owner/applicant within a five year monitoring period with the County's responsibilities limited to monitoring and enforcement of applicable mitigation measures embodied in the OSMP. The restoration plan identified in Mitigation Measure BIO-1(a) may also be incorporated as part of the OSMP if the restoration areas are located in the open space.

    Plan Requirements and Timing. The OSMP shall be prepared by a County-approved biologist and shall include the following:

    - Introduction, including a summary of applicable conditions of approval that make the Plan necessary; the stated purpose and Goal of the Plan (usually this will be based on the mitigation requirements), and a discussion of financial

mechanisms and any necessary agreements required to support the Open Space Management Area;

- Survey and Mapping Methods, including habitat type references such as Holland (1986) and Sawyer, Keeler-Wolf and Evens (2009);
- Description of Environmental Setting, including description of project and open space area (topography, soils, vegetation, wildlife, functions and values of habitats, etc.);
- Management Goals and Objectives; (Examples include: (1) to ensure long-term protection of native plant communities, cultural resources, and wildlife habitat in the open space areas on site; (2) to establish baseline conditions upon which adaptive management will be determined and success will be measured; and (3) to provide an overview of the operation, maintenance, administrative and personnel requirements to implement management goals);
- Provisions for Adaptive Management, including remedial actions if necessary;
- Monitoring and reporting for 5 years; and
- Detailed maps showing locations of resources, trails, fuel management requirements, and locations of all proposed actions (e.g., restoration areas, weed removal areas, etc.).

The Final OSMP shall be submitted to the County for review prior to zoning clearance issuance for grading and subdivision improvements. **Monitoring.** The County will review the Final OSMP to ensure that it meets the specified purpose and objectives of this mitigation.

17. **BIO-3(c) Wildlife Impact Avoidance** (includes modification of Mitigation Measures BIO-6 and KS3-BIO-6 in the OCP EIR). The owner/applicant shall design the development to incorporate the following measures to reduce impacts to wildlife following occupancy:

    - Roadway widths adjacent to open space areas shall be reduced to the minimum width possible while maintaining Fire Department Requirements for emergency access.
    - Appropriate signage warning residents of the potential presence of wild animals on roadways and bikepaths shall be installed along roads adjacent to open space areas. In addition, interpretative educational signage discussing sensitive resources on-site (e.g., Orcutt Creek, central dune scrub, oak woodland, rare plants and animals etc.) shall be installed along all bikepaths, hiking trails and rest areas. Information on educational signage shall be developed by a County-approved biologist. Such signage shall be maintained by the developer or HOA for two years, at which time the Orcutt Community Facilities District would assume maintenance responsibility.

- Utilities, such as electrical, water and sewer, shall be installed under roads and sidewalks wherever possible.
- Information brochures shall be provided to potential buyers and included as an attachment to the subdivision's CC&Rs outlining the impacts associated with non-native animals, (especially feral cats and dogs), impacts associated with introduction of invasive landscaping plants, and impacts associated with use of pesticides. The information brochures shall also inform potential buyers of the potential for wild animals, such as coyotes, to prey upon domestic animals.

Plan Requirements and Timing. Grading zoning clearance and building plans shall include the above measures and shall be submitted to P&D for review and approval prior to issuance of zoning clearance for grading and subdivision improvements. The information brochure and shall be submitted to P&D for review and approval prior to zoning clearance for the first residence. **Monitoring.** P&D shall site inspect upon completion of construction.

18. **BIO-3(d) Fence Design.** Project fencing for accessory components (i.e. roads, trail, etc.) shall be designed to minimize impacts to wildlife. Fencing shall not block wildlife movement. Where fencing is required for public safety concerns, the fence shall be designed to permit wildlife movement by incorporating design features such as:

    - A minimum of 18 inches between the ground and the bottom of the fence to provide clearance for small animals;
    - A minimum of 12 inches between the top two wires, or top the fence with a wooden rail, mesh, or chain link instead of wire to prevent animals from becoming entangled; and
    - If privacy fencing is required adjacent to open space areas, openings at the bottom of the fence measure at least 16 inches in diameter shall be installed at reasonable intervals to allow wildlife movement.

    Plan Requirements and Timing. Zoning clearance and building plans shall include the above measures and shall be submitted to P&D for review and approval prior to issuance of zoning clearance for grading and subdivision improvements. The information brochure shall be submitted to P&D for review and approval prior to zoning clearance for the first residence. **Monitoring.** P&D shall site inspect upon completion of construction.

19. **BIO-3(e) Lighting Plan** (modification of OCP EIR Mitigation Measure KS3-BIO-6). The applicant/owner shall develop a lighting plan for the entire development that shall reduce light pollution in open space habitat areas. All exterior lighting features within 100 feet of open space shall include the installation of hoods so that the lights are fully shielded and full cut-off to prevent "spill-over" into adjacent habitat. Night lighting of public areas shall be

kept at the minimum necessary for safety purposes. Excessive night lighting shall not be permitted within 100 feet of open space areas. No lighting shall be permitted along the multi-use trails in the public open space area. Use of high-intensity floodlights on residential lots shall be restricted as stated above, and all residential lighting shall be fully shielded and full cut-off.

Plan Requirements and Timing. The owner/applicant shall submit the Lighting Plan to Planning and Development (P&D) and the Board of Architectural Review for review and approval prior to issuance of Zoning Clearance for tract grading. **Monitoring.** P&D permit compliance monitoring staff shall site inspect all exterior light fixtures after installation to ensure compliance.

20. BIO-4(a) Construction Best Management Practices (BMPs). In addition to the BMPs outlined in WR-2(b) in Section 4.12 of the SEIR, the following BMPs shall be implemented:

- Installation of construction fencing five (5) feet outside of the disturbance limits of active grading areas. The disturbance areas and fencing shall not encroach closer than 30 feet to sensitive habitats.
- Designation of a 15 mph speed limit in all construction areas.
- Designation of equipment washout and fueling areas to be located within the limits of grading at a minimum of 500 feet from Orcutt Creek and/or other sensitive resources. Washout areas shall be designed to fully contain polluted water and materials for subsequent removal from the site.
- Mufflers shall be used on all construction equipment and light trucks shall be in good operating condition.
- Drip pans shall be placed under all stationary vehicles and mechanical equipment.
- All trash that may attract predators shall be properly contained, removed from the work site weekly, and disposed of regularly. Following completion of - construction, all trash and construction debris shall be removed from the work areas immediately.
- Sensitive vegetation removed by accident during construction shall be restored.

Plan Requirements and Timing. Grading and construction plans showing all BMPs shall be submitted to P&D for review and approval prior to zoning clearance issuance for grading and subdivision improvements. **Monitoring.** P&D building and safety shall oversee implementation of BMPs through periodic construction site inspections of at least once per week throughout the duration of construction activities.

21. **BIO-4(b) Invasive Weed Prevention**. All disturbed areas shall be hydroseeded with a mix of locally native species upon completion of work in those areas. In areas where construction is ongoing, hydroseeding shall occur where no construction activities have occurred within six (6) months since ground disturbing activities ceased. If invasive species invade these areas prior to hydroseeding, weed removal shall occur in consultation with a qualified biologist, and in accordance with the habitat restoration plan.

    Plan Requirements and Timing. This measure shall be included on all grading, zoning clearance, and construction plans. P&D shall review and approve the list of native seed to be used for hydroseeding, prior to zoning clearance issuance for grading and subdivision improvements. P&D shall be notified when hydroseeding occurs. **Monitoring.** P&D permit compliance and/or building and safety grading inspector shall ensure disturbed areas are not left barren for greater than six months.

22. **BIO-5(a) Special Status Plant Surveys.** Prior to any vegetation removal, grubbing, or construction activities, seasonally timed special status plant surveys shall be conducted by a County-approved biologist in any building areas no more than two years before initial ground disturbance. The purpose of the surveys is to document the number, if any, of sensitive plants within construction areas so that mitigation can be accomplished. The surveys shall coincide with the bloom periods for species listed under Impact BIO-5 (SEIR), and all special status plant species identified on-site shall be mapped onto a site-specific aerial photograph and topographic map at a scale of no less than 1”=200’. Surveys shall be conducted in accordance with the most current protocols established by the CDFW, USFWS, and the local jurisdictions if said protocols exist.

    Plan Requirements and Timing. A report of the rare plant survey results shall be submitting to P&D for review prior to zoning clearance issuance for grading and subdivision improvements. Mapped locations of rare plants shall be shown on grading plans. **Monitoring.** P&D shall ensure that the rare plant surveys have been completed.

23. **BIO-5(b) Special Status Plant Avoidance and Minimization.** If List 1B species are found during the special status plant species surveys, the owner/applicant shall avoid impacting these plant species to the greatest extent feasible. If avoidance is not feasible, the project shall mitigate impacts to special status plants pursuant to Mitigation Measure BIO-5(c). Rare plant occurrences that are not within the immediate disturbance footprint, but are located within 50 feet of disturbance limits shall have bright orange protective fencing installed at least 30 feet beyond their extent to protect them from harm.

    Plan Requirements and Timing. The owner/applicant shall submit revised tract and/or development plans, as applicable, indicating the location of rare plants to P&D for review

and approval prior to zoning clearance issuance for grading and subdivision improvements. P&D permit compliance monitoring staff shall inspect the site prior to initiation of ground disturbance activities to ensure the protective fencing is installed properly. **Monitoring.** P&D shall ensure that the proposed development avoids impacts to rare plant species to the greatest extent feasible. The protective fencing shall be monitored weekly until construction is complete.

24. **BIO-5(c) Special Status Plant Mitigation.** If avoidance of List 1B species is not feasible, seed shall be collected from on-site rare plants and/or from other local populations of plants, prior to removal. Seed shall be distributed in areas not destined for development that have the appropriate habitat characteristics necessary to support the restoration as determined by a County-approved biologist. Permits shall be obtained by the developer prior to seed collection from the federal and/or state government, where applicable. Existing occurrences to be protected could also be enhanced to increase the areal extent and numbers of the occurrence. Topsoil may also be salvaged and distributed over temporarily disturbed areas following completion of construction activities.

    The total number or total acreage for each special status plant species shall be determined by a County-approved biologist prior to initiation of ground disturbance activities in any areas containing such species and shall be restored on-site at a County-approved location at a 2:1 ratio for each species. Restoration may be focused in areas temporarily disturbed by grading activities and may coincide with Central Dune Scrub and/or Central Maritime Chaparral habitat restoration (if appropriate), but should occur south of Orcutt Creek to the greatest extent feasible. A restoration plan that includes monitoring requirements and follow up reporting shall be prepared in accordance with Mitigation Measure BIO-1(b) above. The plan shall be in place for no less than five years.

    Plan Requirements and Timing. The owner/applicant shall submit the mitigation and monitoring plan to P&D for review and approval prior to zoning clearance issuance for grading and subdivision improvements. **Monitoring.** P&D shall ensure that the proposed development avoids impacts to rare plant species to greatest extent feasible.

25. **BIO-5(d) CDFW and USFWS Consultation.** If the results of the rare plant surveys indicate that rare plants listed under CESA or FESA occur on-site, and they cannot feasibly be avoided by the proposed development, consultation with CDFW and/or USFWS shall be required. If any state or federally listed plant is identified onsite, and cannot be avoided, then an incidental take permit from the CDFW will be required which would likely include avoidance and minimization measures similar to BIO-6(b) A mitigation plan developed in accordance with Mitigation Measure BIO-2(a) shall be developed and submitted to CDFW as well as the County for approval.

Plan Requirements and Timing. If applicable, a copy of the CESA Incidental Take Permit shall be filed with P&D prior to zoning clearance issuance for grading and subdivision improvements. **Monitoring.** P&D shall ensure that all required documentation is received prior to initiation of construction activities and shall oversee implementation of mitigation plans.

26. **BIO-6(a) Worker Environmental Awareness Program (WEAP)**. Prior to initiation of construction activities (including staging and mobilization), all personnel associated with project construction shall attend WEAP training, conducted by a County-approved qualified biologist, to aid workers in recognizing special status resources that may occur in the project area. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction of the project. All employees shall sign a form documenting provided by the trainer indicating they have attended the WEAP and understand the information presented to them. The form shall be submitted to the County to document compliance.

    Plan Requirements and Timing. P&D shall be notified by the developer of the date and time the training is scheduled so that they may attend. Fact sheets shall be reviewed and approved by P&D prior to conducting the training. All employees shall sign a sheet documenting their attendance. The WEAP training shall be completed prior to zoning clearance issuance for grading and tract improvements. **Monitoring.** P&D shall ensure that worker trainings occur prior to initiation of ground disturbance and construction activities as well as during construction as needed.

27. **BIO-6(b) Special Status Bats Avoidance and Minimization.** The following measures are designed to reduce the potential for adverse impacts to bat species.

    - To the extent feasible removal of suitable roosting trees (as determined by a County-approved qualified biologist) should be avoided.
    - Surveys for roosting bats shall be conducted by a County-approved qualified biologist in suitable habitat no more than 14 days prior to the initiation of ground disturbing activities and/or vegetation removal. The surveys shall focus on trees located within the disturbance area. If active roosts are located, the locations shall be mapped, and a buffer ranging in size from 100 to 500 feet around the roost within the project site shall be determined and demarcated by

a County-approved biologist with bright orange construction fencing. All construction work shall be conducted outside of the buffer zone until the County-approved qualified biologist determines that bats are not occupying roosting trees.

Plan Requirements and Timing. The name, qualifications, scope of biological surveys, and contact information for the surveying biologist must be submitted to P&D in advance of the surveys. A report of the results of the bat survey shall be submitted to P&D for review and approval prior to zoning clearance issuance for initiation of ground-disturbing activities. The above measures shall be included on all grading, building, and zoning clearance plans. **Monitoring.** The owner/applicant shall retain a qualified County-approved biologist to monitor all construction activities if determined to be necessary by P&D to ensure compliance. P&D will review and approve the reports. A County-approved qualified biologist shall be present during the initial ground-disturbing activity within roosting habitat.

28. **BIO-6(c) Nesting Bird Surveys.** For construction activities occurring during the nesting season (generally February 1 to September 15), surveys for nesting birds covered by the California Fish and Game Code and the Migratory Bird Treaty Act shall be conducted by a County-approved qualified biologist no more than 14 days prior to vegetation removal. The surveys shall include the entire area of impact plus a 200-foot buffer around the site. If active nests (nests with eggs or chicks) are located, all construction work shall be conducted outside a buffer zone from the nest to be determined by the qualified biologist. The buffer shall be a minimum of 50 feet for non-raptor bird species and at least 150 feet for raptor species. Larger buffers may be required depending upon the status of the nest and the construction activities occurring in the vicinity of the nest. The buffer area(s) shall be closed to all construction personnel and equipment until the adults and young are no longer reliant on the nest site. A qualified biologist shall confirm that breeding/nesting is completed and young have fledged the nest prior to removal of the buffer.

    Plan Requirements and Timing. Surveys shall be conducted during the time when birds are active, and shall be sufficient to reliably conclude presence/absence. The name, qualifications, scope, and contact information for the surveying biologist must be submitted to P&D in advance of the surveys. A report of the nesting bird survey results, if applicable, shall be submitted to P&D for review and approval prior to zoning clearance issuance for initiation of ground disturbance activities. **Monitoring.** P&D shall confirm that the owner/applicant has retained a County-approved biologist to monitor compliance with the above measures and that reports are submitted at weekly intervals during construction. Active nests shall be monitored at a minimum of once per week until it has been determined that the nest is no longer being used by either the young or adults.

29. **BIO-6(d) American Badger Avoidance and Minimization.** A minimum of two weeks prior to initiation of ground disturbing activities, a survey for badger burrows shall be conducted within the disturbance footprint by a County-approved biologist. If the project is phased, a survey shall be required prior to each phase of construction. Dens found within the survey area shall be mapped and monitored using a tracking medium, remote camera system, and/or spotlighting at night for a minimum of three days to assess the presence of badgers. Inactive dens shall be collapsed by hand with a shovel to prevent badgers from re-using them during construction. Active dens located within the survey area shall be avoided during the breeding season (March 1 through June 30). A minimum buffer of 50 feet around the active den within the project site shall be demarcated by construction fencing. The fencing shall be installed one foot above ground to permit movement of badgers in and out of the buffer zone. Once the biologist has determined that active dens are no longer in use, the den shall be collapsed by shovel. Prior to grading activities occurring outside of the breeding season, badgers may be discouraged from using currently active dens by partially blocking the entrance of the den with sticks, debris, and soil for 3 to 5 days. Access to the den would be incrementally blocked to a greater degree over this period. This would cause the badger to abandon the den site and move elsewhere. After badgers have stopped using active dens within the project study area, the dens would be collapsed by hand with a shovel.

    Plan Requirements and Timing. The name, qualifications, scope, and contact information for the surveying biologist must be submitted to P&D & CDFW in advance of the surveys. The above measures shall be included on all grading, building and zoning clearance plans for grading and tract improvements. A report of the results of the badger survey shall be submitted to P&D for review and approval prior to zoning clearance issuance for initiation of ground-disturbing activities. **Monitoring.** P&D will review and approve the reports. A County-approved qualified biologist shall be present during the initial ground-disturbing activity.

30. **BIO-6(e) Legless Lizard, Coast Patch-nosed Snake, and Horned Lizard Relocation.** At a minimum of two weeks prior to initiation of ground disturbing activities and vegetation removal, a County-approved biologist shall conduct capture and relocation efforts for silvery legless lizards, coast patch-nosed snakes, and coast horned lizards within the limits of grading. If the project is phased, a survey shall be required prior to each phase of construction. Designated open space areas on-site or at County-approved off-site locations shall be identified for release of captured individuals. Surveys for legless lizards, coast patch-nosed snakes, and horned lizards shall include raking of leaf litter and sand under shrub and trees in suitable habitat within the disturbance footprint to a minimum depth of eight inches. Captured animals shall be placed into containers with sand or moist paper towels and released in the designated areas within three hours. In addition to

preconstruction surveys, the biologist shall be on-site during initial grading activities to relocate any California legless lizards that are unearthed during excavation. If in good health, they shall be immediately relocated to the designated relocation area. If injured, the animals shall be turned over to a CDFW-approved specialist until they are in a condition suitable for release into the designated release area, or deposited at an approved vertebrate museum. During capture and relocation, weekly monitoring reports shall be submitted by the biologist to P&D.

Plan Requirements and Timing. The name, qualifications, scope, and contact information for the surveying biologist must be submitted to P&D in advance of the surveys. Proposed relocation areas shall be identified and approved by P&D prior to beginning the work. A report of the results of the capture and relocation efforts shall be submitted to P&D for review prior to the issuance of zoning clearance for initiation of ground-disturbing activities. **Monitoring.** P&D shall review the reports for compliance and shall inspect the site during construction to ensure compliance.

31. **BIO-6(f) Burrowing Owl Avoidance and Minimization.** Pre-construction surveys shall be conducted no more than two weeks prior to ground-disturbing activities by a County-approved biologist for burrowing owls in accordance with CDFW-adopted survey protocols (California Burrowing Owl Consortium, 1993). This could entail surveys for winter residents in December and January, in addition to peak nesting season (April 15 through July 15) surveys. All suitable habitat, potential or known burrows or burrowing owls identified onsite and within the 500 foot buffer shall be assessed and mapped. Survey results will be valid only for the season during which the survey is conducted. Surveys shall cover all suitable habitat on-site plus a 500-foot buffer where feasible. If no burrowing owls or habitat are detected, no further action is required.

    If, during pre-construction surveys, burrowing owls are detected on-site or within the survey area, all burrowing owls and occupied burrows shall be counted, mapped as stated above, and avoided by establishing a buffer around the occupied burrow(s). The buffer shall be a minimum of 300 feet around nest burrows and 100 feet around non-nest burrows. Buffers shall be demarcated with highly visible construction fencing and no ground disturbance activities shall occur within this buffer until the qualified biologist has determined that the burrow is no longer occupied based on regular monitoring. If an occupied burrow cannot be avoided, passive relocation may be implemented by the County-approved biologist with guidance from the CDFW. No burrowing owls may be trapped. Passive relocation shall be limited to the non-breeding season (typically between April 15 and July 15). Passive relocation may involve installation of one-way doors at burrow entrances for a minimum of five days. Once the County-approved biologist has determined

that the burrow is no longer occupied, the burrow may be hand excavated to prevent re-occupancy.

Plan Requirements and Timing. The name, qualifications, scope of biological surveys, and contact information for the surveying biologist must be submitted to P&D in advance of the surveys. The biologist implementing the above mitigation measure must also submit documentation of coordinating this effort with the CDFW prior to implementation. The above impact avoidance measure shall be included on all grading, zoning clearance, and construction plans prior to zoning clearance issuance. A report on the implementation of impact avoidance measures used shall be submitted to P&D and CDFW upon completion of the construction project. **Monitoring.** P&D and CDFW will review reports and P&D will approve reports. The owner/applicant shall retain a qualified County-approved biologist to monitor all construction activities if determined to be necessary by P&D to ensure compliance. The County-approved biologist shall submit monitoring reports to P&D permit compliance monitoring staff.

Cultural Resources

32. **CR-1(a) Avoidance of CA-SBa-3812H and CA-SBa-3813H.** Development within 25 feet of the boundaries of CA-SBa-3812H and CA-SBa-3813H shall be avoided. If impacts to all or any of these resources cannot be avoided, as determined by the owner/applicant with concurrence from P&D staff, then the recommendations presented in the 2006 Heritage Discoveries report shall be implemented as described in Table 4.4-1 of this EIR and in accordance with Mitigation Measure CR-1(c) (incorporates OCP EIR ARCH-3 and modification of OCP EIR KS3-HA-1). **Plan Requirements and Timing.** Prior to final map clearance, the owner/applicant shall conduct Extended Phase 1 testing as necessary for CA-SBa-3812H and CA-SBa-3813H, (to be determined in consultation with P&D) to define site boundaries with respect to proposed development. Prior to final map clearance, the owner/applicant shall submit for P&D approval a revised site plan that avoids grading and development within the sites and a 25-foot buffer. **Monitoring.** P&D shall review revised grading and improvement plans and verify that avoidance of the site and the buffer area is achieved. P&D shall field check development operations to ensure compliance with avoidance requirements.

33. **CR-1(b) Cultural Resources Buffer.** For resource sites that are avoided in accordance with Mitigation Measure CR-1(a), the owner/applicant shall temporarily fence the archaeological site and a 25-foot buffer area, with chain link fencing flagged with color or other material authorized by P&D, where ground disturbance is proposed within 100 feet of the site (incorporates OCP EIR ARCH-6 as modified by OCP EIR KS3-ARCH-1).

Plan Requirements. The fencing requirement shall be shown on zoning clearance, grading, and building plans. **Timing.** Fencing shall be in place prior to issuance of grading permits and pre-construction meeting. **Monitoring.** P&D compliance monitoring staff shall verify installation of fencing by reviewing photo documentation or by site inspection prior to approval of grading permits and ensure fencing remains in place throughout grading and construction through site inspections.

34. **CR-1(c) Artifact Curation.** If avoidance cannot be achieved for CA-SBa-3812H and CA-SBa-3813H, the owner/applicant shall have a P&D approved archaeologist conduct the work recommended in the 2006 Heritage Discoveries report as described in Table 4.4-1 of this EIR (additional artifact collection and completion of Phase 3 studies if necessary). All work shall be consistent with the County Cultural Resource Guidelines and funded by the owner/applicant (incorporates OCP EIR ARCH-4).

    Plan Requirements and Timing. Prior to implementing Mitigation Measure CR-1(c), the owner/applicant shall submit a work plan to P&D for review and approval. An artifact curation agreement with an accredited facility shall be submitted to P&D prior to the start of fieldwork. All fieldwork shall be completed prior to zoning clearance issuance for grading and subdivision improvements. All reports shall be received by P&D prior to zoning clearance issuance for grading and subdivision improvements. Notes and/or depictions of plan components shall be included on plans prior to zoning clearance issuance. **Monitoring.** P&D shall approve work plans and ensure that a curation agreement is in place prior to the start of fieldwork. P&D shall ensure that archaeological reports have been received prior to issuance of zoning clearance for grading.

35. **CR-1(d) Prevention of Damage to Cultural Resources from Other Uses.** Off-road vehicle use, unauthorized collecting of artifacts, and other activities other than development which could destroy or damage archaeological or cultural sites shall be prohibited. Signs shall be posted on the property to discourage these types of activities (modification of OCP EIR Mitigation Measure ARCH-7).

    Plan Requirements and Timing. This condition shall be in effect during both the construction and operational phase of the development. The owner/applicant shall prepare a signage plan for P&D review and approval prior to zoning clearance issuance for grading and subdivision improvements. The owner/applicant shall install the required signage prior to issuance of grading permits and shall maintain the signs throughout the construction phase. Maintenance of the signs throughout the operational phase shall be the responsibility of the HOA or similar organization, and this requirement shall be noted in the CC&Rs. **Monitoring.** P&D permit compliance monitoring staff shall verify installation of signs prior to issuance of grading permits, and shall spot check in the field.

36. **CR-2(a) Archaeological Monitoring.** The owner/applicant shall have all initial earth disturbances throughout the Key Site, including grading, grubbing, scarification and placement of fill, monitored by a P&D approved archaeologist in compliance with the provisions of the County Cultural Resource Guidelines.

    Plan Requirements and Timing. Prior to zoning clearance issuance of for grading and subdivision improvements, the owner/applicant shall submit for P&D review and approval, a contract or Letter of Commitment between the owner/applicant and the archaeologist, consisting of a project description and scope of work, and once approved, shall execute the contract. **Monitoring.** The owner/applicant shall provide P&D compliance monitoring staff with the name and contact information for the assigned onsite monitor(s) prior to zoning clearance issuance and pre-construction meeting. P&D compliance monitoring staff shall confirm monitoring by archaeologist and P&D grading inspectors shall spot check field work.

37. **CR-2(b) Stop Work at Encounter.** The owner/applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event cultural remains are encountered during grading, construction, landscaping or other construction-related activity (incorporates OCP EIR ARCH-10). Cultural resource remains may include artifacts, shell, bone, features, foundations, and trash pits, etc. The owner/applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the County Cultural Resource Guidelines provisions for Phase 2 and Phase 3 investigations. All work shall be funded by the owner/applicant (incorporates OCP EIR ARCH-1 through ARCH-8).

    Plan Requirements and Timing. This condition shall be printed on all building, zoning clearance, and grading plans. **Monitoring.** P&D permit processing planner shall check plans prior to zoning clearance issuance for grading and subdivision improvements, and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

Fire Protection

38. **FP-1(a) Fire/Vegetation Management Plan.** To address the risk to residential development within designated high fire hazard areas, the owner/applicant shall prepare fire/vegetation management plans that meet the County Fire Development Standards. The vegetation management plan shall describe all actions that will be taken to reduce wildfire risks to the structure(s) in the high fire hazard areas. The plan shall include:

    - A copy of the site plan that indicates topographic reference lines

- A copy of the landscape plan
- Methods and timetables for controlling, changing or modifying areas on the property (elements of the plan shall include removal of dead vegetation, litter, vegetation that may grow into overhead electrical lines, certain ground fuels, and ladder fuels as well as the thinning of live trees)
- A maintenance schedule for the landscape/vegetation management plan

Plan Requirements and Timing. A Fire/Vegetation Management Plan that, at a minimum, contains the above listed components shall be submitted to the Fire Department and Planning and Development for review and approval prior to Zoning Clearance issuance for the first residential structure. Vegetation management of areas outside the identified building envelope shall be the responsibility of the Homeowners Association with the maintenance schedule and responsibilities noted in the CC&Rs. **Monitoring.** Permit compliance and/or the Fire Department shall inspect to verify landscaping is in compliance with the plan prior to issuance of occupancy permits and once each year to monitor landscape maintenance.

39. **FP-1(b) Fire Prevention Construction Techniques.** Residential development shall abide by the following construction standards:

- Structures along the perimeter or exposed to internal open space areas shall have one-hour rated exterior fire walls, with exteriors being more than 2 inches, and must not contain vinyl or plastic window frames or rain gutters or down spouts.
- All structures in the development shall have non-wood Class A roofs, with the ends of tile blocked, spark arresters visible from the street, proper vent screens, and non-combustible gutters and down spouts. No combustible paper in or on attic insulation shall be allowed.
- Decks, gazebos, patio covers, etc. must not overhang slopes and must be one-hour construction (e.g., by using 2 x 4s). Front doors shall be solid core, minimally 1 ¾ inch thick. Garage doors shall be non-combustible. Wooden or plastic fences or vegetation growing on fences for lots along the project site perimeter shall not be used.
- All new power lines shall be installed underground in order to prevent fires caused by arcing wires.

Plan Requirements and Timing. Where appropriate, all of the structural safeguards described above shall be graphically depicted and printed on all building and construction plans. Accordance with these requirements shall be demonstrated as part of the building inspection process, and all measures shall be installed prior to occupancy. **Monitoring.** Fire

Department inspectors shall inspect the site prior to occupancy clearance for each residence and annually to ensure compliance.

Geologic Processes

40. **GEO-4 Reduction of Soil Erosion from Cut Slopes.** Grading and construction shall be in accordance with recommendations by Earth Systems Pacific, dated February 10, 2006. These recommendations include, but are not limited to, the following measures to minimize impacts related to soil erosion.

    - Cut slopes and fill over cut slopes should be over excavated and rebuilt as compacted fill slope.
    - Compacted fill slopes should not exceed a 2:1 (horizontal to vertical) slope, and any proposed constructed fill slope exceeding 10 feet shall be evaluated by a qualified geotechnical engineer with any recommended additional stability measures (retaining walls, etc.) implemented. Slopes should be vegetated with groundcover, shrubs, and trees which possess deep, dense root structure and require a minimum of irrigation.
    - All imported soil should be non-expansive.
    - All cut areas shall be over excavated such that a minimum of 3 feet in building in the Northern Mesa Area (northern third of the property).
    - A program of over-excavation, scarification, moisture conditioning, and compaction of the soils in the building and surface improvement areas is required to provide more uniform soil moisture and density, and to provide appropriate pavement and foundation support.
    - During or soon after the rainy season when on-site soils may be susceptible to temporarily high soil moisture conditions, the contractor and construction schedule should allow adequate time during grading for aerating and drying the soil to near optimum moisture content prior to compaction.
    - Voids created by the removal of materials or utilities, and extending below the recommended over-excavation depth, should be immediately called to the attention of the soils engineer. No fill should be placed unless the soils engineer has observed the underlying soil.

    Plan Requirements and Timing. Elements of the approved study shall be reflected on grading and building plans as required. **Monitoring.** The Owner/Applicant shall demonstrate that the submitted plans conform to required study components. Grading and building inspectors shall ensure compliance in the field.

Greenhouse Gas Emissions

41. **GHG-1 GHG Reduction Plan**. The project shall reduce operational GHG emissions through implementation of one or more of the following measures:

    A. Prior to zoning clearance issuance for the first single-family dwelling, develop a project GHG Reduction Plan that reduces annual GHG emissions from the project by a minimum of 81.2 MT CO2e per year (0.24 MT CO2e per person per year) over the operational life of the project. The plan will be implemented on site by the project owner/applicant and may include, but is not be limited to, the following components:
        1. Alternative fuel vehicles
        2. Energy conservation policies
        3. Energy efficient equipment, appliances, heating and cooling
        4. Energy efficient lighting
        5. Green building and roofs
        6. Water conservation and recycling
        7. Renewable energy production
        8. Trip reduction
        9. Carbon sequestration;

    or

    B. If GHG emissions cannot be reduced through compliance with a Climate Action Plan, other County GHG reduction plan, or project GHG Reduction Plan, purchase carbon offsets to reduce GHG emissions below 81.2 MT CO2e per year (0.24 MT CO2e per person per year) over the operational life of the project.

    Plan Requirements and Timing. Applicable elements of the approved Climate Action Plan, other County GHG reduction plan, or project GHG Reduction Plan shall be reflected on project site plans prior to zoning clearance issuance for the first single-family dwelling. If GHG emissions cannot be reduced through compliance with such a plan, purchased carbon offsets for the tract shall be approved by P&D staff prior to zoning clearance issuance for the first single-family dwelling. **Monitoring.** Permit compliance monitoring staff shall monitor and verify implementation of measures included in the GHG Reduction Plan to ensure implementation of mitigation measures included in the plan.

Noise

42. **N–1(a) Construction Timing Limitations.** Noise-generating construction activity for site preparation and for future development shall be limited to the hours between 8:00 A.M.

and 5:00 P.M., Monday through Friday. No construction shall occur on weekends or on State or County holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

Plan Requirements and Timing. The owner/applicant shall provide and post signs stating these restrictions at all construction site entries. Signs shall be posted prior to commencement of construction and maintained throughout construction. Violations may result in suspension of permits. **Monitoring.** The owner/applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

43. **N-1(b) Notification of Temporary Construction Noise.** The owner/applicant shall provide all adjacent property owners with a construction activity schedule and construction routes at least one week in advance of construction activities. Any alterations or additions shall require one week notification.

    Plan Requirements and Timing. The owner/applicant shall submit a copy of the schedule and mailing list to Permit Compliance staff. Schedule and mailing list shall be submitted 2 weeks prior to initiation of any earth movement. **Monitoring.** Permit Compliance shall perform periodic site inspections to verify compliance with activity schedules.

44. **N-1(c) Construction Noise Attenuation Techniques.** Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded to Planning and Development's satisfaction. For all construction activity on the project site, noise attenuation techniques shall be employed as needed to ensure that noise remains within levels allowed by Santa Barbara County noise standards. At a minimum, such techniques shall include:

    - All diesel equipment shall be operated with closed engine doors and shall be equipped with factory-recommended mufflers.
    - Whenever feasible, electrical power shall be used to run air compressors and similar power tools.
    - Air compressors and generators used for construction shall be surrounded by temporary acoustical shelters if within 300 feet of any sensitive receptor.

Plan Requirements and Timing. The owner/applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans. Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities. This condition shall be printed on all grading and construction plans. **Monitoring.** The owner/applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance.

45. **N-2(b) Noise-Resistant Construction.** To ensure that the 45 dBA Ldn interior noise standard is met, the following noise-resistant construction components shall be incorporated for east-facing elevations of the proposed dwelling units nearest U.S. 101:

- **Vents and roof penetrations**: Soffit vents, eave vents, dormer vents and other wall and roof penetrations shall be located on the walls and roofs facing away from the noise source (located on the north, west and south elevation) wherever possible. If kitchens or bathrooms are located on the east side, remote venting to other elevations is required. If vents are required to be located facing the noise source, a 90 degree bend shall be incorporated in the design of the ductwork or vent opening. Use of patented foam insulation solutions, such as Icynene spray foam insulation or equivalent, in walls, floors, and ceiling cavity / roof construction is required and will allow elimination of soffit vents and gable end vents, thereby eliminating a significant path for noise penetration.

- **Walls**: East-facing exterior walls enclosing habitable spaces closest to U.S. 101 shall be constructed with an STC (Sound Transmission Class) rating of 30 or greater. Metal studs are preferable to wood studs for noise resistance. Construction of the east-facing walls shall include the liberal use of non-hardening acoustical sealant at all construction joints, including the header and footer construction and the edges and corners of gypsum board intersecting ceiling, walls and floor, especially behind papered joints. Acoustical sealant (Johns Manville or equivalent) shall be applied to gaps at intersecting walls, ceiling and floor before taping and spackling Gypsum Board in conventional manner. All peripheries and apertures and joints around windows shall be properly sealed.

- **Acoustical Leaks**: Common acoustic leaks, such as electrical outlets, pipes, vents, ducts, flues and other breaks in the integrity of the wall, ceiling or roof insulation and construction on the east sides of the dwelling units facing U.S. 101 shall be insulated, sealed and caulked with putty pads and a resilient, non-hardening caulking material, as appropriate. All such openings and joints shall be airtight to maintain sound isolation.

- **Windows**: Windows for habitable spaces on all floors of affected east facing elevations for residences closest to U.S. 101 shall be of double glazed construction and installed in accordance with the recommendations of the manufacturer. The windows shall be fully gasketed, with an STC rating of 30 or better, as determined in testing by an accredited acoustical laboratory.

- **Doors**: Doors directly facing U.S. 101 shall be solid core with sound dampening and fully gasketed, sealed jambs and grouted frames, with an overall STC rating of 30 or better, as determined in testing by an accredited acoustical laboratory. Doors meeting "Double Door Construction" criteria, the addition of a laminated glazed second door at least 3 inches from the primary door, shall be considered to meet the STC 30 rating.

Plan Requirements and Timing. All construction techniques shall be incorporated into design of the residences and detailed on building plans. Plans shall note all noise-resistant construction measures. If these specifications are altered an acoustical engineering report in conjunction with submittal of zoning clearance and building permit applications shall be prepared. If alternative noise reduction techniques are designed for the project, the report shall demonstrate the achievement of an equivalent mitigation of noise impacts and provide interior Ldn values of 45 dBA or less. If recommendations conflict with other conditions of approval or county standards, the specification that is most restrictive shall prevail. All construction techniques and recommendations of the noise analysis shall be incorporated into project design and detailed on building plans. An acoustic survey shall be submitted to Planning and Development staff prior to occupancy clearance demonstrating that interior noise levels do not exceed 45 dBA. **Monitoring.** Building & Safety shall ensure that all noise control measures have been included according to the approved plans.

Transportation and Circulation:

46. T-1 Roadway Improvements. The owner/applicant shall either contribute fair share fees, to be determined by County Public Works staff, towards the following improvements, or shall construct the following improvements and develop a reimbursement agreement, to be reviewed and approved by County Public Works staff, for fair share contributions from other nearby future developments:

1. Widening of Clark Avenue between the realigned Sunny Hills Road and the U.S. 101 southbound ramps to provide two eastbound lanes.

2. Widening of the Clark Avenue southbound off-ramp to improve the operation of the southbound free right-turn lane.

3. Restripe the northbound and southbound Clark Avenue ramp intersections and the Clark Avenue overpass to maximize eastbound flow to the Clark Avenue northbound on-ramp as described in the *Key Site 3 Residential Project Traffic and Circulation Study*, dated November 18, 2013.

Plan Requirements and Timing. The improvements shall be reviewed and approved by County Public Works and/or Caltrans prior to zoning clearance issuance. The owner/application shall construct the improvements prior to occupancy clearance if they have not yet been constructed by another Key Site project, in which case fair share fees (if required) shall be completed prior to occupancy clearance. **Monitoring.** Completion of improvements in accordance with approved plans shall be monitored by P&D and Public Works.

47. T-2 Offset of Cumulative Impacts. The owner/applicant shall pay transportation fees to the County to offset project contributions to cumulative Orcutt Transportation Improvement Plan (OTIP) identified impacts on traffic and circulation for the improvements listed below. This shall be considered the project's fair share of offsite OTIP improvements. The fee amount shall be determined by the County Public Works Transportation Division, based on adopted fee schedules at the time of payment.

1. Reconstruction of the Clark Avenue/U.S. 101 northbound ramps intersection. This includes realignment of the U.S. 101 northbound on-ramp to the east opposite the off-ramp, widening of the off-ramp to provide two separate turning lanes and widening of the on-ramp to provide two receiving lanes.
2. Signalization of the Clark Avenue/U.S. 101 northbound ramps intersection. The existing + project peak hour volumes would satisfy peak hour signal warrants.

Plan Requirements and Timing. Prior to occupancy clearance, the owner/applicant shall submit OTIP transportation fees. **Monitoring.** Compliance shall be monitored by P&D and Public Works.

Water Resources/Flooding:

48. WR-1(a) Storm Water Pollution Prevention Plan (SWPPP). The owner/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.

Plan Requirements and Timing. Prior to Zoning Clearance issuance for tract grading the owner/applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan to P&D's Building & Safety Division. The owner/applicant shall keep a copy of the SWPPP on the project site during grading and construction activities. **Monitoring.** P&D permit processing planner shall review the documentation prior to Zoning Clearance issuance. P&D compliance monitoring staff shall site inspect during construction for compliance with the SWPPP.

49. **WR-1(b) Equipment Washout-Construction.** The owner/applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The area shall be located at least 100 feet from any storm drain, water body or sensitive biological resources.

    Plan Requirements and Timing. The owner/applicant shall designate the P&D approved location on all zoning clearance, grading, and building permits. The owner/applicant shall install the area prior to commencement of construction. **Monitoring.** P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

50. **WR-2(a) Low Impact Development (LID) Measures.** LID is a site design strategy that uses natural and engineered infiltration and storage techniques to retain stormwater runoff where it is generated to mimic a site's pre-development hydrology and reduce downstream impacts. The Environmental Protection Agency has determined that the following LID measures are highly beneficial at protecting receiving waters. In order to further reduce flooding and water quality impacts, the SWQMP and project design shall include the following LID measures, as necessary and to the extent feasible:

    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
    - Bio-retention facilities to capture and infiltrate street runoff upstream of retention basins;
    - Roof leader flows directed to planter boxes, amended soil, or other low-gradient vegetated areas and/or vegetated swales and buffers;
    - Soil amendments to increase infiltration rates; and

- Rain gardens, rain barrels, and cisterns.

Plan Requirements and Timing. Plans indicating LID techniques to be used shall be submitted by the owner/applicant for review and approval by the Santa Barbara County Public Works Department Water Division prior to zoning clearance issuance for grading and subdivision improvements. Installation of structural LID technologies shall be performed by the project owner/applicant per approved plans and completed prior to occupancy clearance of the first home. **Monitoring.** Public Works and Planning and Development staff shall review plans and monitor compliance.

51. **WR-2(b) Operational Erosion Control Measures.** The development shall incorporate and maintain the following operational erosion control measures into final grading and drainage plans.

    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 zoning clearance for tract grading.

    Plan Requirements and Timing. This requirement shall be printed on grading, drainage, and landscaping plans and submitted to P&D and Flood Control for review and approval prior to the issuance of Zoning Clearance for grading. Compliance with these measures shall be confirmed by P&D prior to Final Building Inspection Clearance. **Monitoring.** The owner/applicant shall demonstrate to P&D compliance monitoring staff and Building and Safety grading inspector(s) that all components of the required measures are in place. Compliance monitoring staff will verify compliance including on-going requirements.

III. PROJECT SPECIFIC CONDITIONS

53. **PSF-3(a) Water Conservation-Outdoor.** To improve water conservation, the owner/applicant shall include the following in Landscape and Irrigation Plans to be approved by P&D:

a. Landscaping that reduces water use:
    i. Landscape with native and/or drought tolerant species.
    ii. Group plant material by water needs.
    iii. Turf shall constitute less than 20% of the total landscaped area.
    iv. No turf shall be allowed on slopes of over 4%.
    v. Extensive mulching (2" minimum) shall be used in all landscaped areas to reduce evaporation.
b. Install drip irrigation or other water-conserving irrigation.

Plan Requirements and Timing: The owner/applicant shall submit a landscape and irrigation plan to P&D for review and approval prior to issuance approval of zoning clearance. The owner/applicant shall implement all aspects of the landscape and irrigation plan in accordance with the Landscape and Performance Security Conditions.

Monitoring: The owner/applicant shall demonstrate to P&D compliance monitoring staff that all required conserving landscape and irrigation features are installed prior to Final Building Inspection Clearance and landscape and irrigation are maintained per approved landscape plans. Any part of irrigation plan requiring a plumbing permit shall be inspected by building inspectors.

54. **PSF-3(b). Water Conservation-Indoor.** Indoor water use shall be limited through the use of the following measures:
    a. Re-circulating, point-of-use, or on-demand water heaters shall be installed.
    b. Water efficient clothes washers and dishwaters shall be installed.
    c. Self-regenerating water softening shall be prohibited in all structures.

    Plan Requirements and Timing: The CC&Rs shall include the above list of measures. The owner/applicant shall include all indoor water conservation measures on plans, including plumbing and electrical plans, as needed subject to P&D review and approval. Indoor water-conserving measures shall be implemented prior to Final Building Inspection Clearance.

    Monitoring: The owner/applicant shall demonstrate compliance with all required indoor water conservation measures to P&D compliance monitoring staff prior to Final Building Inspection Clearance.

55. **Aest-04 BAR Required**. The Owner/Applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and landscaping shall be compatible with vicinity development and shall comply with the approved design guidelines. **TIMING**: Single-family dwellings shall be designed in accordance with the BAR approved design guidelines and shall obtain final BAR approval

prior to issuance of zoning clearance. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing. **MONITORING**: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

56. **Aest-09 Construction Clean-up**. The developer shall clear the project site of all excess construction debris. **PLAN REQUIREMENT**: This requirement shall be noted on final building plans. **TIMING**: Debris clearance shall occur prior to Final Building Inspection Clearance. **MONITORING**: P&D compliance monitoring staff shall site inspect prior to Final Building Inspection Clearance.

57. **Air-01 Dust Control**. The Owner/Applicant shall comply with the following dust control components at all times including weekends and holidays:
    a. Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site.
    b. During clearing, grading, earth moving, excavation, or transportation of cut or fill materials, use water trucks or sprinkler systems to prevent dust from leaving the site and to create a crust after each day's activities cease.
    c. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site.
    d. Wet down the construction area after work is completed for the day and whenever wind exceeds 15 mph.
    e. When wind exceeds 15 mph, have site watered at least once each day including weekends and/or holidays.
    f. Order increased watering as necessary to prevent transport of dust off-site.
    g. Cover soil stockpiled for more than two days or treat with soil binders to prevent dust generation. Reapply as needed.
    h. If the site is graded and left undeveloped for over four weeks, the Owner/Applicant shall immediately: (i) Seed and water to re-vegetate graded areas; and/or (ii) Spread soil binders; and/or; (iii) Employ any other method(s) deemed appropriate by P&D or APCD.

    PLAN REQUIREMENTS: These dust control requirements shall be noted on all grading and building plans. **PRE-CONSTRUCTION REQUIREMENTS**: The contractor or builder shall provide P&D monitoring staff and APCD with the name and contact information for an assigned onsite dust control monitor(s) who has the responsibility to:
    a. Assure all dust control requirements are complied with including those covering weekends and holidays.
    b. Order increased watering as necessary to prevent transport of dust offsite.
    c. Attend the pre-construction meeting.

TIMING: The dust monitor shall be designated prior to zoning clearance issuance for grading activities. The dust control components apply from the beginning of any grading or construction throughout all development activities until Final Building Inspection Clearance is issued and landscaping is successfully installed. **MONITORING**: P&D processing planner shall ensure measures are on plans. P&D grading and building inspectors shall spot check; Grading and Building shall ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

58. **Bio-09 Fish and Wildlife Jurisdiction Advisory**. The project site is within the range of multiple species listed as Endangered and Threatened, respectively, by the U.S. Fish and Wildlife Service, National Marine Fisheries Service and/or California Department of Fish and Wildlife. Based upon a report prepared by LFR (now known as Arcadis) dated 2006 and 2009, it has been determined that the probability for species occurrence on the site is low or not expected. The issuance of this permit does not relieve the permit-holder of any duties, obligations, or responsibilities under the federal or California Endangered Species Act or any other law. The permit-holder shall contact the necessary jurisdictional agencies to ascertain his or her level of risk under the federal and California Endangered Species Act in implementing the project herein permitted.

    Indemnity for Violation of the Endangered Species Act: The applicant shall defend, indemnify and hold harmless the County or its agents, officers and employees from any and all claims, actions, proceedings, demands, damages, costs, expenses (including attorney's fees), judgments or liabilities, against the County or its agents, offices or employees brought by any entity or person for any and all actions or omissions of the applicant or his agents, employees or other independent contractors arising out of this permit alleged to be in violation of the federal or California Endangered Species Acts (16 USC Sec. 1531 et seq.; Cal. Fish and Game Code Sec. 2050 et sec.). This permit does not authorize, approved or otherwise support a "take" of any listed species as defined under the federal or California Endangered Species Acts. Applicant shall notify County immediately of any potential violation of the federal and/or California Endangered Species Act.

59. **Erosion and Sediment Control Plan**. Where required by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the project. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural

watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP or ESCP shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (http://sbcountyplanning.org/building/grading.cfm) refer to Erosion and Sediment Control Plan Requirements; and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements. **PLAN REQUIREMENTS**: The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to approval of land use clearances. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized. **TIMING**: The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year round. **MONITORING**: P&D staff shall perform site inspections throughout the construction phase.

60. **Landscp-01a Landscape for Life.** The HOA shall maintain common area project tract landscaping for the life of the project. The HOA or designee shall permit the County to conduct site inspections a minimum of one time per year for 5 years and once per year beyond that if determined to be necessary by P&D. **Timing:** Prior to map recordation issuance, the Owner/Applicant shall record CC&Rs that state the condition requirements above and note the requirements of AES-1(a). P&D compliance monitoring staff may conduct site inspections once per year if necessary to ensure that landscaping is maintained for the life of the project.

61. **Parking-02 Onsite Construction Parking.** All construction-related vehicles, equipment staging and storage areas shall be located onsite. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction. **Plan Requirements and Timing:** Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans. A copy of the written notice shall be submitted to P&D permit processing staff prior to approval of land use or zoning clearance permits. This restriction shall be maintained throughout construction. P&D permit compliance and Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies. **MONITORING**: P&D compliance monitoring staff shall site inspect prior to Final Building Inspection Clearance.

62. **SolidW-02 Solid Waste-Recycle.** The Owner/Applicant and their contractors and subcontractors shall separate excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). The Owner/Applicant shall provide separate onsite bins as needed for recycling. **PLAN REQUIREMENTS:** The Owner/Applicant shall print this requirement on all grading and construction plans. Owner shall provide P&D with receipts for recycled materials or for separate bins. **TIMING**: Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to Final Building Inspection Clearance. **MONITORING**: The Owner/Applicant shall provide P&D compliance staff with receipts prior to Final Building Inspection Clearance.

63. **SolidW-03 Solid Waste-Construction Site**. The Owner/Applicant shall provide an adequate number of covered receptacles for construction and employee trash to prevent trash & debris from blowing offsite, shall ensure waste is picked up weekly or more frequently as needed, and shall ensure site is free of trash and debris when construction is complete. **PLAN REQUIREMENTS**: All plans shall contain notes that the site is to remain trash-free throughout construction. **TIMING**: Prior to building permit issuance, the Owner/Applicant shall designate and provide P&D with the name and phone number of a contact person(s) responsible for trash prevention and site clean-up. Additional covered receptacles shall be provided as determined necessary by P&D. **MONITORING**: Permit compliance monitoring staff shall inspect periodically throughout grading and construction activities and prior to Final Building Inspection Clearance to ensure the construction site is free of all trash and debris.

64. **WatCons-03 Water Conservation in Landscaping.** The project is subject to the California Water Conservation in Landscaping requirements. Prior to issuance of zoning clearance, the Owner/Applicant shall fill out, obtain the stamp of the appropriate licensed professional, sign, and submit to P&D a Residential Water Authorization Supplemental application or Water Efficient Landscape Ordinance Supplemental application, as appropriate to the size of the landscape area. **TIMING**: The supplemental application shall be completed, stamped, signed, and submitted to P&D prior to zoning clearance issuance. The landscape and irrigation shall be installed per plan prior to Final Building Inspection Clearance. **MONITORING**: Permit Compliance shall check in the field prior to Final Building Inspection Clearance. **PLAN REQUIREMENTS:** The Owner/Applicant shall depict the California Water Conservation in Landscaping supplemental application landscape plans on building plans.

65. **WatConv-01 Sediment and Contamination Containment**. The Owner/Applicant shall prevent water contamination during construction by implementing the following construction site measures:
    a. All entrances/exits to the construction site shall be stabilized using methods designed to reduce transport of sediment off site. Stabilizing measures may include

but are not limited to use of gravel pads, steel rumble plates, temporary paving, etc. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. Entrances/exits shall be maintained until graded areas have been stabilized by structures, long-term erosion control measures or landscaping.

b. Apply concrete, asphalt, and seal coat only during dry weather.
c. Cover storm drains and manholes within the construction area when paving or applying seal coat, slurry, fog seal, etc.
d. Store, handle and dispose of construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. in a manner which minimizes the potential for storm water contamination.

PLAN REQUIREMENTS: The Owner/Applicant shall ensure all above construction site measures are printed as notes on plans. **TIMING**: Stabilizing measures shall be in place prior to commencement of construction. Other measures shall be in place throughout construction. **MONITORING**: The Owner/Applicant shall demonstrate compliance with these measures to P&D compliance monitoring staff as requested during construction.

66. **WatConv-03 Erosion and Sediment Control Revegetation**. As required by BIO-4(b), the Owner/Applicant shall re-vegetate graded areas upon completion of grading activities with deep rooted, native, drought-tolerant species to minimize slope failure and erosion potential. Use hydroseed, straw blankets, other geotextile binding fabrics or other P&D approved methods as necessary to hold slope soils until vegetation is established. P&D may require the reseeding of surfaces graded for the placement of structures if construction does not commence within 30 days of grading. **PLAN REQUIREMENTS:** Include this measure as a note on all grading and building plans. **TIMING:** The Owner/Applicant shall re-vegetate graded areas upon completion of grading activities. **MONITORING:** The Owner/Applicant shall demonstrate compliance to grading and building inspectors in the field.

67. **NPDES-10 Storm Drain Labels.** The Owner/Applicant shall label all on-site storm drain inlets, new or existing, to advise the public that the storm drain discharges to the ocean and that dumping waste is prohibited (e.g., “Don’t Dump – Drains to Ocean”). Label shall be in both English and Spanish. **Plan Requirements and Timing:** Show location of storm drain inlets and proposed storm water labels on site, building and grading plans prior to issuance of zoning clearance and grading permits. Label design shall be equivalent or similar to that used by Public Works Department - Project Clean Water. Alternate label designs shall be shown on the plans and submitted to P&D for approval prior to issuance of zoning clearance and grading permits. Labels shall be affixed to storm drain inlets prior to Final Building Inspection Clearance. **MONITORING:** P&D building staff shall site inspect prior to Final Building Inspection Clearance.

IV. CONDITIONS UNIQUE TO DEVELOPMENT PLANS

68. **Rules-07 DP Conformance.** No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plan. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan marked Attachments D and E to the Planning Commission staff report dated September 30, 2020.

69. **Rules-14 Final DVP Expiration**. Final Development Plans shall expire five years after the effective date unless substantial physical construction has been completed on the development or unless a time extension is approved in compliance with County rules and regulations.

70. **Rules-18 DVP Revisions**. The approval by the Planning Commission of a revised Final Development Plan shall automatically supersede any previously approved Final Development Plan upon the effective date of the revised permit.

V. COUNTY RULES AND REGULATIONS

71. **Rules-01 Effective Date-Not Appealable to CCC.** This Development Plan shall become effective upon the date of the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit. [LUDC §35.82.020].

72. **Rules-03 Additional Permits Required**. The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.

73. **Rules-05 Acceptance of Conditions.** The Owner/Applicant‘s acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.

74. **Rules-08 Sale of Site.** The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.

75. **Rules-09 Signs**. No signs of any type are approved with this action unless otherwise specified. All signs shall be permitted in compliance with the Santa Barbara County Land Use and Development Code.

76. **Rules-23 Processing Fees Required**. Prior to issuance of zoning clearance, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.

77. **DIMF-24a DIMF Fees-Library.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for libraries. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. [LUDC §35.84.030]. The total Library DIMF amount is currently estimated to be $96,628.00 (September 30, 2020). This is based on a project type of a new subdivision to develop 119 new single-family dwellings. **TIMING:** Library DIMFs shall be paid to Planning & Development Department prior to Final Building Permit Inspection and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

78. **DIMF-24b DIMF Fees-Public Administration**. In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for public administration. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. [LUDC §35.84.030]. The total Public Administration DIMF amount is assessed at $53,907.00 (September 30, 2020). This is based on a project type of a new subdivision to develop 119 new single-family dwellings. **TIMING:** Public Administration DIMFs shall be paid to Planning & Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.

79. **DIMF-24c DIMF Fees-Sheriff**. In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the County Sheriff. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. [LUDC §35.84.030]. The total County Sheriff DIMF amount is assessed at $39,032.00 (September 30, 2020). This is based on a project

type of a new subdivision to develop 119 new single-family dwellings. **TIMING:** County Sheriff DIMFs shall be paid to Planning & Development Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.

80. **DIMF-24d DIMF Fees-Fire**. In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Fire Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law. The total Fire DIMF amount assessed is $590.00 per 1,000 square feet, or approximately $112,336 total based on an estimate of 1,600 sf per unit (September 30, 2020). This is based on a project type of a new subdivision to develop 119 new single-family dwellings. **TIMING:** Fire DIMFs shall be paid to the County Fire Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.

81. **DIMF-24e Quimby Fees-Parks.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Parks Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total Parks Quimby fee amount is currently estimated to be $546,720.00 (or $4,556.00 per unit) (September 30, 2020). This is based on a project type of 119 single-family dwellings and the creation of one additional lot. **TIMING:** Parks Quimby fees shall be paid to the County Parks Department prior to zoning clearance issuance for each individual dwelling and shall be based on the fee schedules in effect when paid, which may increase at the beginning of each fiscal year (July 1st).

82. **Rules-26 Performance Security Required**. The Owner/Applicant shall post separate performance securities (the amounts and form of which shall be approved by P&D) to cover the full cost of installation and maintenance of landscape and irrigation. The landscape installation security shall be waived if installation is completed in conformance with applicable requirements prior to Building Final/Occupancy Approval. Installation securities shall be equal to the value of a) all materials listed or noted on the approved referenced plan, and b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for two years of maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed of all approved landscape & irrigation plans per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscape & irrigation have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time

the Owner fails to install or maintain the approved landscape and irrigation components, P&D may use the security to complete the work.

83. **Rules-29 Other Dept Conditions**. Compliance with Departmental/Division letters required as follows:
    a. Air Pollution Control District dated November 16, 2017
    b. Fire Department dated October 9, 2020
    c. Flood Control Water Agency dated September 18, 2015
    d. Community Services Department, Parks Division dated August 28, 2020
    e. Transportation Division dated September 7, 2020
    f. Project Clean Water dated November 16, 2017
    g. Laguna County Sanitation District dated August 21, 2020 (summarizing letters from November 14 through December 11, 2019)

84. **Rules-30 Plans Requirements.** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.

85. **Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:

    a. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;

    b. Pay fees prior to zoning clearance issuance as authorized by ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute;

    c. Note the following on each page of grading and building plans “This project is subject to Mitigation Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of

approval, and mitigation measures from the Final Subsequent Environmental Impact Report 14-EIR-07;

d. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.

86. Rules-32 Contractor and Subcontractor Notification. The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner / Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.

87. Rules-33 Indemnity and Separation. The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project.

88. Rules-37 Time Extensions-All Projects. The Owner / Applicant may request a time extension prior to the expiration of the permit or entitlement for development. The review authority with jurisdiction over the project may, upon good cause shown, grant a time extension in compliance with County rules and regulations, which include reflecting changed circumstances and ensuring compliance with CEQA. If the Owner / Applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional identified project impacts.

VI. ADDITIONAL CONDITIONS

89. SolidW-01 Solid Waste-SRSWMP. The Owner/Applicant/Permittee shall implement a Source Reduction and Solid Waste Management Plan (SRSWMP) describing proposals to reduce the amount of waste generated throughout the life of the project and enumerating the estimated reduction in solid waste disposed. **PLAN REQUIREMENTS:** The plan shall include but not limited to:

a. Operation Solid Waste Reduction Examples:

i. A green waste source reduction program, including the creation of composting areas, and the use of mulching mowers in all common open space lawns.
ii. Participate in an existing curbside recycling program to serve the new development.
iii. Implement a backyard composting yard waste reduction program.

TIMING: The Owner/Applicant shall submit a SRSWMP to P&D permit processing staff for review and approval prior to Issuance of ZCI for first residence. Program components shall be implemented prior to Final Building Clearance and maintained throughout the life of the project. **MONITORING**: During operation, the Owner/Applicant/Permittee shall demonstrate to P&D compliance staff as required that solid waste management components are established and implemented. The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved SRSWMP are in place as required prior to Final Building Clearance.

ATTACHMENT B.3: CONDITIONS OF APPROVAL

SB Clark, LLC (Key Site 3) Road Naming
Case No. 17RDN-00000-00005
Date: September 30, 2020

I. PROJECT DESCRIPTION

1. **Proj Des-01 Project Description.** This Road Naming is based upon and limited to compliance with the project description, the hearing exhibits marked A-N, dated September 30, 2020, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations.

   The project description is as follows:

   A road naming application (Case No. 17RDN-00000-00005) for approval of the naming of five roads within the proposed tract. The proposed road names are Outrider Road, Dash Road, Virago Court, Rendar Road, and Corran Place. The owner/developer shall be responsible for installing and maintaining the road name signs in accordance with LUDC Section 35.76.050.

   Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

2. **Proj Des-02 Project Conformity**. The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

II. COUNTY RULES AND REGULATIONS/LEGAL REQUIREMENTS

3. **Rules-33 Indemnity and Separation**. The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project.

November 16, 2017

Dana Eady
Santa Barbara County
Planning and Development
624 W. Foster Road
Santa Maria, CA 93455

Re: APCD Suggested Conditions on Key Site 3, 13DVP-00000-00010, 13GPA-00000-00005, 13RZN-00000-00001, 13TRM-00000-00001 (TM 14, 801)

Dear Ms. Eady:

The Air Pollution Control District (APCD) has reviewed the referenced case, which consists of the development of 119 single-family residential units with associated infrastructure including public open space and trails, detention basins, and private roads to be developed on Key Site 3 in the Orcutt Community Planning area. Grading associated with the proposed project includes approximately 154,273 cubic yards (cy) cut, and 154,428 cy fill and 155 cy (net) import. The subject property, a 146-acre parcel zoned Residential Ranchette (RR-10)/ Multi-Family Residential, Open Space (MR-O) and identified in the Assessor Parcel Map Book as APN 129-151-026, is located at the corner of Highway 101 and Clark Avenue in the community of Orcutt. The project also proposes to rezone approximately 138-acres of the 146-acre project site from Residential Ranchette (RR-10) to Planned Residential Development (PRD-125).

Air Pollution Control District staff offers the following suggested conditions:

1. Standard dust mitigations (**Attachment A**) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to grading/building permit issuance.

2. APCD Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities* establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing fugitive dust from on-site activities and from trucks moving on- and off-site. The rule can be viewed at www.ourair.org/wp-content/uploads/rule345.pdf.

3. The State of California considers particulate matter emitted by diesel engines carcinogenic. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in **Attachment B** to reduce emissions of particulate matter (as well as of ozone precursors) from diesel equipment. Recommended measures should be implemented to the maximum extent feasible.

4. All portable diesel-fired construction engines rated at 50 bhp or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to grading/building permit issuance. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.

5. Natural gas-fired fan-type central furnaces with a rated heat input capacity of less than 175,000 Btu/hr and water heaters rated below 75,000 Btu/hr must comply with the emission limits and certification requirements of APCD Rule 352. Please see www.ourair.org/wp-content/uploads/rule352.pdf for more information.

6. Small boilers and water heating units (rated between 75,000 and 2.0 million Btu/hr) must comply with the emission limits and certification requirements of APCD Rule 360. Combinations of units totaling 2.0 million Btu/hr or greater are required to obtain a District permit prior to building permit issuance. Please see www.ourair.org/wp-content/uploads/rule360.pdf for more information and a list of certified boilers (note: any units fired on fuel(s) other than natural gas must be certified by the APCD on a case-by-case basis, even if the unit is certified when fired on natural gas).

7. At a minimum, prior to occupancy, any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
   - Energy use (energy efficiency, low carbon fuels, renewable energy)
   - Water conservation (improved practices and equipment, landscaping)
   - Waste reduction (material re-use/recycling, composting, waste diversion/minimization)
   - Architectural features (green building practices, cool roofs)
   - Transportation (pedestrian- and bicycle-friendly features such as sidewalks and bike racks)
   - Electric Vehicle Infrastructure (EV charger installation, installation of pre-wiring for future EV chargers), see www.ourair.org/sbc/plug-in-central-coast/ and www.ourair.org/ev-charging-program/ for more information.

8. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8893 or via email at NightingaleK@sbcapcd.org.

Sincerely,

Krista Nightingale,
Air Quality Specialist
Technology and Environmental Assessment Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: TEA Chron File

Santa Barbara County
Air Pollution Control District

ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Proper implementation of these measures is assumed to fully mitigate fugitive dust emissions.

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.

- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.

- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.

- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.

- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, <u>or</u> revegetating, <u>or</u> by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to grading/building permit issuance and/or map clearance.

  Plan Requirements: All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. **Timing:** Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

  <u>MONITORING</u>: Lead Agency shall ensure measures are on project plans and/or recorded with maps. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

Santa Barbara County
Air Pollution Control District

ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION REDUCTION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is a list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-Use Off-Road Diesel Vehicles (Title 13, California Code of Regulations (CCR), §2449), the purpose of which is to reduce oxides of nitrogen (NOx), diesel particulate matter (DPM), and other criteria pollutant emissions from in-use off-road diesel-fueled vehicles. Off-road heavy-duty trucks shall comply with the State Off-Road Regulation. For more information, see www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- Fleet owners of mobile construction equipment are subject to the CARB Regulation for In-Use (On-Road) Heavy-Duty Diesel-Fueled Vehicles (Title 13, CCR, §2025), the purpose of which is to reduce DPM, NOx and other criteria pollutants from in-use (on-road) diesel-fueled vehicles. On-road heavy-duty trucks shall comply with the State On-Road Regulation. For more information, see www.arb.ca.gov/msprog/onrdiesel/onrdiesel.htm.
- All commercial off-road and on-road diesel vehicles are subject, respectively, to Title 13, CCR, §2449(d)(3) and §2485, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

- Diesel equipment meeting the CARB Tier 3 or higher emission standards for off-road heavy-duty diesel engines should be used to the maximum extent feasible.
- On-road heavy-duty equipment with model year 2010 engines or newer should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- Equipment/vehicles using alternative fuels, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane or biodiesel, should be used on-site where feasible.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Plan Requirements: All requirements shall be shown on grading and building plans and/or as a separate information sheet listing the conditions of approval to be recorded with the map. **Timing**: Requirements shall be shown on plans prior to grading/building permit issuance and/or recorded with the map during map recordation. Conditions shall be adhered to throughout all grading and construction periods.

MONITORING: Lead Agency shall ensure measures are on project plans and/or recorded with maps. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.

Memorandum

DATE: October 9, 2020

TO: Shannon Reese
Planning and Development
Santa Maria

FROM: Glenn Fidler, Captain
Fire Department

SUBJECT: APN: 129-151-026
Permit: 13GPA-00005, 13RZN-00001, 13TRM-00001 (TM 14,801), 13DVP-00010
Site: Clark Avenue / HWY 101, Santa Maria
Project: Key Site 3

This Condition Letter Supersedes the Previous Condition Letter Dated November 30, 2017

The above project is located within the jurisdiction of the Santa Barbara County Fire Department.

NO CONDITIONS FOR GENERAL PLAN AMENDMENT and REZONE TO RESIDENTIAL

The Fire Prevention Division must be notified of any changes to the project proposal. A change in the project description may cause conditions to be imposed.

THE FOLLOWING CONDITIONS ARE FOR THE TRACT MAP APPROVAL

The Fire Prevention Division must be notified of any changes to the project proposal. A change in the project description may cause additional conditions to be imposed.

1. Road names shall be required. Contact the County of Santa Barbara, Planning and Development Department for application information.

THE FOLLOWING CONDITIONS ARE FOR THE DEVELOPMENT PLAN

The Fire Prevention Division must be notified of any changes to the project proposal. A change in the project description may cause additional conditions to be imposed.

2. Access plans shall be approved by the fire department prior to any work being undertaken.
   - Access shall be as shown on plans received September 1, 2015.
   - Roads 24 feet wide shall not allow for parking on either side.
   - Roads 28 feet wide shall allow for parking on one side only.
   - Roads 36 feet wide shall allow for parking on both sides.
   - Red curbs shall be required in all areas that do not allow for parking.
     - This shall be in the CC&Rs and shall be required to be enforceable by the H.O.A.
   - All access ways shall be installed, made serviceable and maintained for the life of the project.

3. The existing gate structure on Chancellor Street shall either:
   a. Be removed entirely including the rock faced side columns;
   b. Be relocated to an approved location and installed correctly;
   c. Install an 80 ft. bulb turnaround, exclusive of parking, on the East side of the gate to provide for large vehicle turnaround.
4. Gate shall be used for Ingress and Egress purposes by all residents

- NOTICE REGARDING CHANCELLOR GATE –

5. A pedestrian access gate shall be required to allow for access through the gate system due to wildland fire concern on this designated "Trail" for pedestrian use.

THE FOLLOWING CONDITIONS ARE FOR CONSTRUCTION

We submit the following requirements with the understanding that the Fire Protection Certificate application(s) may involve modifications, which may determine additional conditions.

PRIOR TO BUILDING PERMIT ISSUANCE

6. Fire Protection Certificate will be required.

7. Recorded addressing is required by the fire department prior to issuance of building permit.

PRIOR TO VERITCAL CONSTRUCTION

8. Access shall be as shown on plans received September 1, 2015.
   - Asphaltic concrete paving up to and including first lift of asphalt shall be required.
   - All access roads shall be installed, made serviceable and maintained for the life of the project.
   - Driveways serving one residential parcel shall have a minimum width of 12 feet. Driveways serving two residential parcels shall have a minimum width of 16 feet. Driveways serving three to four residential parcels shall have a minimum width of 20 feet.
   - All access surfaces shall be paved.

9. Bridge plans shall be approved by the fire department prior to installation.
   - Bridge shall be installed, made serviceable and maintained for the life of the project.
   - Bridge shall have a minimum HS-20 rated load-bearing capacity.

10. Street signs shall be installed.
    - The private road name signs shall be blue with white letters.
    - The county road name signs shall be brown with white letters.

11. Temporary address posting is required during construction.

12. New fire hydrants shall be installed. Number of new fire hydrants to be determined.
    - Fire hydrant plans shall be approved by the fire department prior to installation.
    - Fire hydrants shall be located per fire department specifications and shall flow 750 gallons per minute at a 20 psi residual pressure.

- Residential fire hydrants shall consist of one 4-inch outlet and two 2-1/2-inch outlets.

PRIOR TO FINAL OCCUPANCY OF THE FIRST STRUCTURE

13. Painted red curbs shall be required in all designated areas.

14. Signs indicating "Fire Lane – No Stopping" shall be placed every 150 feet as required by the fire department. Refer to current adopted California Fire Code.

15. An automatic fire sprinkler system shall be installed in each residence.

    - Fire sprinkler plans shall be approved by the fire department prior to installation.

16. Address numbers shall be a minimum height of four inches.

    - Residential address numbers shall be posted as required by fire department.

17. The applicant will be required to pay Fire Department Development Impact Mitigation Fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per square foot of occupied space.

    Payment shall be made according to the schedule of fees in place on the date fees are paid.
    Final occupancy clearance inspection will not be scheduled unless fees have been paid.

As always, if you have any questions or require further information, please telephone 805-681-5528.

GF:mkb

c Golden State Water Co, 2330 A St, #A, Santa Maria 93455

Santa Barbara County Public Works Department
Flood Control & Water Agency

September 18, 2015

John Zorovich, Planner
County of Santa Barbara
Planning & Development Department
123 E. Anapamu St.
Santa Barbara, CA 93101

Re: **13TRM-00000-00001, 13DVP-00000-00010; Key Site 3 Development Plans & Tract Map APN: 129-151-026; Orcutt**

This letter supersedes our previous letter dated April 2, 2015.

Dear Mr. Zorovich:

The District recommends that approval of the above referenced project be subject to the following conditions:

1. General
   a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Approval dated January 2011 (http://www.countyofsb.org/uploadedFiles/pwd/Water/Development/StdConditionsJan2011.pdf)
   b. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions of Approval.
2. Design
   a. All development shall be designed in compliance with the Floodplain Management Ordinance, Chapter 15A of the Santa Barbara County Code.
   b. Projects near a watercourse shall be designed in compliance with the setback requirements described in Chapter 15B of the Santa Barbara County Code.
   c. The Erosion gully at the northwest end of the site is actively eroding and adds to sedimentation downstream including impacts to District facilities. The Applicant shall include, as a part of the project grading and drainage plan, a stabilization plan to halt migration of the gully and continued erosion on the site. This plan shall include re-direction of all drainage away from the gully or through the gully in a non-erosive manner, stabilization of the slope by grading, benching, vegetation, and/or other means acceptable to the District the Planning & Development Department.

Naomi Schwartz Building
Scott D. McGolpin
Public Works Director
130 E. Victoria Street, Suite 200, Santa Barbara, California 93101
PH: 805 568-3440 FAX: 805 568-3434 www.countyofsb.org/pwd/water
Thomas D. Fayram
Deputy Public Works Director

d. Any off-site drainage shall be conveyed through the site separately from the storm water generated on-site.
e. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies, landscape plans and Map to the District for review and approval.
f. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
g. Detention basins are required and shall be designed to hold a volume not less than 0.07 ac-ft/ac for residential developments or 0.1 ac-ft/ac for commercial/industrial developments; and to discharge water at a maximum rate of 0.07 cfs/ac. Due to the high density of the proposed housing on this site, the basins shall be sized to the commercial/industrial standards.
h. The proposed storm drain system shall be designed to convey 100-year peak flows through the site in a non-erosive matter. No flows shall be carried overland on unarmored hill slopes.
i. The applicant shall sign the Agreement for Payment of Plan Check Fees (attached to the Standard Conditions of Approval) and pay the appropriate plan check fee deposit at the time of the initial submittal of maps, plans and studies.

3. Prior to Final Map Recordation/Zoning Clearance
   a. The applicant shall dedicate real property for drainage within the subdivision, and easements on the Final Map or by a separate instrument.
   b. The applicant shall acquire and supply proof of drainage easements for off-site drainage conveyances.
   c. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
   d. The applicant shall submit a copy of the project's Conditions, Covenants & Restrictions for the Homeowners' Association to the District for review and approval.
   e. The applicant shall post surety bonds for drainage improvements in amounts approved by the Public Works Director.
   f. The applicant shall submit to the District electronic drawings in PDF format of the approved Final Map, grading plans, improvement plans, drainage plans, drainage studies and landscape plans on a compact disc along with one hard copy of each.
4. Prior to Occupancy Clearance
   a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
   b. The applicant shall submit a Project Summary Report in PDF format to the District.
   c. The applicant shall submit an Elevation Certificate (FEMA Form 81-31) to the District's Floodplain Manager for all lots located within a Special Flood Hazard Area.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: _____

Mark Luehrs, P.E., CFM
Development Review Engineer

G:\WaterResources\Flood Control\Engineering\Development\DREV\Cases\2013\13TRM-00000-00001_KeySite3\Condition Letter\13TRM0000000001revisedcnd2.doc

Community Services Department
Connecting People to Opportunites

George Chapjian, Director, Community Services
Sarah York Rubin, Executive Director, Office of Arts & Culture
Ryder Bailey, CPA, Chief Financial Officer, Community Services
Dinah Lockhart, Deputy Director, Housing & Community Development
Jeff Lindgren, Superintendent, Parks Division
Ashley Watkins, Division Chief, Sustainability Division

August 28, 2020

TO: Shannon Reese, Planner
Planning & Development

FROM: George Amoon, Contract Park Planner

RE: 13TRM-00000-00001, 13DVP-0000-00010 SB Clark, LLC Residential Subdivision (Key Site 3)
APN 129-151-026

County Parks recommends the following condition(s) to the approval of the above referenced project:

1) Pursuant to the provisions of Santa Barbara County Ordinance 4317 (Quimby Ordinance) and the appurtenant fee resolution for the recreational demand area, the applicant will be required to pay a fee for each generated lot or dwelling unit. The purpose of the fee is to provide park and recreational facilities within the recreational demand area.

Based on the current fee schedule, the total fee for the proposed project would be $546,720 ($4,556 x 119 lot/dwelling units and 1 additional lot). Fees are due prior to land use clearance. The actual fee shall be based on the fee schedule in effect when payment is made. Fee schedules are subject to adjustment on an annual basis. This office will not accept nor process a payment prior to project approval by the decision maker.

Fees are payable to the COUNTY OF SANTA BARBARA, and may be paid in person or mailed to: Santa Barbara County Parks Administration, 123 East Anapamu St., 2nd floor, Santa Barbara CA 93101.

2) The applicant shall offer to dedicate to the County the Open Space and Trail areas generally as required in the Orcutt Community Plan Key Site 3 standards and as approved by the decision makers. Said dedication shall be made prior to the recordation of the final map for the property, and shall be in conformance with property transfer requirements from the County Real Property Division.

The applicant's dedication of the open space and trail areas to the County shall identify maintenance responsibility and establish a funding source for on-going maintenance of the landscaping, trail improvements and fuel modification/management zones thereon subsequent to the expiration of the developer's responsibility for initial construction and/or two year establishment maintenance period per the mitigations.

An agreement for initial maintenance responsibilities and provisions for on-going funding and maintenance by the HOA for the fuel modification/management zones in the open space for the benefit of the residences shall be included in the CC&R's and in place prior to final map recordation. Maintenance of any fencing, drainage improvements, landscaping, retaining walls, vegetative buffers and any other improvements on the dedicated County open space that will serve the development will be the responsibility of the HOA in perpetuity.

Bonds shall be posted prior to recordation of the final map to secure the construction of the trail improvements, and establishment of any fuel modification/management zone; and to secure the developer's responsibility for initial construction and establishment maintenance period per the mitigations. The bond amount shall be based on an estimate of probable construction and maintenance cost as approved by County Parks. The bond for construction will be released upon County Park's approval and acceptance of the improvements to the open space trails and fuel modification/management zones. The maintenance bond will be released upon expiration of the developer's required initial construction/establishment maintenance period and the acceptance of maintenance by County Parks of the trails. Responsibility for fuel modification/management zones will retained by the HOA per the CC&R's.

Final design plans for trails which would generally involve a dirt path loop on the southern portion of the open space and trail connections to the southern boundary, and decomposed granite path along the upper eastern edge of the project until reaching an overlook shall be approved by County Parks and P&D, and final construction plans shall be reviewed and approved by County Parks prior to land use clearance for development. The applicant shall construct the improvements, open space trails as required to meet the general intent of the development standards for Key Site 3 in the Orcutt Community Plan, the mitigation measures and in compliance with the approved plans.

Construction and development of the public open space areas and trails, and fuel modification/management zones including any amenities shall be complete, approved and accepted by County Parks prior to the issuance of occupancy permits for dwellings along the perimeter of the open space of the project.

In conformity with the Parks, Recreation and Trails map of the Orcutt Community Plan, the applicant shall dedicate an easement to the County of Santa Barbara for riding and hiking trail purposes concurrent with the recordation of the final map in a location as approved by County Parks Division. Said easement shall be 10 foot wide and dedicated in a location extending along the eastern boundary near the Highway 101 boundary to connect to the proposed paths to the north and south. The applicant shall also dedicate a public access easement along the 6 foot sidewalk of Road "B" between Chancellor Street and Road "D" and along the 4 foot sidewalk of Road "D" to serve as an interim ingress and egress connection for the Orcutt Creek Trail between Chancellor Street and public Road "A" which provides access to the public trailhead parking area. If and when a continuous public access easement is dedicated along Chancellor Street at a later time between the secondary access entry for the project and the dedicated open space boundary near Orcutt Creek per the Parks, Recreation and Trails Map, the public access easement along said sidewalks will be quitclaimed by the County.

cc: George Chapjian, Community Services Department Director

COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT
123 East Anapamu Street
Santa Barbara, California 93101
805/568-3232 FAX 805/568-3222

September 7, 2020

TO: Shannon Reese, Planner
Development Review

FROM: William Robertson, Transportation Planner
Public Works, Transportation Division

SUBJECT: **Orcutt Key Site 3**
Conditions of Approval (5 pages)
Standard Conditions of Approval (5 pages)
13GPA-00000-00005, 13RZN-00000-00001, 13DVP-00000-00010, 13TRM-00000-00001
APN: 129-151-026, Orcutt

Traffic Mitigation Fees

1. Pursuant to Ordinance No. 4270 regarding Transportation Impact Fees, the applicant will be required to pay a fee for each new peak hour trip, for the purpose of funding transportation facilities within the Orcutt Planning Area of the County.

   Based on the current fee schedule, the total estimated fee for the proposed project is **$565,125** ((125 single family dwellings *$3,746/dwelling) + ($415/EDU*125 EDU's Landscaped Median Fee) + ($360/EDU*125 EDU's Bikeway Fee)). **Fees are due prior to occupancy clearance and shall be based on the fee schedule in effect when paid.** This office will not accept payment or process a check received prior to project approval.

   Fees are payable to the County of Santa Barbara, and may be paid in person or mailed to: Santa Barbara County Transportation Division, 123 E. Anapamu St., 2nd Floor, Santa Barbara, CA 93101 or Santa Barbara County Transportation Division North, 620 West Foster Road, Santa Maria, CA 93455. Please phone this office prior to payment if unsure as to the final fee required.

   A protest of mitigation fees imposed may be filed pursuant to Government Code Section 66020(a). The protest shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. The Applicant is hereby notified that the 90-day approval period in which the Applicant may protest has begun.

Undergrounding of Utilities

2. **Prior to zoning clearance**, the applicant shall engineer and post a surety, acceptable to County Counsel, for the undergrounding installation of all fronting overhead utilities and services, both existing and proposed, pursuant to Resolution No. 87-344 and Resolution No. 24416.

3. **Prior to occupancy clearance**, the following utilities and services, both existing and proposed, shall be installed underground along Channel Drive, pursuant to Resolution No. 87-344 and Resolution No. 24416. All services shall be connected to each commercial building or stubbed out to each legal lot where lots are created/sold: Gas, Water, Cable Television/Internet, Fiber Optic Cables, Telephone, Sanitary Sewer and Electrical Power.

Sight Distance

4. **Prior to zoning clearance**, the developer shall design, and prior to occupancy, the developer shall provide intersection/driveway sight distance in a manner acceptable to the Department of Public Works Traffic Section.

   When the criteria for sight distances cannot be met, the County may prohibit vehicle turning movements, require vegetation removal, require speed change lanes or require additional speed change lane lengths.

Access

5. **Prior to occupancy clearance**, the developer shall construct all site ingress and egress points in a manner acceptable to the Department of Public Works Traffic Section in conformance with the County of Santa Barbara Engineering Design Standards, September 2011 or as otherwise approved though a design exception. All driveway accesses shall be improved to include a minimum 25 foot wide commercial driveway with 15' radius curb returns unless otherwise approved by Public Works. The combined total width of all site driveways shall not exceed 40 feet unless otherwise approved by a design exception. All necessary pavement or cross gutters shall match adjacent improvements as required by the Department of Public Works Permit and Traffic Sections.

6. **Prior to zoning clearance,** the applicant shall design and **prior to occupancy clearance,** the applicant shall install a complete street roadway system in accordance with AB 1358. Implementation shall comply with all State and Federal walkable community guidelines by providing a balanced, multimodal transportation network that meets the needs of all users of streets, roads, and highways, defined to include motorists, pedestrians, bicyclists, children, persons with disabilities, seniors, movers of commercial goods, and users of public transportation, in a manner that is suitable to the rural, suburban, or urban context of the general plan

Frontage Improvements

9. **Prior to zoning clearance**, the developer shall design, and **prior to occupancy clearance**, the developer shall install, all public frontage improvements consistent with County Standard detail

6-030, Collector Road unless otherwise approved by the County Traffic Engineer through a design exception. Improvements shall include required half width improvements (travel lane, curb, gutter and sidewalk) and up to 18 feet of matching asphalt pavement opposite the roadway centerline.

Street Sections/Pavement Traffic Index

11. **Prior to zoning clearance**, the developer shall design, and **prior to occupancy clearance**, the developer shall construct pavement for all roadwork based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards (6-030, Collector Road). All designs and/or modifications shall be reviewed and approved, in writing, by the Department of Public Works Traffic and Permit Sections.

    All proposed improvements shall transition in existing improvements in a manner acceptable to the Public Works Traffic and Permit Sections.

12. **Prior to zoning clearance**, the applicant shall engineer and post a surety, acceptable to County Counsel, for the construction/repair of standard concrete curb, gutter, ADA acceptable walking path and up to 18 feet of matching asphalt paving for all proposed roads, public or private, and all applicable project frontages. Improvements shall be based on the appropriate roadway detail provided in the Santa Barbara County Engineering Design Standards (6-030, Collector Road) and shall include any necessary off-site transitions.

Encroachment/Excavation Permit

11. **Prior to zoning clearance,** an Excavation or Encroachment Permit shall be required for any work performed in the County right of way, including road construction, driveways, utilities, and connections.

    The developer shall comply will all applicable Engineering Design Standards, as determined by the Public Works Traffic or Permit Sections, prior to issuance of an Encroachment Permit.

    Encroachment Permits and/or Santa Barbara Engineering Design Standards and Pubic Works Standard Conditions of Approval can be obtained at the following locations:

North County Permits Section	South County Permits Section
620 West Foster Road	4417 Cathedral Oaks Road
Santa Maria, CA 93455	Santa Barbara, CA 93110
805-739-8788	805-681-4967

Traffic Controls

12. **Prior to zoning clearance**, traffic circulation and control on adjacent streets shall be designed as required by the Department of Public Works Traffic Section. This shall include, but is not limited to, curb openings, turn lanes and control signs for regulation, warning, and guidance of traffic.

13. **Prior to zoning clearance**, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.

14. **Prior to occupancy clearance**, all signs shall be installed, and **prior to final building clearance**, the County may require the developer to add traffic safety devices, such as signing and striping, the need for which are not apparent at time of plan approval but which are warranted due to actual field conditions. The developer shall install the traffic safety devices prior to final clearance.

Street Lights

15. As authorized by the Board of Supervisors Resolution No. 81-229, **before the approval of any Final Subdivision Map, or Precise Plan** in planned developments or of any Conditional Use Permit, Conditional Exception or Variance involving land development, the Developer or owner must provide a Road Lighting Plan to the Department of Public Works for approval

    The plan must have the approval of the public utility or the public agency involved.

    The Road Lighting Plan must show the location of each road light, the mounting height, luminaire arm length, the luminaire type, lamp type and lumen rating and conform to IES, RP-08 standards as determined by County staff.

    Whenever possible, road lights must be placed on lot lines and at intersections.

    Residential and commercial road lighting poles may be required to be of an ornamental type acceptable to the Public Works Department and meeting the current standards filed by the utility company concerned in writing, with the Public Works Department

    A written statement showing the number of lights, the amount of lumens and the monthly and yearly costs must accompany the Road Lighting Plan.

    The Developer or owner, prior to final approval of occupancy, must deposit a check with the Public Works Department, payable to the County of Santa Barbara, sufficient in amount to maintain and energize the street lights shown of the approved lighting plan, from the requested date for occupancy clearance, up to the date the first charges or benefit assessments will be made or levied upon the property being developed.

    All electrical equipment and installation must conform to the applicable standards of the following:

    a. Electrical safety orders of the Division of Industrial Relations, State of California

    b. Rules for overhead electric line construction, General Rule No. 95 of the California Public Utilities Commission.

    Road lighting provided under Highway Lighting Districts or County Service Areas must only be installed in the right of way, roads, or other areas dedicated to the public.

The Department of Public Works may require increased illumination where it is found necessary for traffic or pedestrian safety, due to special circumstances affecting such areas.

16. **Prior to recordation of the Zoning Clearance**, the applicant must apply for annexation of the parcel into the County of Santa Barbara, North County Lighting District and pay all fees and costs for advertising public hearings in connection therewith.

17. **Prior to occupancy clearance**, the developer shall install and energize the following public street lighting. Any modifications to this specification may be done by Public Works, during the plan check process, or by the developer with the approval of Public Works to meet IES RP-08 standards.

    1. 73W PG&E approved Cree XSP Roadway Luminaires (or equivalent) along the unnamed County Roadway. The fixtures shall be type III, full cut-off luminaires, 6 foot arm at a approximate 30 foot mounting height, placed 2 feet behind back of sidewalk at approximately 150 foot intervals and shall be within a public easement.

<u>Off-site Road Improvements</u>

18. Where off-site road improvements or a dedication of right of way for off-site improvements is required for which a need cannot be attributed to the project, the County shall deduct the value of construction or dedication from the payment that would otherwise be collected for Traffic Mitigation Fees.

    Improvements and dedication that are necessary to mitigate the specific impacts of a project on area roads are considered on-site and are not to be deducted from the Traffic Mitigation Fee's. If the value of the off-site road improvements or dedication exceeds the payment required, the County may:

    1. Reimburse the applicant the difference between the amount of the payment and the value of the additional improvements and dedication, or

    2. Enter into an agreement with the applicant to establish a credit for the additional improvements and dedications.

If you have any questions, please contact me at 739-8785.

Sincerely,

9/07/2020

William T. Robertson Date

cc: **APN: 129-151-026**
13GPA-00000-00005, 13RZN-00000-00001, 13DVP-00000-00010, 13TRM-00000-00001
Gary Smart, Transportation, Traffic Section Manager, County of Santa Barbara, Public Works Department

COUNTY OF SANTA BARBARA

DEPARTMENT OF PUBLIC WORKS

Standard Conditions of Approval

4. Construction of all improvements required by the Public Works Department in the approval of the Tentative Map shall be in accordance with County Subdivision Ordinance No. 1722, the Geometric Design Standards contained in the Engineering Design Standards Manual, the applicable portions of the California Department of Transportation Standard Specifications of current date and the Standard Detail contained in Appendix 4 of the Engineering Design Standards Manual.

5. Design of all improvements to be constructed as part of this development shall be performed by a Civil Engineer registered in the State of California. Specifications and plan and profile drawings, completed in accordance with Department of Public Works Standards shall be submitted to the Public Works Department and appropriate officials of other departments for their approval, and all bonds and fees shall be posted prior to recordation of the final development map.

6. Prior to recordation of the Final Map and start of any construction, the Developer shall designate to the Department of Public Works the road or roads he intends for construction access to the development to the extent to which subject roads will be used as haul roads. The Public Works Department may, at its option, designate an alternate off-site access or may require a security for the repair or reconstruction in the event subject road is damaged by construction traffic.

7. The Structural road section for all proposed public roads shall consist of the following:

   Aggregate Base conforming to the provisions in Section 26, "Aggregate Bases", of the Standard Specifications shall be placed with a minimum thickness of 0.50 feet on all public roads. The actual thickness of the aggregate base shall be determined by "R" Values from Test Method 301- F, California Department of Transportation Specifications. When the Traffic Index is less than 5.5 the minimum section will be 0.2 feet of A.C. and 0.5 feet of A.B. When the Traffic Index is 5.5 or greater, the minimum section will be 0.3 feet A.C. and 0.5 feet Class II Base.

8. All underground utilities shall be extended to development boundaries and laterals stubbed out to the property lines clear of zone at each lot before the placement of concrete surfacing. Prior to release of the Road Improvement Security and acceptance of the roads within the development, it will be necessary for the Developer to have each utility company certify in writing that the above has been accomplished.

9. Prior to release of the Road Improvement Security, the Registered Civil Engineer or Licensed Land Surveyor who performed the construction staking for the development shall certify in writing, that all curbs, gutters, storm drains, and other related street work have been staked in the field accordance with the plan and profile drawings by the Director of Public Works.

10. Prior to approval of plan and profile drawings by the Department of Public Works, the Developer shall post Sureties and provide inspection fees in amounts to be determined by the Department of Public Works to insure required improvements within the road right of way

11. Hydraulic studies indicating drainage flows to be anticipated from the entire watershed within which the development is located shall be submitted to the Public Works Department and Flood Control Engineer for review and approval. Detailed hydraulic studies of storm water run-off to be carried in each gutter of each street shall be submitted by the Developer's Engineer for approval by the Public Works Department. The amount of storm water runoff to be carried in a street section shall be computed on the basis of a 10 year frequency storm. Special drainage facilities will be required when the capacity of the street section has been reached. The drainage facility design shall be prepared in conformance with Section 13 and Appendix 12 of the Engineering Design Standards Manual, and submitted for approval by the Department of Public Works and Flood Control Engineer. Design criteria for underground drainage facilities will be based on a minimum storm frequency of 25 years. Actual design frequency will be determined by the Department of Public Works or the Flood Control Engineer.

12. Developer shall furnish and install any required road name signs, traffic control signs. *And striping* to County standards. *All traffic control signs shall be installed after roads are paved and prior to being opened up to traffic, including construction traffic.*

13. All off-tract drainage and flood control facilities and installations shall be installed and completed prior to grading of subject development.

14. Developer shall offer for dedication as easement to the County, at no cost to the County, all road rights of way shown within the boundaries of subject development map, except roads proposed to be private roads. All read rights of way offered for dedication to the County shall be free and clear of any easements prior to recordation of the Final Map, unless approved otherwise by the Department of Public Works.

15. A denied access strip one foot wide shall be offered for dedication in fee to the County as a separate parcel of land, not part of the road right of way, and standard Public Works Department road barricades constructed across the end of all public roads extending to the tract boundaries of any unit of the tract, except where they are extensions of existing improved public roads.

16. Prior to approval of plan and profile drawings by the Public Works Department, the following utilities shall be shown on the plans and approved by an authorized representative of the utility:

    1. Sewer System
    2. Water Distribution System
    3. Gas Distribution System
    4. Storm Drains required by Flood Control

    Additionally, a preliminary plan showing underground electrical, telephone and Cable T.V. service shall be submitted by each agency.

17. All plan and profile drawings presented to the Public Works Department for approval shall be in conformance with the requirements of the Engineering Design Standards Manual. All road widths shall be as specified in this Manual. Roadway classifications are as specified in the Circulation Element of the General Plan.

18. Water for compaction and dust control shall be made available within the boundaries of the development prior to starting any earth moving operations other than necessary for the installation of subject water source. Applicant shall provide a water availability letter from the appropriate water supply agency.

19. Prior to start of any earth moving or improvements within the development the Developer shall obtain a Road Excavation ad Encroachment Permit from the Public Works Department as required by Board of Supervisors Ordinance No. 1491, dated November 26, 1963, and/or shall obtain a County Grading Permit per Santa Barbara County Ordinance No. 1795 dated May 20, 1967.

20. The program for reconstruction of any existing County road being used by public traffic shall be presented in writing to the Public Works Department a minimum of 4 working days ahead of the proposed starting date. The Progress Schedule of proposed work shall be approved prior to start of construction. After construction on any existing County road commences, the project shall be pursued continuously to completion. Any delay will provide good cause for issuance of a stop order on all other portions of the development.

21. The following utilities and services, both existing and proposed, shall be installed underground in the roads pursuant to Resolution No. 24416 and connected to each dwelling unit where housed are built, or stubbed out to each lot where lots only are sold: Gas, Water, Cable T.V., Telephone, Sanitary Sewer and Electrical Power.

22. After Sign-off by the Public Works Department Inspector, and prior to release of final security, the Developer's Engineer shall add "Record Drawing" information to the original tracings in red or orange ink and sign them as "RECORD DRAWING".

23. *On any proposed streets where curbs, gutters and sidewalks are required, the sidewalks shall have a total distance from curb face to back of sidewalk as prescribed in the Standard Details contained in Appendix 3 and 4 of the Engineering Design Standards Manual. Existing streetlights or fire hydrants within the sidewalk area shall be relocated behind the sidewalk, and any proposed streetlights or fire hydrants placed behind the sidewalk.*

24. Any double frontage lot (lots having a street both front and rear) shall have denied access to the rear street.

25. Concrete masonry block walls, if required by the Resource Management Department shall be constructed to the design and standards of the Building and Safety Division of the Public Works Department. Walls adjacent to road rights of way shall be shown on the Department of Public Works plan and profile drawings. A Building Permit may be required for such walls.

26. Developer shall comply with the Department of Public Works policy relating to Subdivision Street Trees and Utility Service Laterals on all subdivision streets.

27. Chain link fences, if required by the Resource Management Department of Flood Control, shall be constructed to Cal Trans Standard Plans. Subject fences shall be shown on the Department of Public Works plan and profile drawings if adjacent to County road rights of way.

28. Developer shall post Security and provide plan-checking fees in amounts to be determined by the Public Works Department to insure proper construction of all private streets within the development. Security will be released upon certification of a Civil Engineer registered in the State of California that subject streets have been constructed to approved standards.

29. Occupancy of any building within the development will be denied until all street improvements and drainage facilities are completed.

30. The developer's engineer *of record, as specified in these conditions,* shall certify to the Public Works Department *prior to release of any securities* that all private streets within the subject development are constructed according to approved plans prior to occupancy of any dwelling unit within the tract, *and that all rough grading has been completed in substantial conformance with the tract grading plan.*

31. Upon completion of construction and prior to occupancy, the entire road right o way abutting this project will be cleaned to allow Public Works Department Inspectors to check for damage to curbs, gutters, or sidewalks caused by construction traffic. Any damage will e repaired by the Developer prior to occupancy.

32. The Developer shall comply with the current Bikeway Element of the General Plan as to the dedication and construction of bikeways.

33. All roads shall be kept clear of mud *and/or other construction debris* during construction.

34. The Developer will be responsible for and fees required for materials retesting.

35. The Developer may be required by the Public Works Department to overlay *or chip seal a road, as determined by the Public Works Department,* after construction work has been completed if it is determined by the County that local patching is insufficient to mitigate project related construction and utility trenching damage.

36. Subdivider shall submit a Grading Plan acceptable to the Public Works Department for all streets and building pads prior to submitting the Final Map for approval. The Grading Plan shall show all lots draining to the street on which they front unless otherwise approved by the Public Works Department. The Grading Plan shall also show method and degree of compaction and proposed method of stabilizing exposed slopes. Subdivider shall plant and maintain all cut and fill slopes and maintenance shall be continued until the lot is occupied.

37. A preliminary Soils Report of the area, prepared by a Civil Engineer experienced in soil mechanics and slope stability, and registered in the State of California, will be required prior to the issuance of Grading Permits. The report shall include data regarding the distribution, stability and expansive nature of existing souls and conclusions and recommendations fro grading procedures and design criteria for corrective measures.

38. All grading shall comply with the provisions of County Grading Ordinance No. 1795, and to Public Works Department standards.

39. Grading shall be designed so that natural drainage from off-tract property is not obstructed.

40. Provision shall be made to prevent off-tract drainage from being received by lots. Tract drainage shall not be drained to a public street gutter that does not have storm drainage inlets and where the tract drainage could, after being carried along the road gutter for some distance, be dumped into another tract.

41. No grading can be done prior to Final Map recordation except in compliance with County Code Chapter 21-8-C4.

42. All underground utility trench backfills on private property and in private roads shall be compacted and tested to a minimum of 90%, or to the satisfaction of the Public Works Director. Compaction test reports shall be submitted before and grading is finalized.

43. The Subdivider shall furnish one copy of the Final Tract Map to the Public Works Department prior to approval.

44. All debris, liter, and other construction waste generated by this development shall be removed from the site or adjacent property. Occupancy clearance of any building will be denied until debris removal is acceptable to the Public Works

45. Since certain areas of Santa Barbara County are prone to accelerated seasonal erosion by either wind or water, and acceptable Erosion Control Plan, with timing, may be required with the project Grading Plan.

46. Any tract which is to be graded out (mass graded) and developed as a Phased Build-Out will require a detailed engineered Erosion Control Plan which will apply to all graded areas which are not built out. This plan shall be maintained until the respective tract phases are built out. *This condition shall also apply to Lot Sale Subdivisions.*

47. *On lot sale subdivisions, no building permits shall be issued for any lot until all required utilities, rough grading, drainage facilities, and street improvements have been completed, unless otherwise approved by the Director of Public Works. This condition must be shown on the Final Map, along with the time allowed by the Subdividers Contract for the developer to complete said improvements.*

48. *Prior to issuance of any road construction and/or grading permits, the applicant shall verify to the Department of Public Works, in writing, that a registered civil engineer has been retained to act as the*

Engineer of Record during construction and testing operations. This engineer shall be responsible for any and all observation during construction, which he deems necessary to certify those aspects of construction requiring certification pursuant to these conditions. Where possible, the engineer whose signature and stamp appear on the tract plans should be retained as the Engineer of Record.

49. *Regardless of all review and/or acceptance of tract plans, specifications, calculations, and reports by Public Works or other County departments, the registered civil engineer whose signature and stamp appear on the tract grading and road improvement plans is responsible for the accuracy and integrity of the design and base information relating to the plans and calculations. Design conflicts which arise during construction may result in work being stopped until discrepancies are resolved.*

County of Santa Barbara Public Works Department
Project Clean Water

123 E. Anapamu Street, Santa Barbara, CA 93101
(805) 568-3440 FAX (805) 568-3434
www.sbprojectcleanwater.org

PROJECT CLEAN WATER
Santa Barbara County

SCOTT D. MCGOLPIN
Director

THOMAS D. FAYRAM
Deputy Director

THIS LETTER REVISES PRIOR PROJECT CLEAN WATER CONDITION LETTER – HIGHLIGHTS IN BOLD AND STRIKE-THROUGH

~~August 8, 2013~~
November 16, 2017

Dana Eady
Planning & Development Department
624 Foster Road
Santa Maria, CA

Re: 13 DVP-0000-00010 Keysite 3, Orcutt
TRM 14,801, 13TRM-00001, 13GPA-00005, 13RZN-00001, **17RDN-00005**
APN 129-151-026

Dear Ms. Eady,

The above referenced project is subject to the **stormwater regulations for Post-Construction Requirements (Central Coast Water Board Resolution No. R3-2013-0032). The proposed project will result in new impervious surfaces that exceed the established threshold of 15,000 sf of impervious area. Therefore this project is required to meet the performance objectives of the Post-Construction Requirements, which include but are not limited to retaining storm water runoff volume and controlling peak runoff rates with measures incorporated onsite.** ~~County of Santa Barbara's Standard Conditions for Project Plan Approval – Water Quality Best Management Practices (BMPs). The conditions apply because the project involves more than 1.0 acre of residential development. See attached Standard Conditions.~~

~~Please be advised that as of March 6, 2014, new state regulations shall be applicable to this project if, at that time, no discretionary approval has been granted. These new regulations require, among other things, retention of storm water runoff from the 95th percentile storm event with various exceptions for redevelopment and technical infeasibility. Please see the Central Coast Water Board website for Resolution No. R3-2013-0032.~~

The following provisions apply to this application:

1. For application completeness, the applicant must submit **a Stormwater Control Plan** ~~information~~ identifying how runoff is managed for the design storms using **Low Impact Development (LID) stormwater measures.** ~~acceptable BMP measures, such as detention/infiltration~~. ~~The information must show the tributary areas that generate runoff, show either the Water Quality Flow Rate or the Water Quality Design Volume, as appropriate per BMP, and verify that adequate space is available and reserved to meet the performance objectives.~~

   It is recommended to follow the County of Santa Barbara's Stormwater Technical Guide for a Tier 4 project. A copy of the spreadsheet(s) used in the stormwater calculator shall be included, along with a summary of the general long-term maintenance requirements and responsibilities for the proposed LID facilities. The Stormwater Technical Guide and templates for a Stormwater Control Plan and Maintenance Plan can be found on our County's Public Works - Project Clean Water website.

2. Prior to Final Map Recordation, issuance of Zoning Clearance, Land Use Clearance, or Building or Grading Permits, whichever of these actions comes first, the applicant must submit to the Water Resources Division (attention: Project Clean Water) for review and approval the **civil and landscape plans and a final Stormwater Control Plan. The final Stormwater Control Plan must provide relevant details on the location and function of LID facilities**~~. either A) improvement plans, grading & drainage plans, landscape plans, and a drainage study or B) a Storm Water Quality Management Plan or its equivalent.~~

   ~~The submittal(s) must provide relevant details on the location and function of treatment control BMPs. At a minimum, the submittal(s) must:~~
   - ~~a. Show the locations of all impervious surfaces and their drainage management area,~~
   - ~~b. Demonstrate how the treatment areas comply with the conditions by managing runoff from the design storm, and~~
   - ~~c. Include a long-term maintenance plan appropriate for the proposed facilities.~~

3. Prior to issuance of Zoning Clearance or Land Use Clearance, or Building or Grading Permits, whichever comes first, applicant must sign a maintenance agreement that includes the long-term maintenance plan. The maintenance plan must identify the party responsible for maintenance of all required storm water runoff treatment control facilities and assure perpetual maintenance of the facilities. The maintenance agreement with the County of Santa Barbara will be signed and notarized by the property owner.

4. Prior to ~~issuance of Occupancy Clearance / Construction completion~~ Rough Grade Inspection, all drainage improvements required as part of the above conditions shall be constructed in accordance with the approved plans and certified by a Registered Civil Engineer.

5. **Prior to the first final Building Inspection Clearance,** ~~a Drainage Improvement~~ **an Engineer's Certificate of Approval** shall be signed and stamped by the engineer of record

and submitted to the Water Resources Division along with a set of As-Built plans or drawings in PDF format. **If necessary, the final maintenance plan shall be revised by the engineer of record based on as-built construction drawings, including elevations and construction details of LID facilities.**

Note that the applicant will be required to pay the current plan check fee deposit at the time the Storm Water **Control Plan** ~~Quality Management Plan or equivalent~~ is submitted for review and approval. The plan check fee is payable to County of Santa Barbara Public Works Department and can be submitted along with the plans to Water Resources Division, Public Works, 123 E. Anapamu St. Santa Barbara, CA 93101.

I would be happy to work with you and the applicant on ways to meet the recommendations and conditions set forth in this letter. Please don't hesitate to contact me at (805) 568-3561.

Sincerely,

Cathleen Garnand, Interim Project Clean Water Manager

cc: SB Clark LLC, 300 Esplanade Dr., Suite 1550, Oxnard, CA 93036
John Franklin, 3159 Eaglewood Ave., Thousand Oaks, CA 91362
~~Penfield & Smith, 210 E. Enos Dr., #100, Santa Maria, CA 93454~~
LC Engineering Group, Inc. Consulting Engineers, 889 Pierce Court, Ste 101, Thousand Oaks, CA 91360

LAGUNA
COUNTY SANITATION DISTRICT

SANTA BARBARA COUNTY
620 West Foster Road
Santa Maria, California 93455
805\803-8750 FAX 805\803-8753

August 21, 2020

Jane Drenon
c/o Penfield and Smith Engineers, Inc.
111 East Victoria Street
Santa Barbara, CA 93101-2018

Re: Vesting Tentative Tract Map 14,801 (Orcutt Community Plan Key Site 3)

Dear Jane:

This letter is to summarize recent correspondence to date regarding the project. On November 14, 2017, the District responded by letter to a vesting tentative tract map submittal. That letter specified requirements for an offsite sewer extension, which was proposed through Chancellor Street. The letter also specified general conditions and constituted an availability letter for sewer service. In follow-up to offsite sewer extension inquiries, the District issued a letter dated April 20, 2018 identifying multiple possible routes with an associated sewer model analysis, one option extending gravity sewer through Oakbrook Lane. Follow-up vesting tract map submittals proposed extending gravity sewer through Oakbrook Lane, and the District responded to two additional vesting tract map drafts on September 21, 2018 and December 21, 2018. On November 22, 2019, the District received final legal descriptions and exhibit maps from an engineering firm hired by the developer, LC Engineering Group. On December 11, 2019, the District provided draft easement deeds for use in negotiating acquisition of the public sewer easements, with instructions to return to our office upon execution (signed and notarized by property owners) by each party for acceptance and recordation.

On July 15th, 2020, Aldersgate Investment provided executed easement deeds to the District. The District immediately routed the easement deeds internally for acceptance and recordation, with the current date for acceptance by the County of Santa Barbara Board of Supervisors (ex-officio board of directors for the District) scheduled for August 25th, 2020, and recordation to follow shortly.

Conditions in the original availability letter dated November 14, 2017 still apply, with the exception that the proposed route for public sewer is through Oakbrook Lane as discussed. Can and Will Serve Letter issuance is not available until requirements listed in the November 14, 2017 letter are met. Letters referenced above are attached for your records.

Please call me at (805) 803-8755 or email me at mwilder@cosbpw.net for any questions you may have.

Sincerely,

Kevin Thompson, for

Martin Wilder, P.E., Manager
Laguna County Sanitation District

Copy: Shannon Reese, Planning and Development
Brad Crandall, Building and Safety
Matt Mansi, Aldersgate Investment, 300 E. Esplanade Drive, Suite 1550, Oxnard, CA 93036

File: Key Site 3

LAGUNA COUNTY SANITATION DISTRICT

SANTA BARBARA COUNTY
620 West Foster Road
Santa Maria, California 93455
805\739-8750 FAX 805\739-8753

November 14, 2017

SB Clark, LLC
c/o John Franklin, Principal
Franklin Real Estate Development, LLC
3259 Eaglewood Avenue
Thousand Oaks, CA 91362

Re: Vesting Tentative Tract Map 14,801 for Key Site 3 on APN 129-151-026

Dear John:

Laguna County Sanitation District is in receipt of the most current vesting tentative tract dated October 19, 2015 as provided by the County Planning & Development Department on November 8, 2017. The map proposes 160 condominium MRO units on two lots sites and 119 single family dwelling PRD units. It is understood that the MRO development is separate from the SFD development. Upon review, we have the following comments:

1. The project is already located within the boundaries of the Laguna County Sanitation District, therefore annexation is not required.
2. Please change the address for the Laguna County Sanitation District to 620 West Foster Road on sheet 3.
3. The easements identified for sewer purposes on the proposed private streets and on the open space lot must be dedicated to and accepted by the Laguna County Sanitation District on the final map. Adequate access to sewer facilities located on the open space lot must have accessibility for maintenance equipment.
4. The project requires an offsite sewer main extension in Chancellor Street. The term "public utility purposes" in the Chancellor Street grant deed recorded as instrument 84-25731 does not adequately include the right to construct a sewer line and dedicate it to the District as required per District development standards. Therefore, the project is conditioned to obtain the appropriate public sewer rights in Chancellor Street.

This letter can further be considered and availability letter from the Laguna County Sanitation District indicating that the following conditions of approval for this project have been met:

- Wastewater from the tract will not cause effluent produced by the District's reclamation plant to exceed RWQCB thresholds. The wastewater derived from the project is domestic in nature and as such will be free of industrial and prohibited wastes as described in Sections 29-25 and 29-26 of the County Code.
- The use of salt load style water softening devices is prohibited pursuant to County Code Section 29-26.1.
- Commercial food service facilities, such as a club house kitchen is required to provide the appropriate fats, oil and grease control devices per California Plumbing Code requirements.
- Commercial facilities must have separate domestic use water metering to be used for sewer billing purposes.
- Backwater valves and property line cleanouts are required for each sewer lateral.
- The District has adequate treatment and discharge capabilities to serve the project.
- The existing collection system does have flow limitations downstream such that capacity improvements are required. A cost share for this project has been estimated and is considered as an impact mitigation fee. The District is proposing improvements to these facilities such that the District will have adequate wastewater collection capacity to serve the project.

Permits for Service and a Can-and-Will Serve letter authorizing final map recordation will be issued indicating that the project can be served upon demand and without exception and that all financial arrangements have been made to the satisfaction of the District when:

1. Plan check, inspection, trunk line and impact mitigation fees have been paid.
2. Final improvement plans (and submittals) have been approved (signed).
3. The tract map identifies appropriate sewer rights of way easements for the project.

Connection fees, will be due before occupancy approval will be issued by the Building & Safety Division. Sewer service charges are also due at occupancy based on the prorated amount of the annual charge from the occupancy date through June 30. Thereafter, the annual sewer service charge will be billed on the tax roll for the parcel.

Please call me at 739-8750 for any questions you may have.

Sincerely,

Martin Wilder

Martin Wilder, P.E.
Laguna County Sanitation District Manager

Copy: Dana Eady, Planning & Development
Mark Matson, Building & Safety
Steven G. Martin, County Counsel
Aleksandar Jevremovic, County Surveyor
Dana Solum, Environmental Health Services
File: Key Site 30

LAGUNA COUNTY SANITATION DISTRICT

SANTA BARBARA COUNTY
620 West Foster Road
Santa Maria, California 93455
805\739-8750 FAX 805\739-8753

January 3, 2018

John Zorovich, Supervising Planner
County of Santa Barbara
Planning and Development Department
624 West Foster Road, Suite C
Santa Maria, CA 93455

Re: Key Site 3; APN 129-151-026; 13GPA-00005; TM 14,801
Chancellor Street

Dear John:

This letter is in response to inquiries related to the applicability of the grant deed recorded as instrument 84-25731 (Chancellor Street) for placement of a proposed Laguna County Sanitation District sewer main extension per the tentative map to serve this project. Prior review of development proposal documents yielded an opinion by the District that this instrument did not provide adequate rights of way for a sewer main to be held in ownership of the District.

Subsequent documentation provided by Mark Manion of Price, Postal & Parma, LLP on behalf of John Franklin, agent for the developer (SB Clark, LLC), was provided December 6, 2017. Review of this information is not compelling to indicate the owner has the ability to convey a sewer easement to the District or that the District would have the right to use the easement. That is, the "public utility purpose" does not clearly indicate that it can be transferred to the District and being "nonexclusive", the easement may limitations. It is further unclear whether this easement can be severed from the benefitted land and transferred to public use (conversion from an appurtenant easement to an in gross easement) as other authority explains that it cannot.

For these and other reasons, we believe it is reasonable and prudent to require an easement in the name of the District per District Design requirement 4.12, which in part states:

> ***Sewers in Easements***
> When proposed sewer main lines are not located in existing or proposed public roadways, easements shall be dedicated to the Laguna County Sanitation District and shall subject to

review and approval by the District. This includes sewer facilities to be located in private streets and offsite locations.

Mechanisms that could be further considered and/or employed to provide the easement include:

- Obtain a right from the underlying landowner in the name of the District.
- Obtain a declaratory judgment/quiet title action regarding the deed to clarify that the developer can grant the easement right to the District and then convey it to the District.
- Consider eminent domain by the County through Government Code 66462.5.
- Consider private eminent domain under Civil Code 1001 and Code of Civil Procedure 1245.325.

Sincerely,

Martin Wilder

Martin Wilder, P.E.
Laguna County Sanitation District Manager

Copy: Dana Eady, Planning & Development
Mark Matson, Building & Safety
Steven G. Martin, County Counsel
Aleksandar Jevremovic, County Surveyor
Dana Solum, Environmental Health Services
File: Key Site 3

LAGUNA
COUNTY SANITATION DISTRICT
SANTA BARBARA COUNTY
620 West Foster Road
Santa Maria, California 93455
805\739-8750 FAX 805\739-8753

April 20, 2018

SB Clark, LLC
c/o John Franklin, Principal
Franklin Real Estate Development, LLC
3259 Eaglewood Avenue
Thousand Oaks, CA 91362

Re: Sewer Access of Tract Map 14,801 for Key Site 3 on APN 129-151-026 to Laguna County Sanitation District Sewer System

Dear John:

Per prior discussions, we are reviewing the following sewer main extensions to serve the Key Site 3 project:

1. Gravity sewer main extension through Chancellor Street, then north in Stillwell Road to the existing trunk line (connection on south of Orcutt Creek). This is the alignment shown Tentative Tract Map 14,801. See Exhibit 1 composed of a map and sewer model analysis. Comments as to the use of the Grant Deed recorded as Instrument 84-25731 over Chancellor Street have already been discussed. An alternate route may be available to Stillwell Road (connection to trunk line on north side of Orcutt Creek) through Oakbrook Lane, a private road requiring a similar easement to the District. Note a gravity system through Oakbrook Lane appears possible that would be deeper than the alignment in Chancellor Street and requires lot rearrangement from those shown in the tentative map to provide access.

2. A force main and sewage lift station to convey wastewater northward to Clark Avenue, then by gravity in a westerly direction to Stillwell Road, then by gravity southward in Stillwell Road to the existing trunk line (connection on the north of Orcutt Creek). See Exhibit 2 composed of a map and sewer model analysis. The route through APN 129-280-005 is a County public road right of way per Parcel Map 12,945. The route through APNs 129-280-003 and 004 appears to be a right of way dedicated by a private grantor and accepted by private grantees per Easement Agreement recorded as Instrument 90-0012345, meaning the reservation of right to dedicate to the County per paragraph 5 must be exercised by grantor in order to create a County public road. The route through APN 129-280-001 appears to be a right of way dedicated by a private grantor and accepted by

a private grantee, meaning this right of way must also be dedicated and accepted by the County in order to become a County public road or that the "additional easements may be granted to others within the Easement" clause of paragraph 1 may be employed by grantor or grantee to convey an easement to the District. Alternatively, it is our understanding that a Tentative Parcel Map for this property will be conveying this same right of way and upon recordation, the County public road would be created.

3. A force main and sewage lift station to convey wastewater northward to Clark Avenue, then by gravity in a westerly direction to Stillwell Road, then by gravity northwesterly through existing developed areas north of Clark Avenue. See Exhibit 3 composed of a map and sewer model analysis. See Exhibit 4 composed of pipe upsizing requirement for this option. Same rights of way as above to Clark Avenue.

To move forward we are requesting that you provide an analysis of each alternative comparing and contrasting the pros and cons. The analysis should address such issues as right of way requirements; capital costs; operating, maintenance and replacement needs; engineering criteria; environmental impacts; and any other pertinent information.

For your information Laguna County Sanitation District design criteria may be found on line at:

http://countyofsb.org/pwd/laguna.sbc

Please contact me at 739-8750 for any questions you may have.

Sincerely,

Martin Wilder

Martin Wilder, P.E.
Laguna County Sanitation District Manager

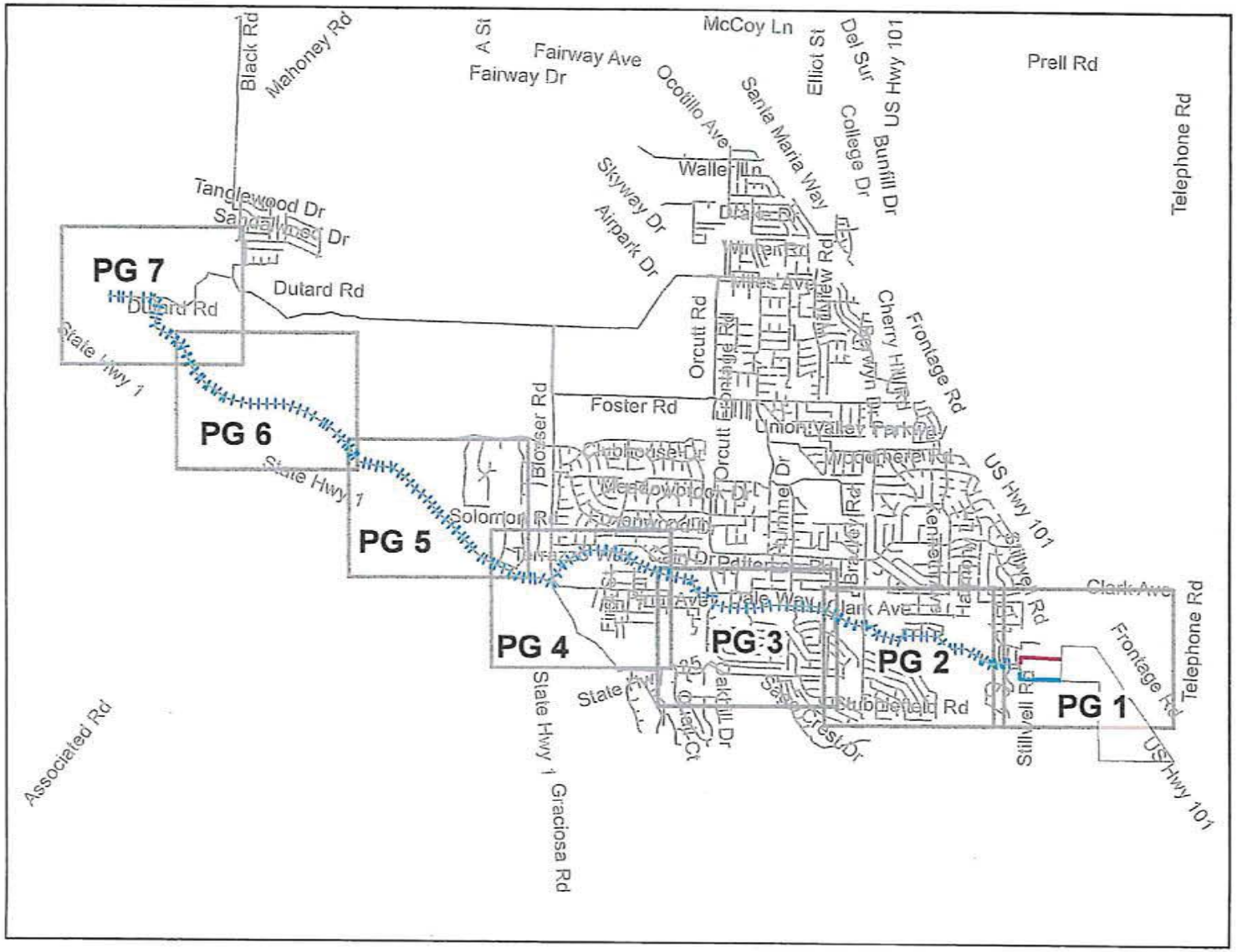
Copy: Dana Eady, Planning & Development
Mark Matson, Building & Safety
Steven Martin, County Counsel
Aleksandar Jevremovic, County Surveyor
Dana Solum, Environmental Health Services
File: Key Site 3

EXHIBIT 1

EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 1 - GRAVITY FLOW TO SOUTH TRUNKLINE
INDEX SHEET

Date: 4/19/2018

LCSD
County of Santa Barbara



Legend

- SEWER ROUTE CONNECTION OPTION 1A
- SEWER ROUTE CONNECTION OPTION 1B
- SEWER PATH
- KEY SITE 3

SEWER LOADING FROM KEY SITE 3 PEAK FLOW = 87 GPM

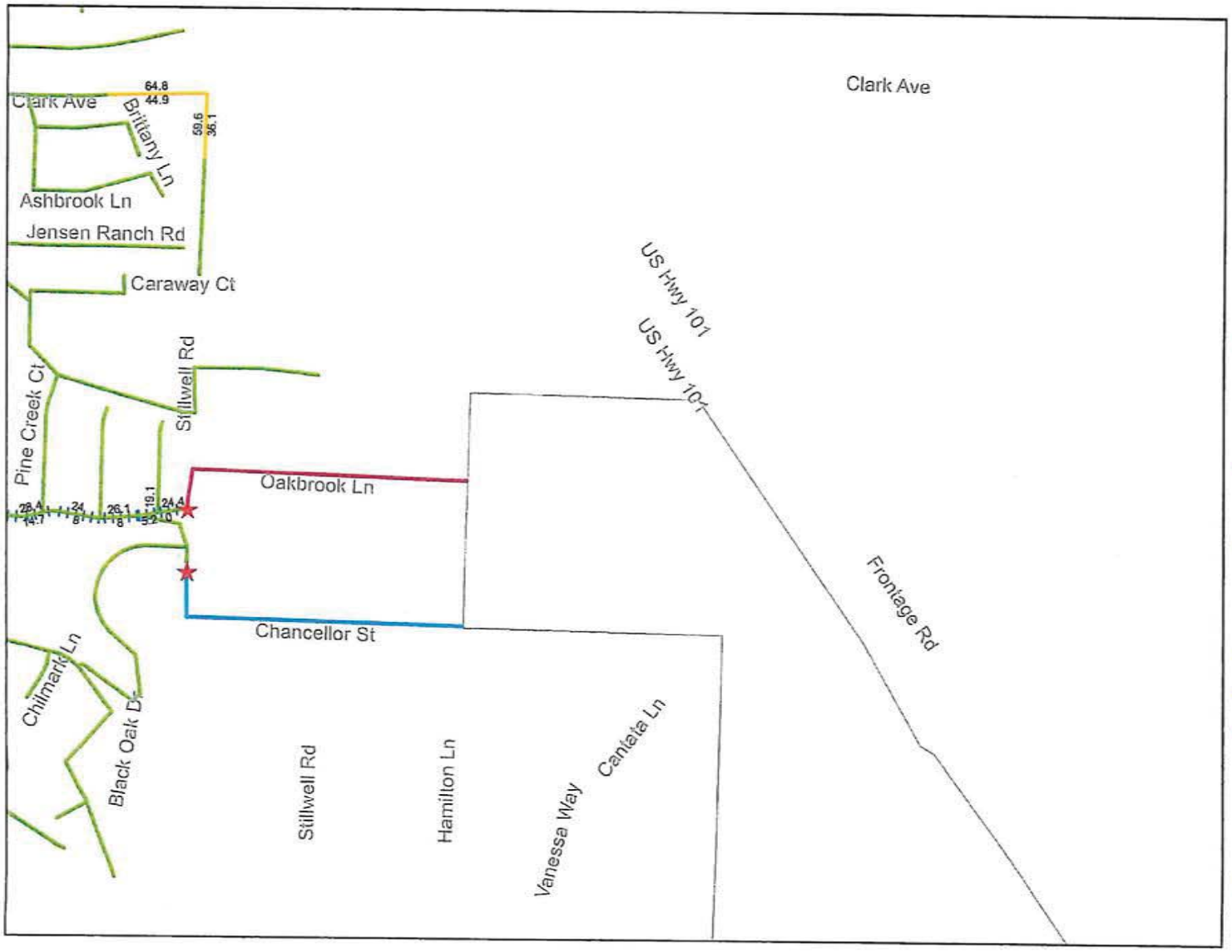
N

0 3,450 6,900 13,800 Feet

EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 1 - GRAVITY FLOW TO SOUTH TRUNKLINE
PG 1 OF 7

Date: 4/19/2018

LCSD
County of Santa Barbara



Legend

- POINT OF CONNECTION TO EXISTING PUBLIC SEWER
- SEWER CONNECTION ROUTE OPTION 1A (gravity 1,600')
- SEWER CONNECTION ROUTE OPTION 1B (gravity 1,600')
- SEWER PATH
- KEY SITE 3

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- d/D >= 1.00

d/D Label
d/D Future
d/D Existing

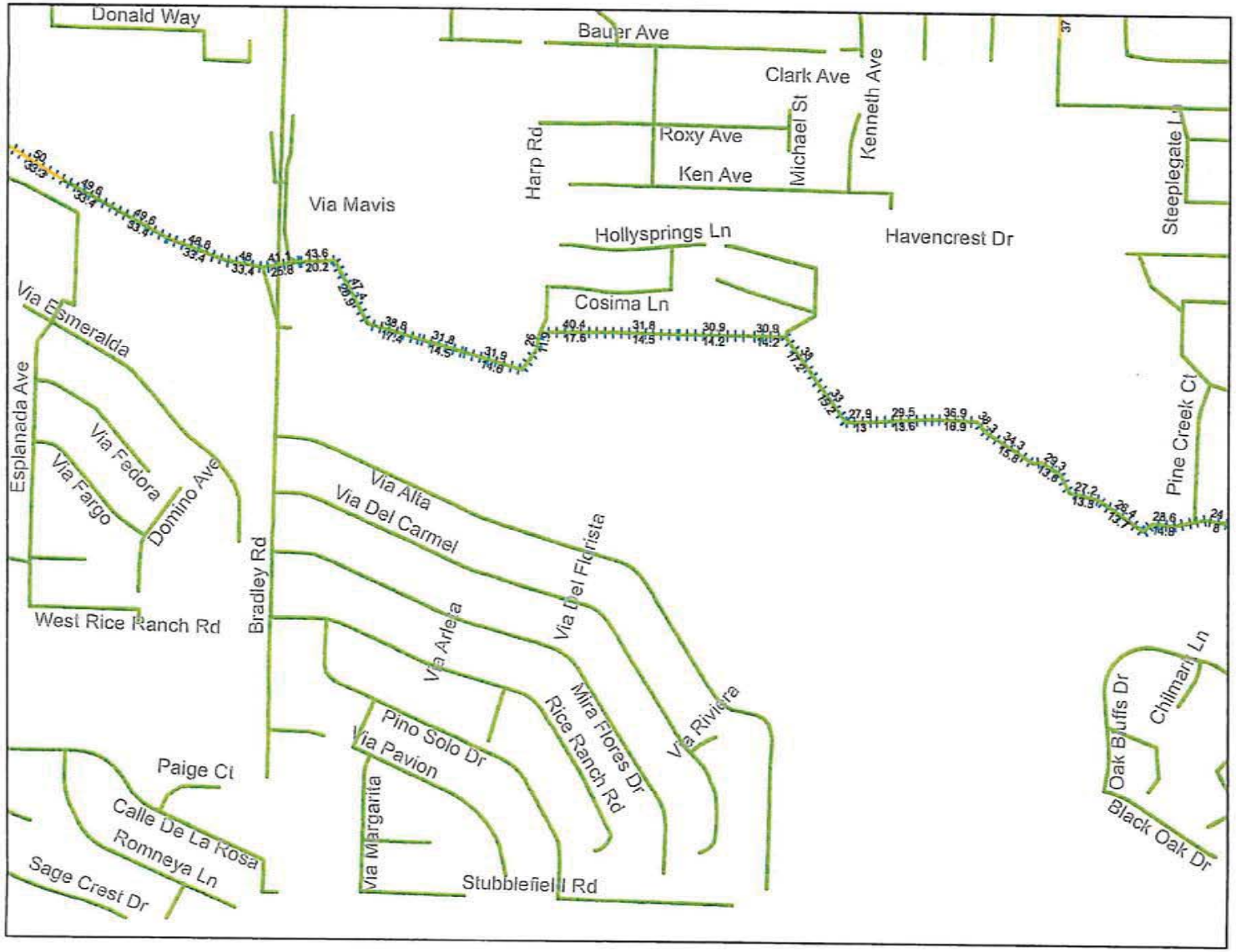
N

0 500 1,000 2,000 Feet

EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 1 - GRAVITY FLOW TO SOUTH TRUNKLINE
PG 2 OF 7

Date: 4/19/2018

LCSD
County of Santa Barbara



Legend

SEWER PATH

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- d/D >= 1.00

d/D Label
d/D Future
d/D Existing

N

0 500 1,000 2,000 Feet

EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 1 - GRAVITY FLOW TO SOUTH TRUNKLINE
PG 3 OF 7

Date: 4/19/2018

LCSD
County of Santa Barbara

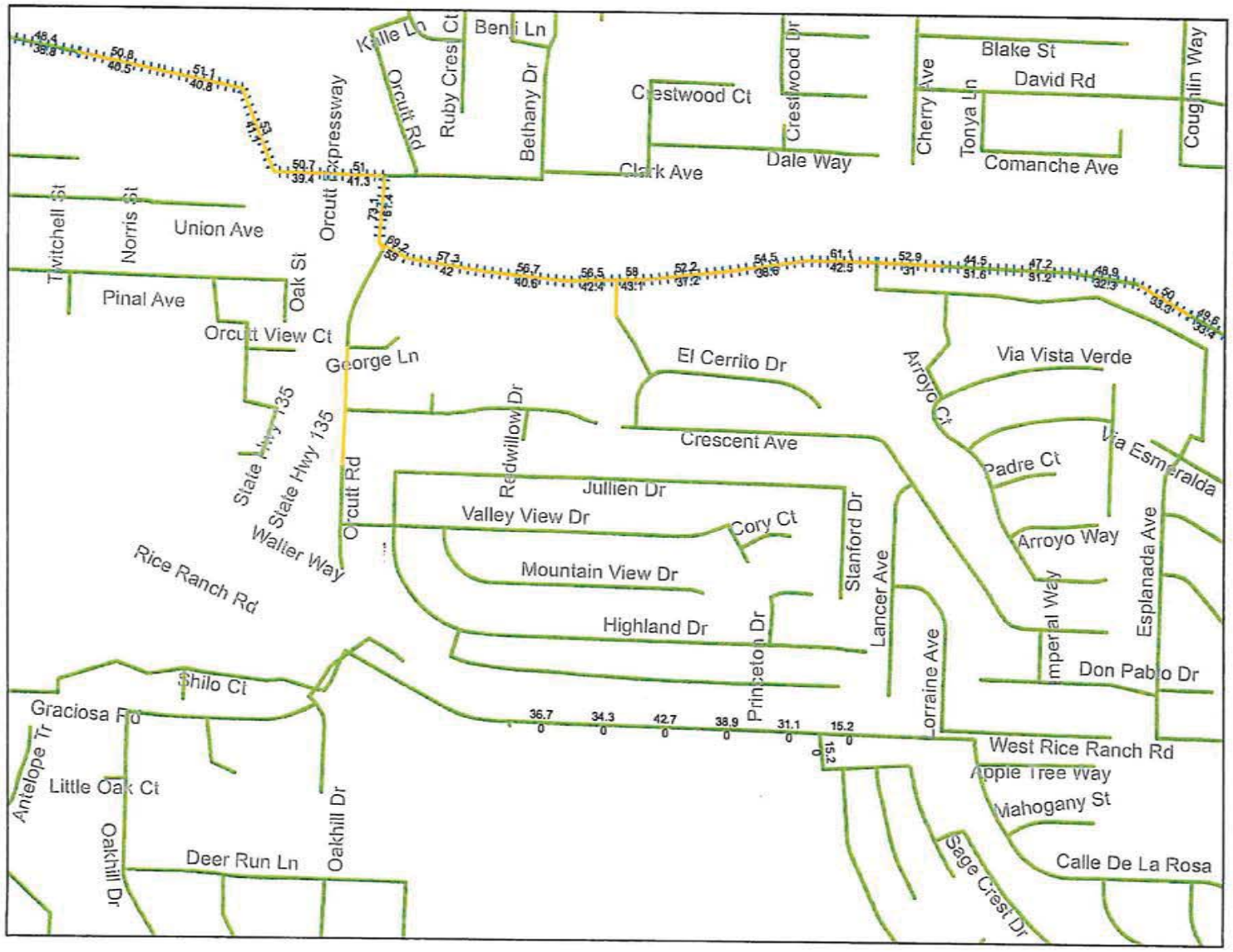


EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 1 - GRAVITY FLOW TO SOUTH TRUNKLINE
PG 4 OF 7

Date: 4/19/2018

LCSD
County of Santa Barbara

Legend

SEWER PATH

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- d/D >= 1.00

d/D Label
d/D Future
d/D Existing

N

0 500 1,000 2,000 Feet

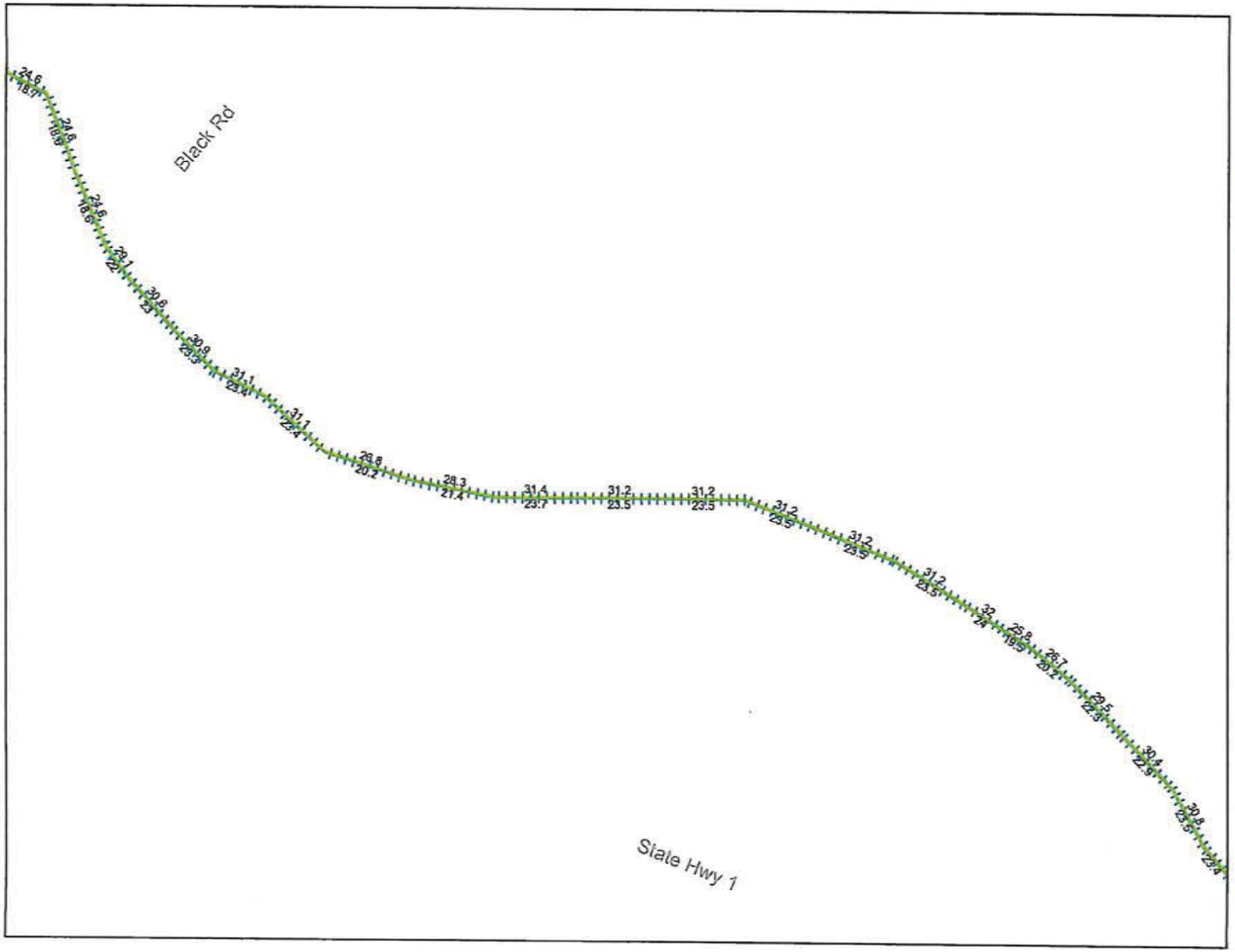
EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 1 - GRAVITY FLOW TO SOUTH TRUNKLINE
PG 5 OF 7

Date: 4/19/2018

EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 1 - GRAVITY FLOW TO SOUTH TRUNKLINE
PG 6 OF 7

Date: 4/19/2018

LCSD
County of Santa Barbara



Legend

SEWER PATH

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- d/D >= 1.00

d/D Label
d/D Future
d/D Existing

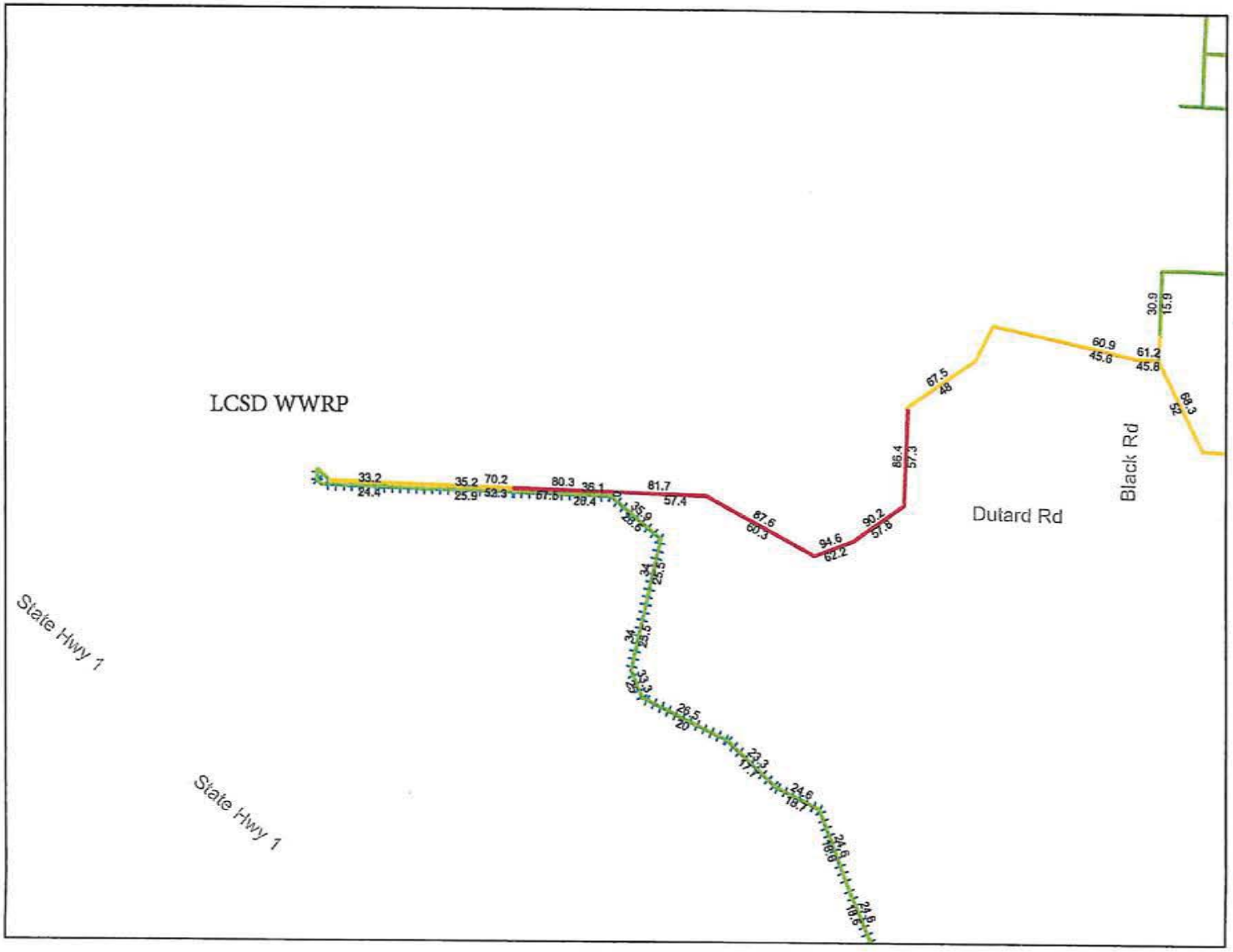
N

0 500 1,000 2,000 Feet

EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 1 - GRAVITY FLOW TO SOUTH TRUNKLINE

Date: 4/19/2018

LCSD
County of Santa Barbara



Legend

SEWER PATH

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- d/D >= 1.00

d/D Label
d/D Future
d/D Existing

N

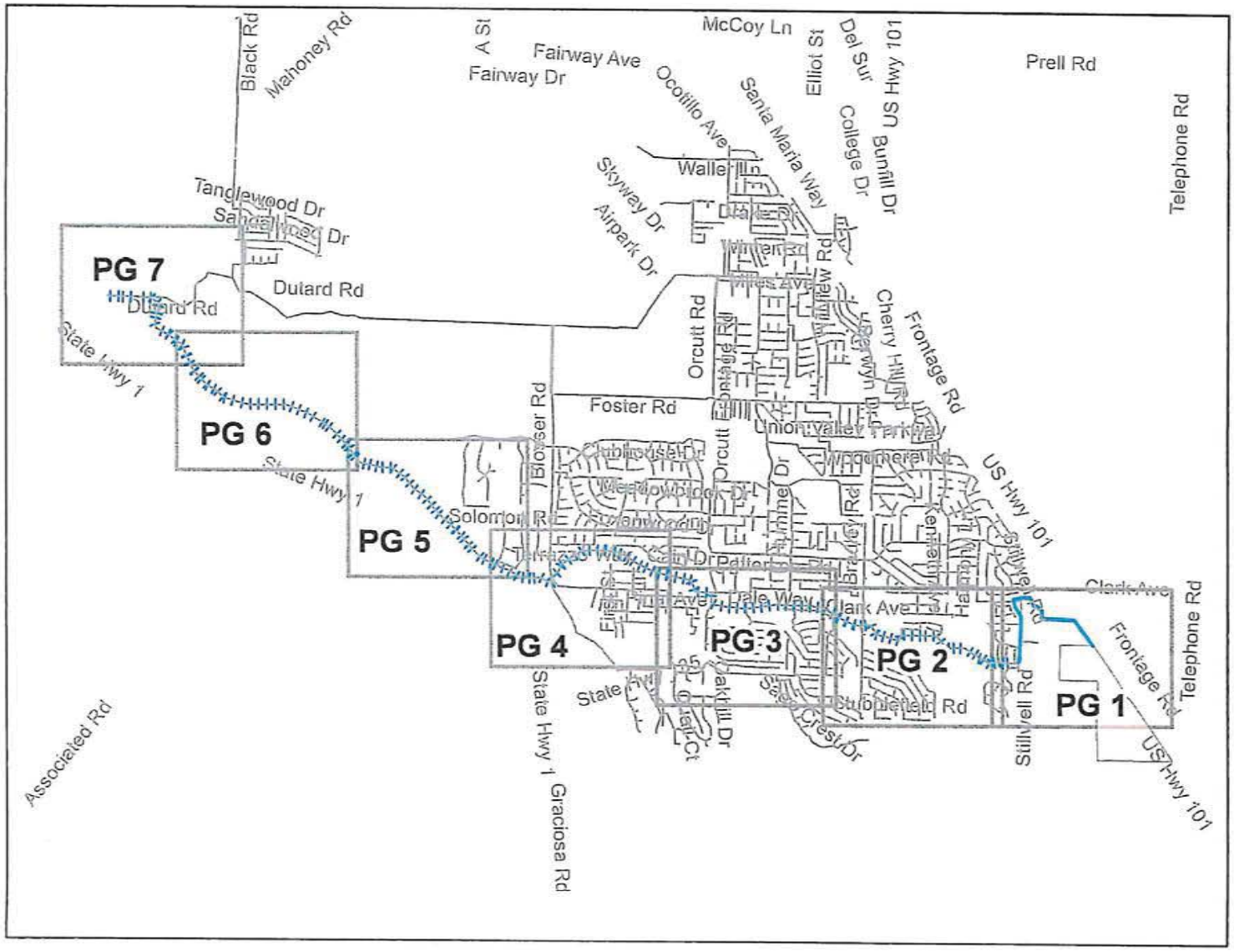
0 500 1,000 2,000 Feet

EXHIBIT 2

EXHIBIT 2: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 2 - PRESSURIZED FLOW TO SOUTH TRUNK LINE
INDEX SHEET

Date: 4/16/2018

LCSD
County of Santa Barbara



Legend

- Sewer Connection Route Option 2
- SEWER PATH
- KEY SITE 3

SEWER LOADING
FROM KEY SITE 3
PEAK FLOW = 200 GPM

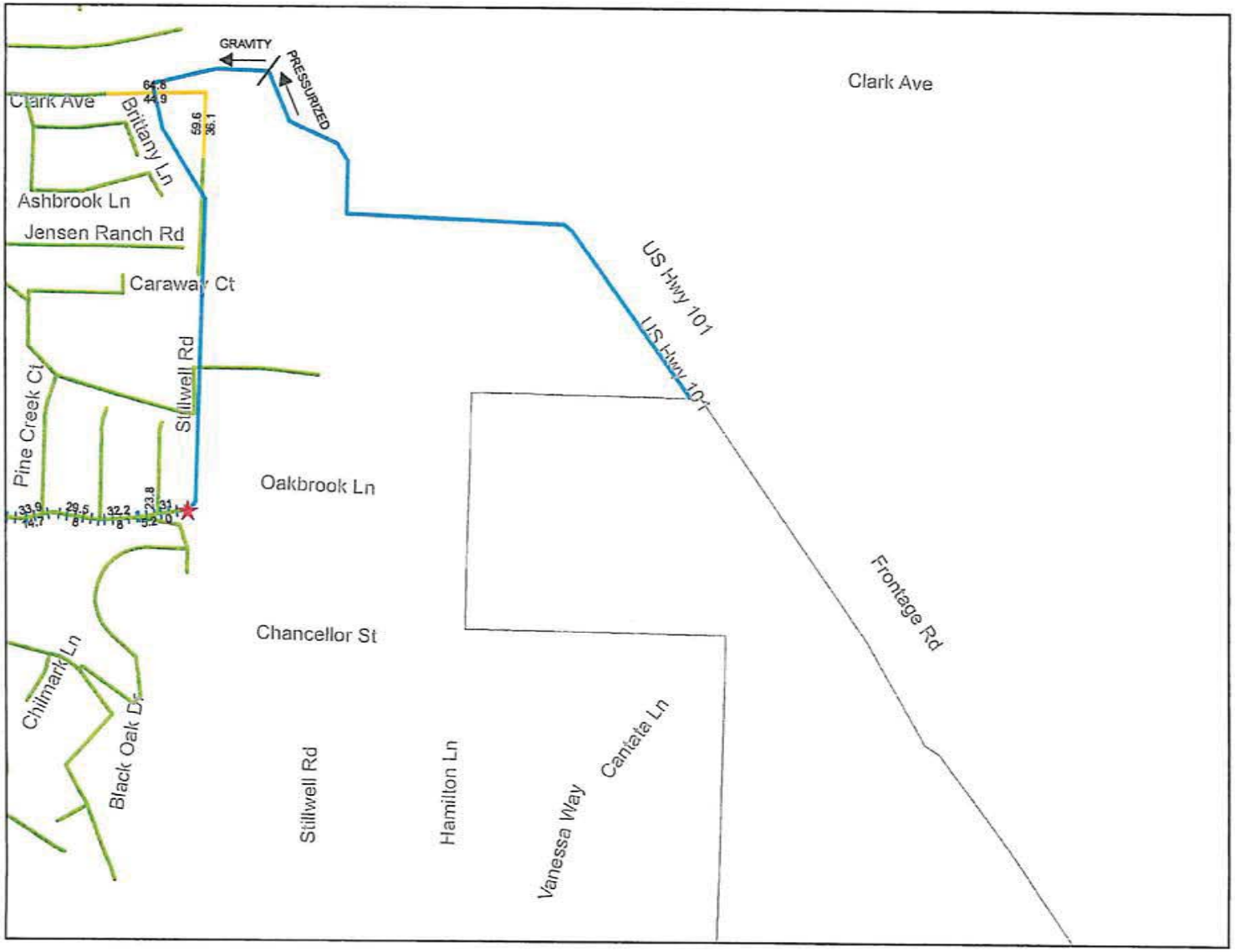
N

0 3,500 7,000 14,000 Feet

EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 2 - PRESSURIZED FLOW TO SOUTH TRUNK LINE
PG 1 OF 7

Date: 4/19/2018

LCSD
County of Santa Barbara



Legend

- POINT OF CONNECTION TO EXISTING PUBLIC SEWER
- SEWER CONNECTION ROUTE OPTION 2 (pressurized 3,010'; gravity 2,790')

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- d/D >= 1.00
- SEWER PATH
- KEY SITE 3

d/D Label
d/D Future
d/D Existing

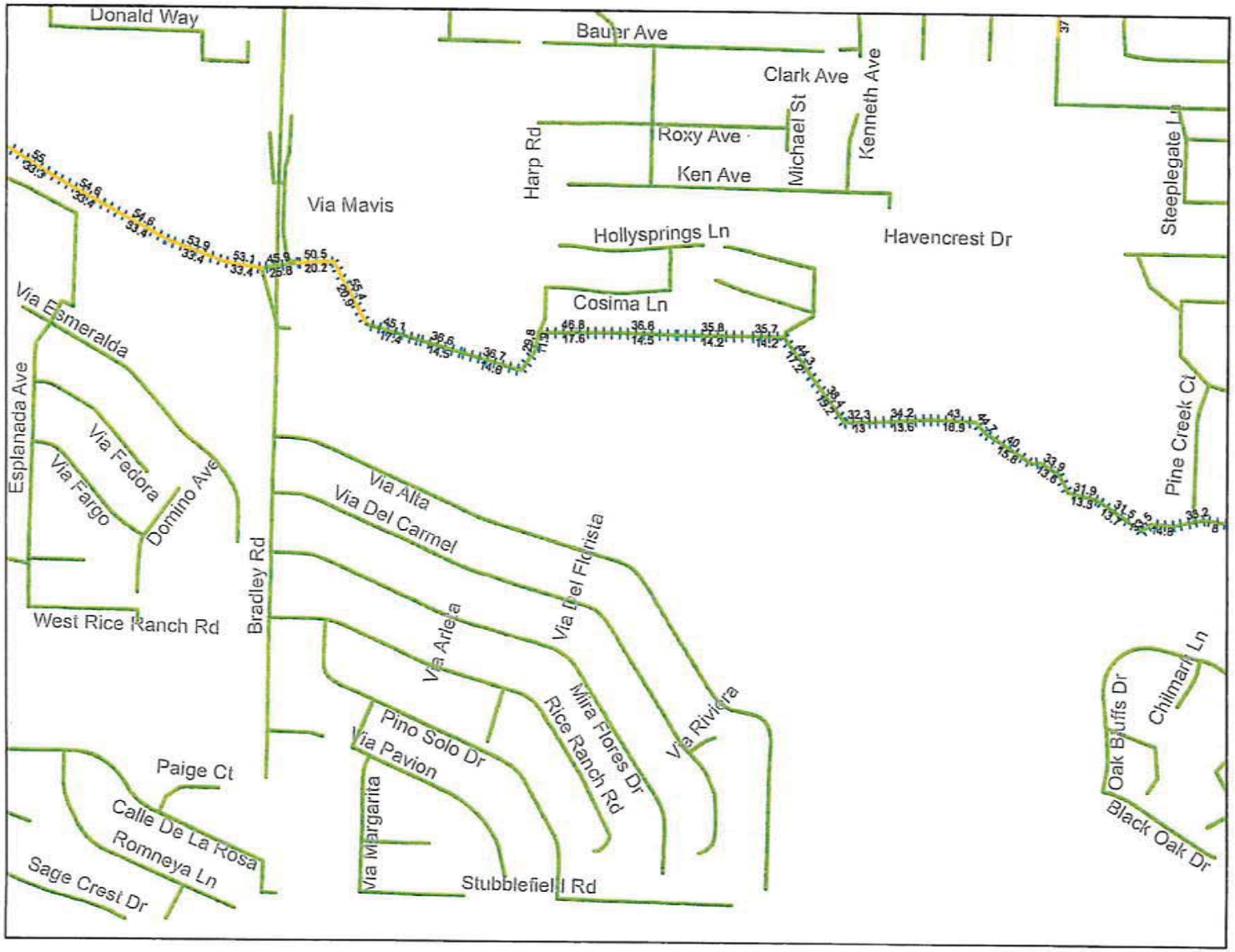
N

0 500 1,000 2,000 Feet

EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 2 - PRESSURIZED FLOW TO SOUTH TRUNK LINE
PG 2 OF 7

Date: 4/19/2018

LCSD
County of Santa Barbara



Legend

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- d/D >= 1.00
- SEWER PATH

d/D Label
d/D Future
d/D Existing

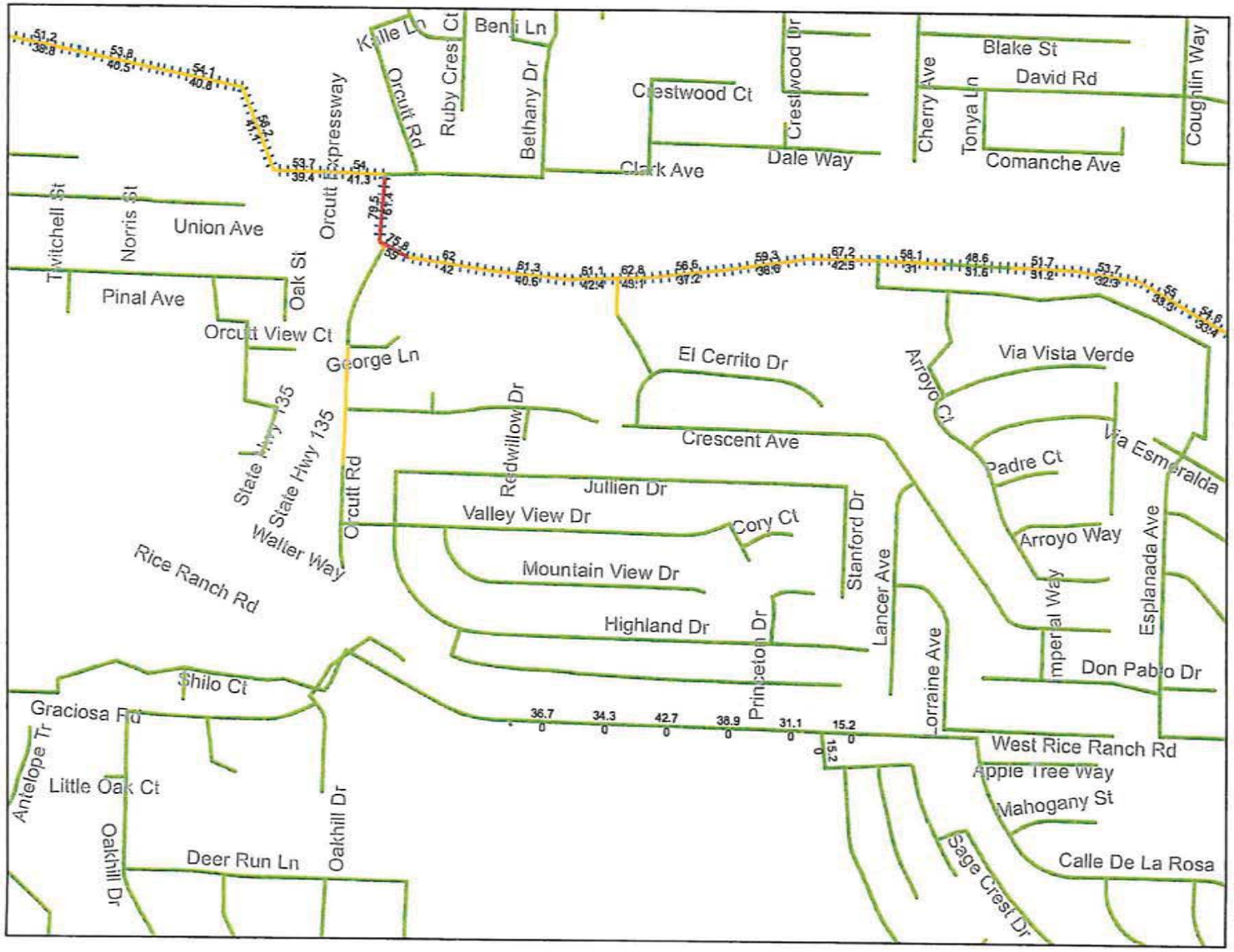
N

0 500 1,000 2,000 Feet

EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 2 - PRESSURIZED FLOW TO SOUTH TRUNK LINE
PG 3 OF 7

Date: 4/19/2018

LCSD
County of Santa Barbara



Legend

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- d/D >= 1.00
- SEWER PATH

d/D Label
d/D Future
d/D Existing

EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 2 - PRESSURIZED FLOW TO SOUTH TRUNK LINE
PG 4 OF 7

Date: 4/19/2018

LCSD
County of Santa Barbara

Legend

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- d/D >= 1.00
- SEWER PATH

d/D Label
d/D Future
d/D Existing

N

0 500 1,000 2,000 Feet

EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 2 - PRESSURIZED FLOW TO SOUTH TRUNK LINE
PG 5 OF 7

Date: 4/19/2018

LCSD
County of Santa Barbara

Legend

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- d/D >= 1.00
- SEWER PATH

d/D Label
d/D Future
d/D Existing

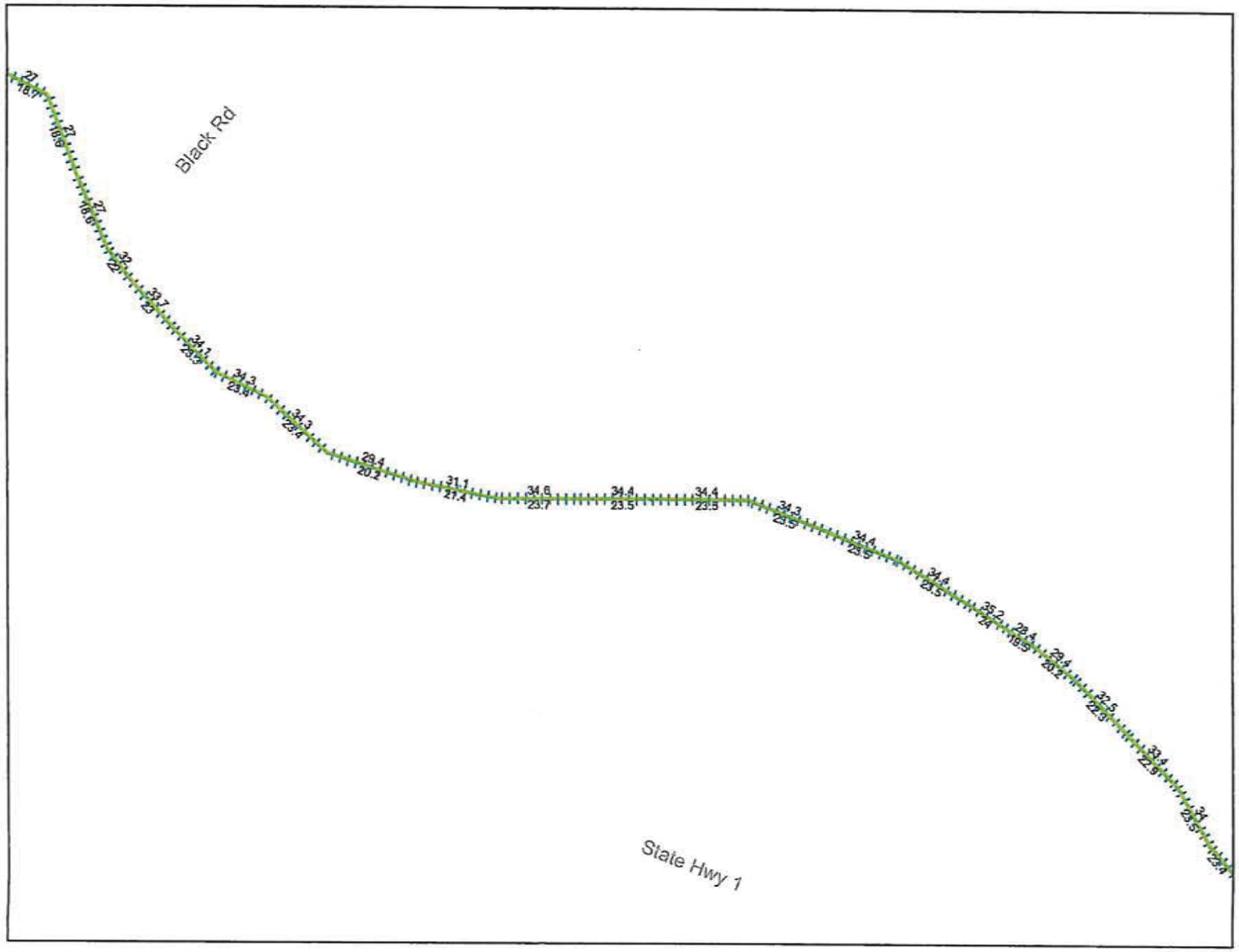
N

0 500 1,000 2,000 Feet

EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 2 - PRESSURIZED FLOW TO SOUTH TRUNK LINE
PG 6 OF 7

Date: 4/19/2018

LCSD
County of Santa Barbara



Legend

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- d/D >= 1.00
- SEWER PATH

d/D Label
d/D Future
d/D Existing

N

0 500 1,000 2,000 Feet

EXHIBIT 1: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 2 - PRESSURIZED FLOW TO SOUTH TRUNK LINE
PG 7 OF 7

Date: 4/19/2018

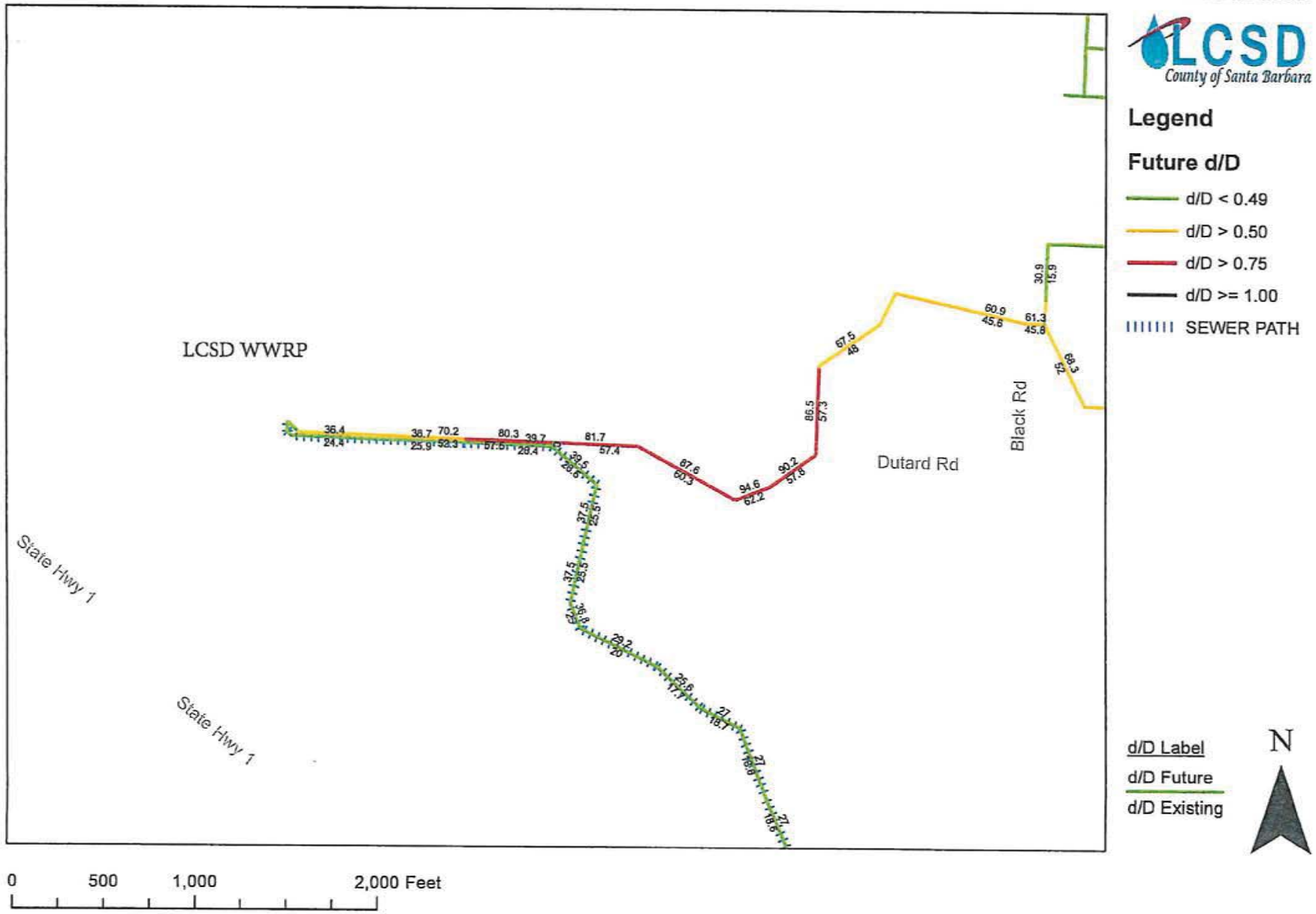
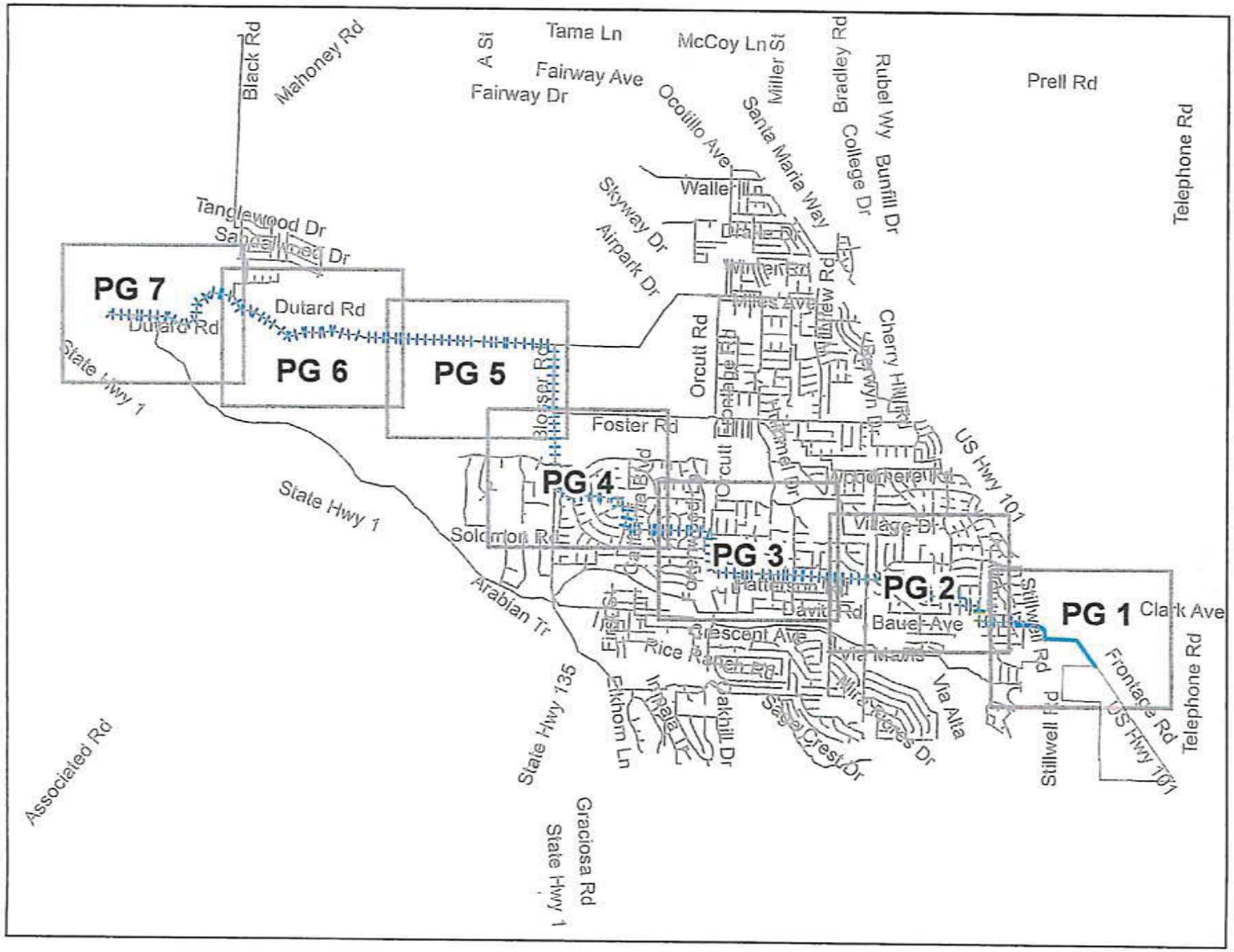


EXHIBIT 3

EXHIBIT 3: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 3 - PRESSURIZED FLOW TO NORTH TRUNK LINE
INDEX SHEET

Date: 4/19/2018

LCSD
County of Santa Barbara



Legend

- Sewer Connection Route Option 3
- SEWER PATH
- KEY SITE 3

SEWER LOADING
FROM KEY SITE 3
PEAK FLOW = 200 GPM

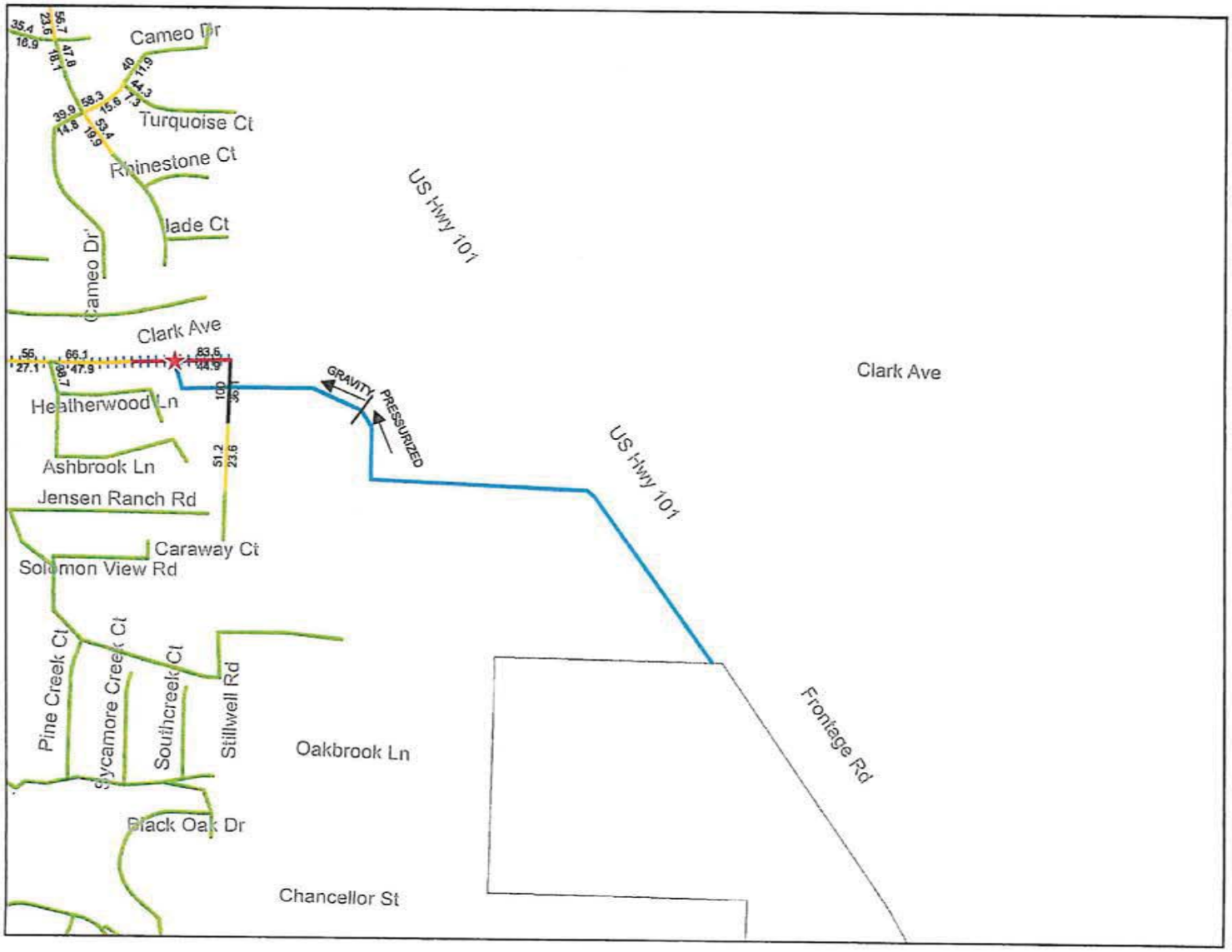
N

0 3,100 6,200 12,400 Feet

EXHIBIT 3: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 3 - PRESSURIZED FLOW TO NORTH TRUNK LINE
PG 1 OF 7

Date: 4/19/2018

LCSD
County of Santa Barbara



Legend

POINT OF CONNECTION TO EXISTING PUBLIC SEWER

SEWER CONNECTION ROUTE OPTION 3 (pressurized 2,500'; gravity 1,050')

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- d/D >= 1.00
- SEWER PATH
- KEY SITE 3

d/D Label
d/D Future
d/D Existing

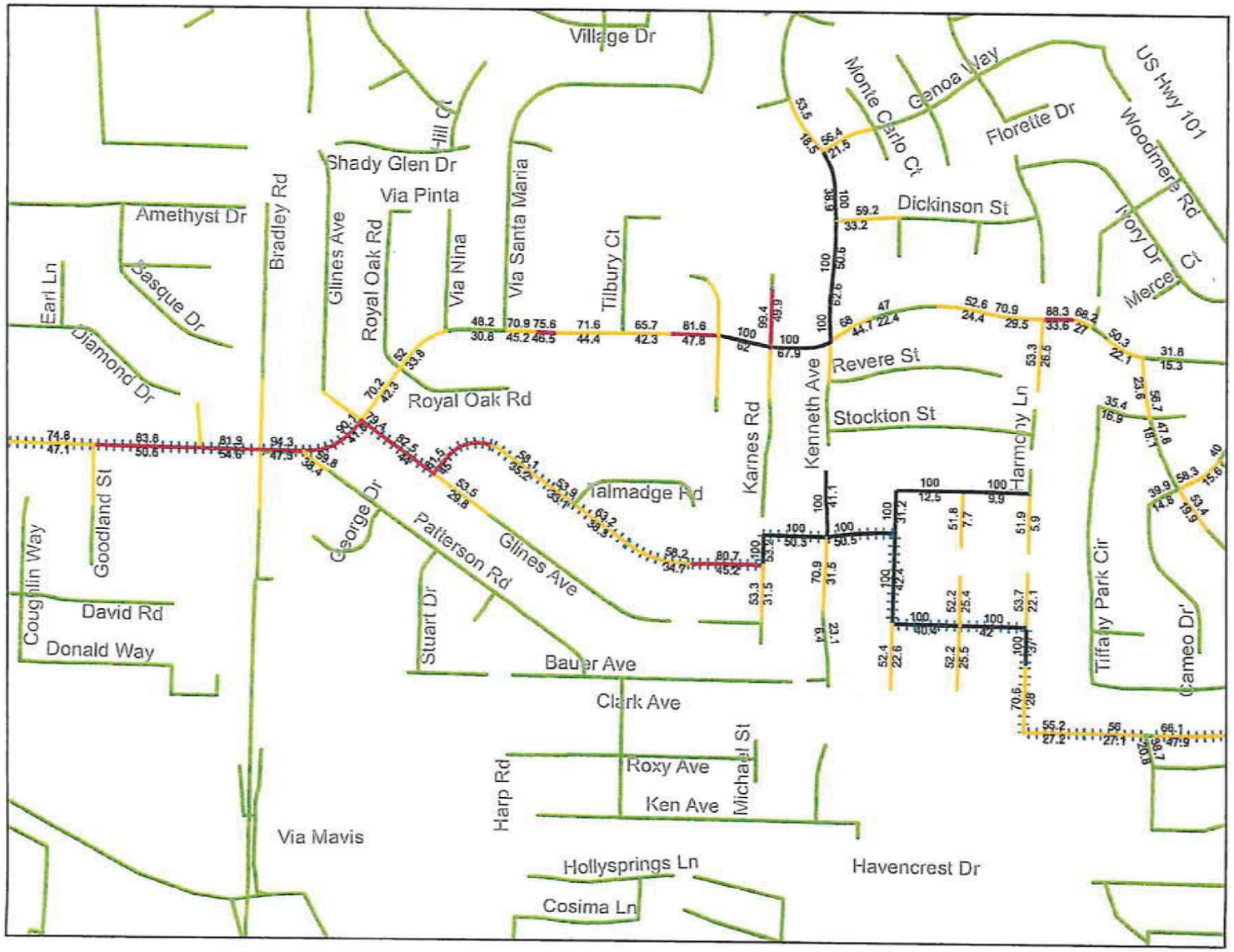
N

0 500 1,000 2,000 Feet

EXHIBIT 3: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 3 - PRESSURIZED FLOW TO NORTH TRUNK LINE
PG 2 OF 7

Date: 4/19/2018

LCSD
County of Santa Barbara



Legend

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- d/D >= 1.00
- SEWER PATH

d/D Label
d/D Future
d/D Existing

N

0 500 1,000 2,000 Feet

EXHIBIT 3: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 3 - PRESSURIZED FLOW TO NORTH TRUNK LINE
PG 3 OF 7

Date: 4/19/2018

LCSD
County of Santa Barbara

0 500 1,000 2,000 Feet

Legend

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- d/D >= 1.00
- SEWER PATH

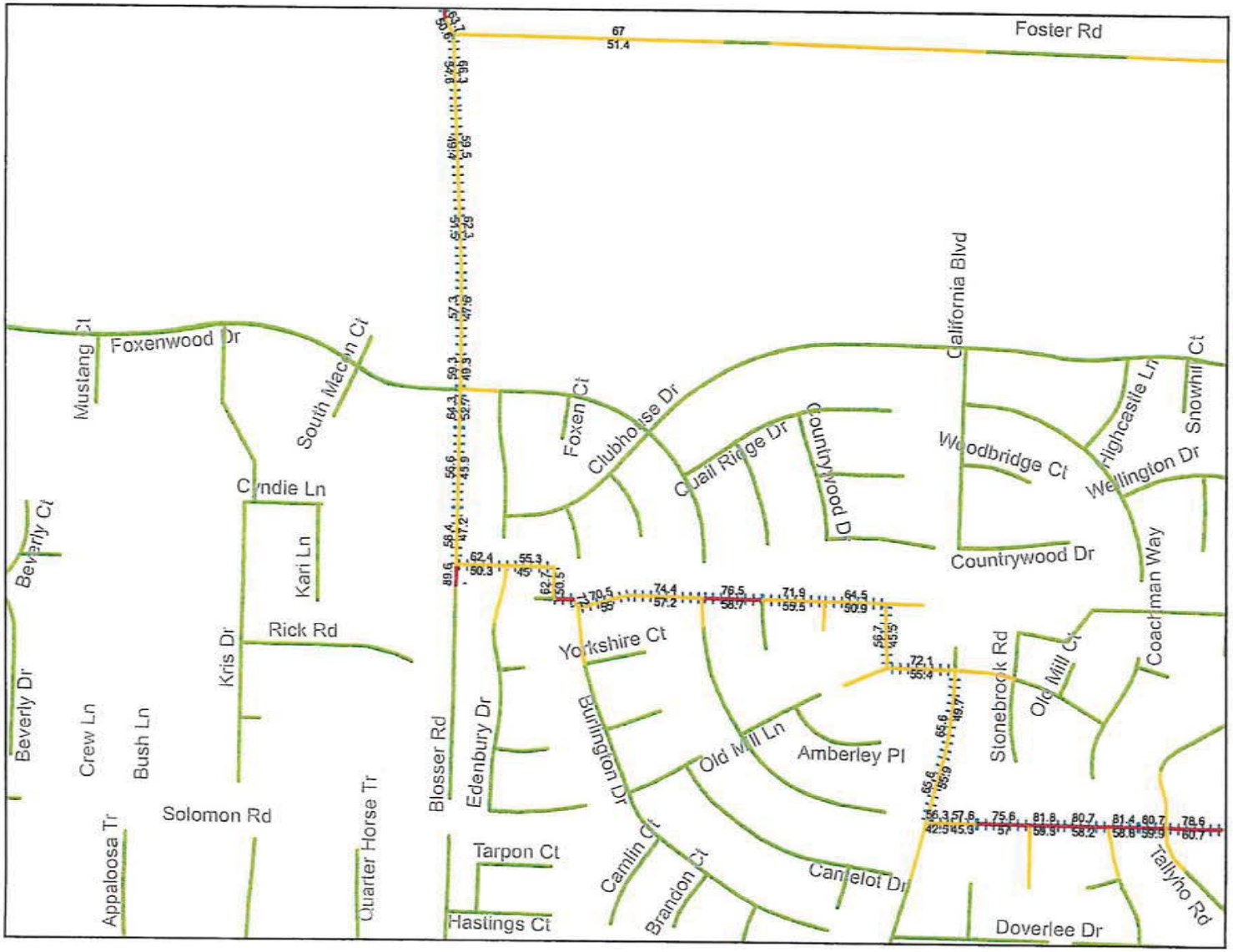
d/D Label
d/D Future
d/D Existing

N

EXHIBIT 3: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 3 - PRESSURIZED FLOW TO NORTH TRUNK LINE
PG 4 OF 7

Date: 4/19/2018

LCSD
County of Santa Barbara



Legend

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- SEWER PATH

d/D Label
d/D Future
d/D Existing

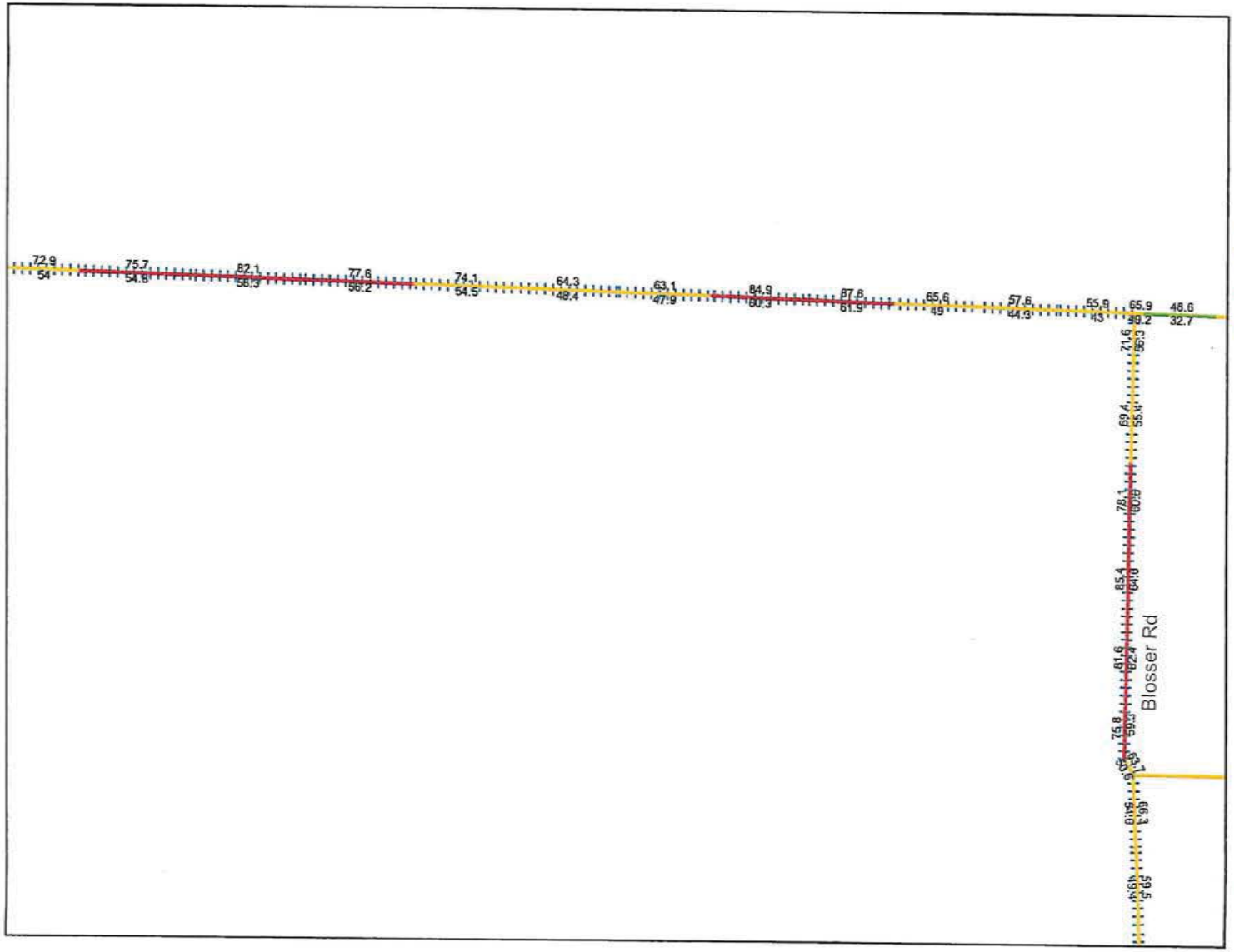
N

0 500 1,000 2,000 Feet

EXHIBIT 3: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 3 - PRESSURIZED FLOW TO NORTH TRUNK LINE
PG 5 OF 7

Date: 4/19/2018

LCSD
County of Santa Barbara



Legend

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- SEWER PATH

d/D Label
d/D Future
d/D Existing

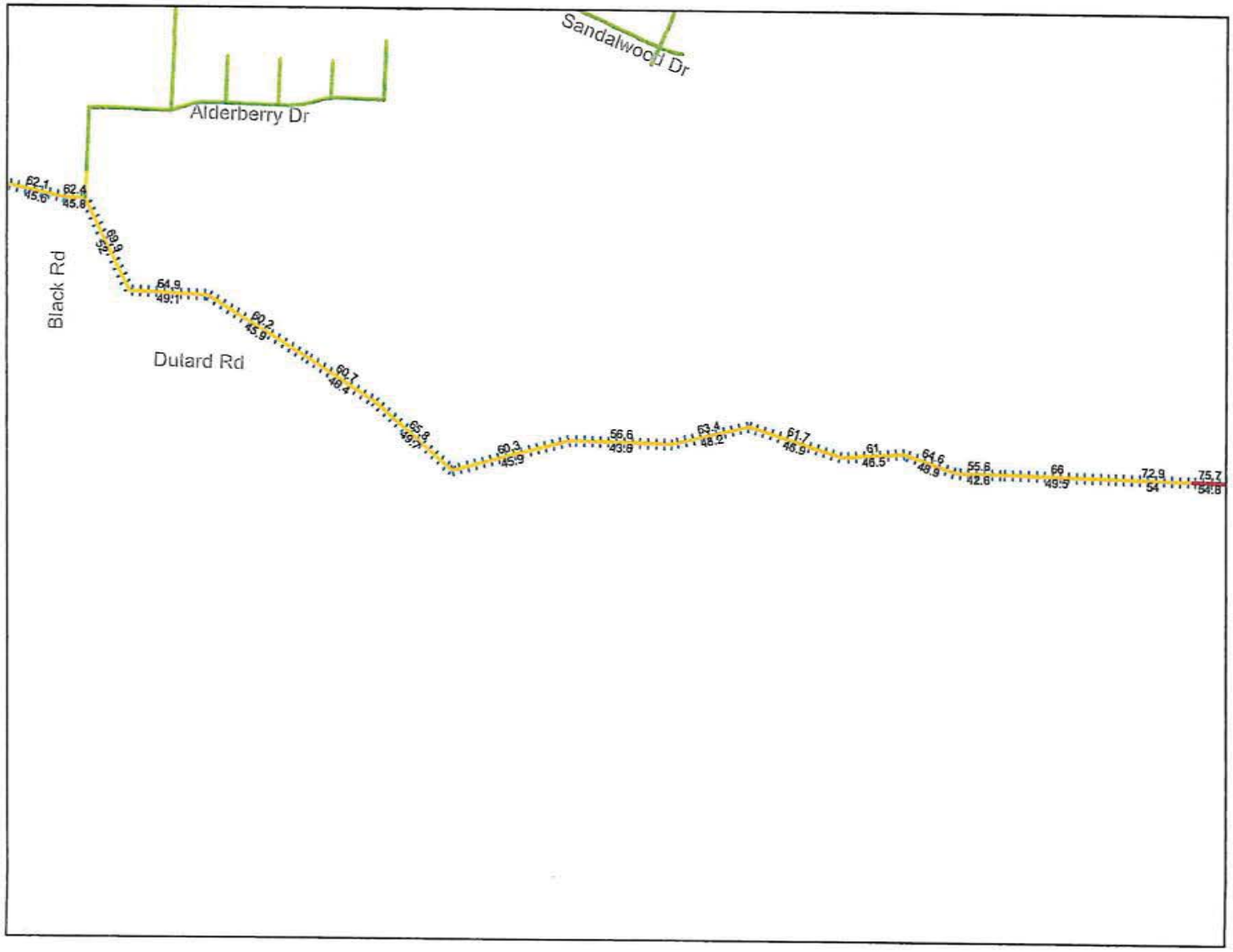
N

0 500 1,000 2,000 Feet

EXHIBIT 3: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 3 - PRESSURIZED FLOW TO NORTH TRUNK LINE

Date: 4/19/2018

LCSD
County of Santa Barbara



Legend

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- SEWER PATH

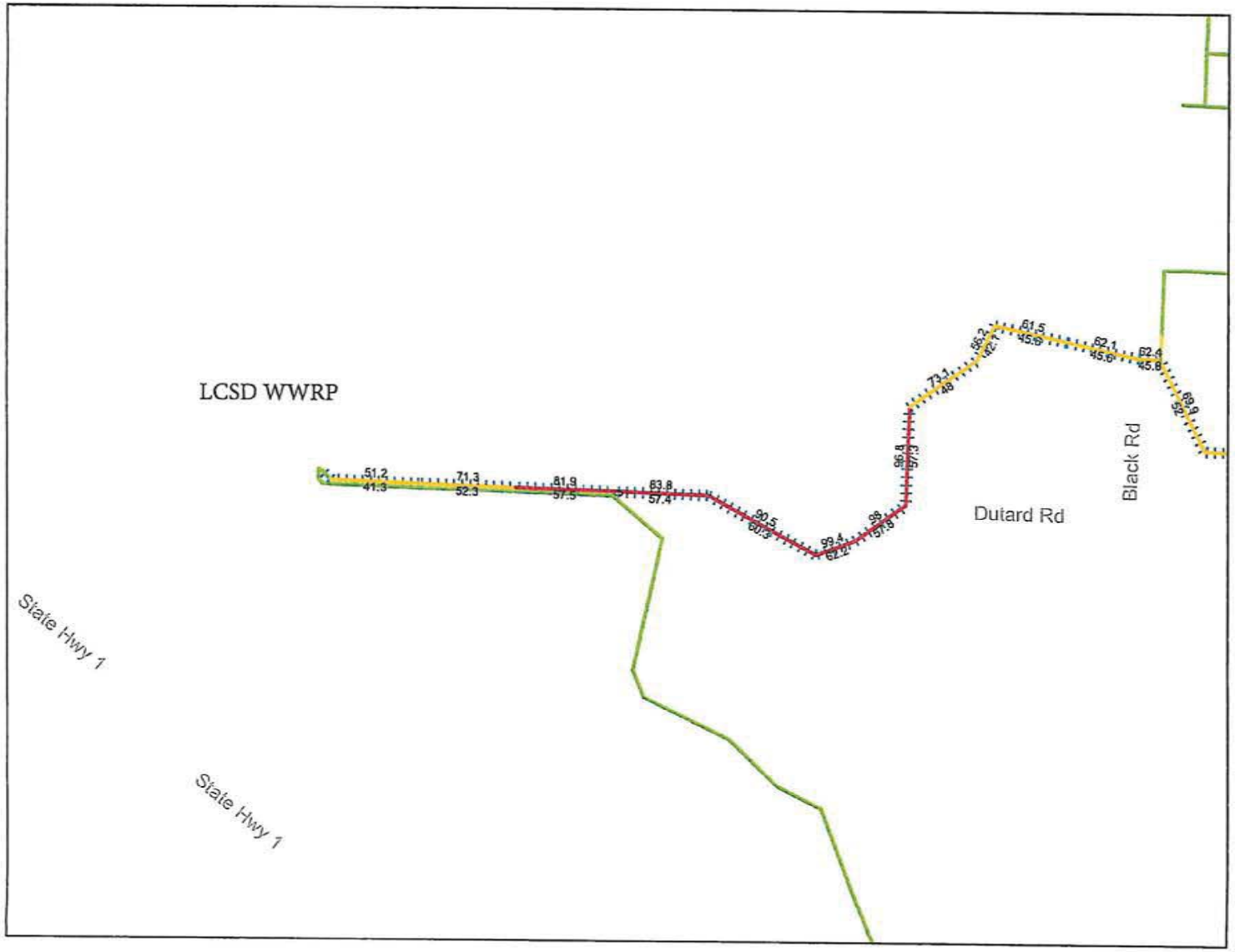
d/D Label
d/D Future
d/D Existing

N

0 500 1,000 2,000 Feet

EXHIBIT 3: KEY SITE 3 SEWER MODEL CAPACITY IMPACT ANALYSIS
OPTION 3 - PRESSURIZED FLOW TO NORTH TRUNK LINE
PG 7 OF 7

Date: 4/19/2018



LCSD County of Santa Barbara

Legend

Future d/D

- d/D < 0.49
- d/D > 0.50
- d/D > 0.75
- SEWER PATH

d/D Label
d/D Future
d/D Existing

N

0 500 1,000 2,000 Feet

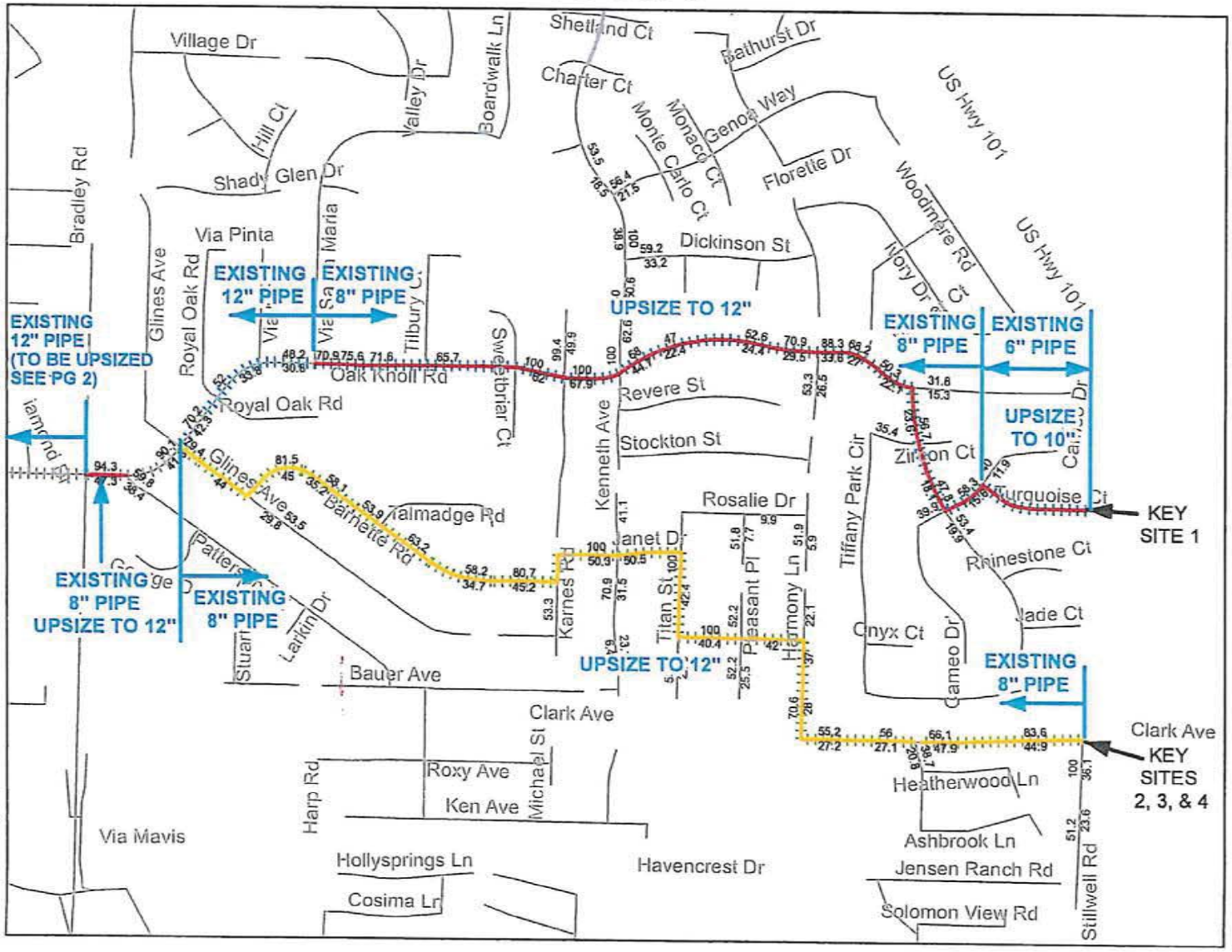
EXHIBIT 4

EXHIBIT 4: REQUIRED PIPE UPSIZING FOR OPTION 3 - PRESSURIZED FLOW TO NORTH TRUNK LINE

PG 1 OF 3

Date: 4/19/2018

LCSD
County of Santa Barbara



0 500 1,000 2,000 Feet

Legend

(5,017') Key Site 1 Upsize Pipes

(6,262') Key Site 2, 3, & 4 Upsize Pipes

PATH

KS 1

KS 2, 3, AND 4

SHARED

d/D Label

d/D Future

d/D Existing

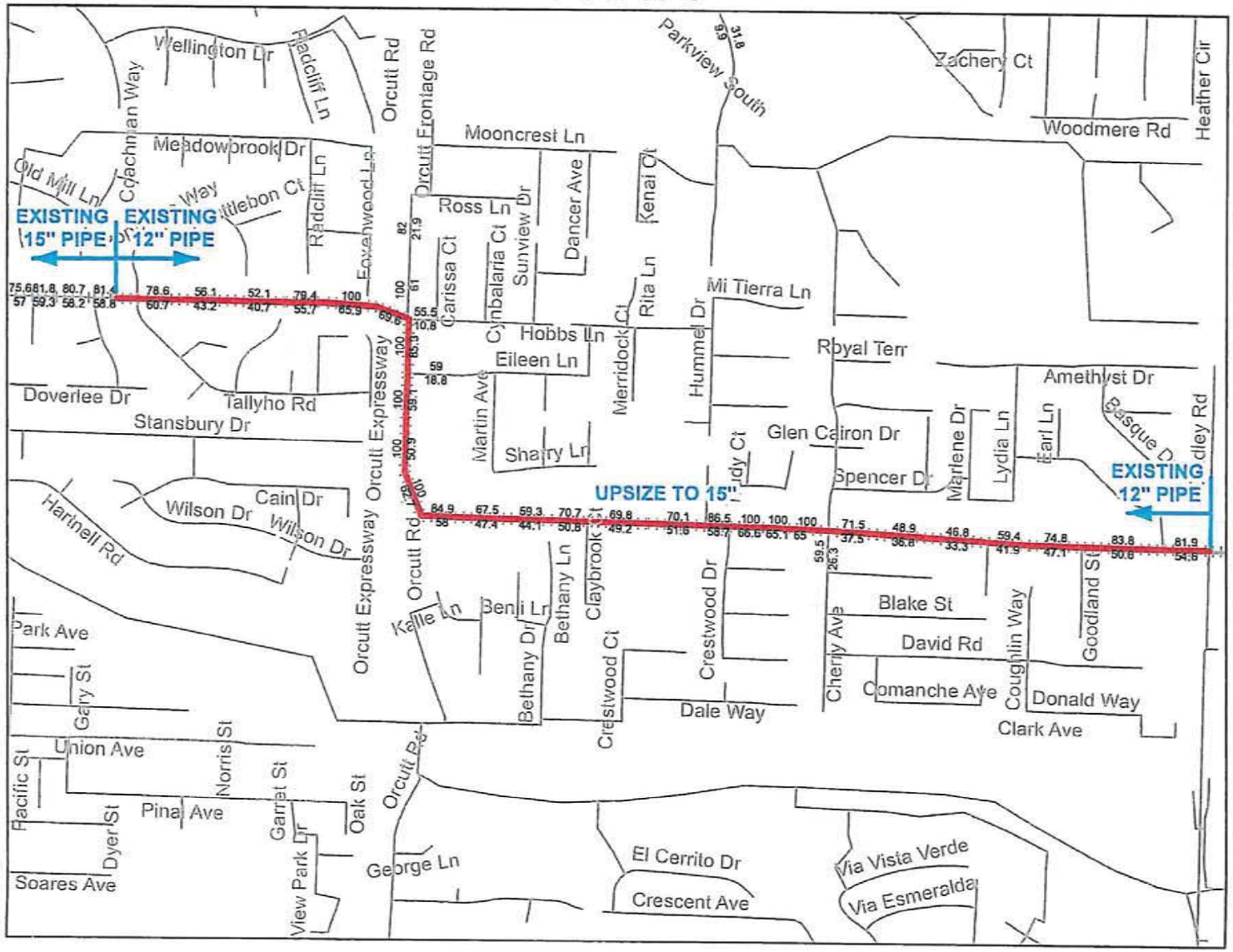
N

EXHIBIT 4: REQUIRED PIPE UPSIZING FOR OPTION 3 - PRESSURIZED FLOW TO NORTH TRUNK LINE

PG 2 OF 3

Date: 4/19/2018

LCSD
County of Santa Barbara



0 625 1,250 2,500 Feet

N

Legend

Upsize Pipes (8,292')

PATH

- KS 1
- KS 2, 3, AND 4
- SHARED

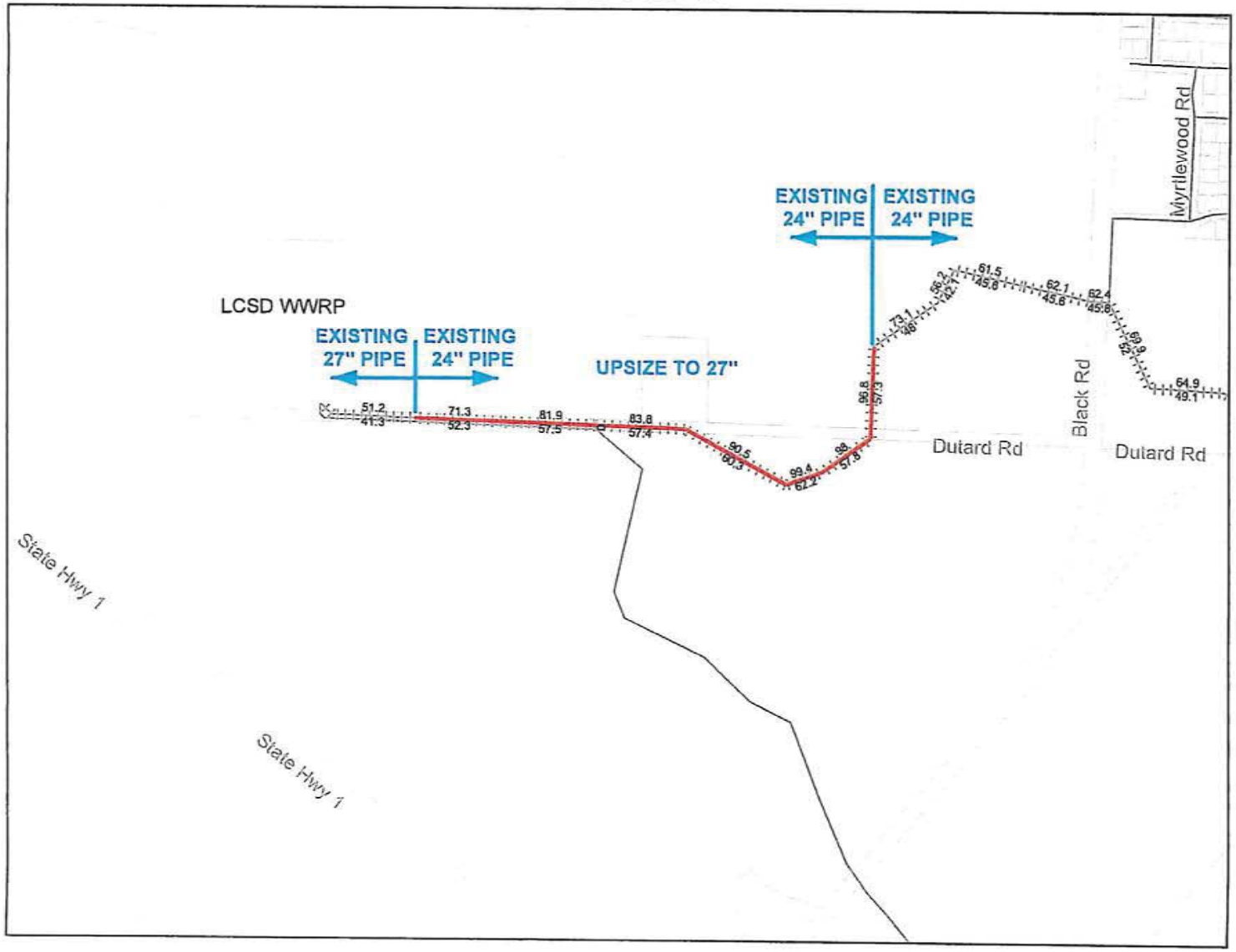
d/D Label
d/D Future
d/D Existing

EXHIBIT 4: REQUIRED PIPE UPSIZING FOR OPTION 3 - PRESSURIZED FLOW TO NORTH TRUNK LINE

PG 3 OF 3

Date: 4/19/2018

LCSD
County of Santa Barbara



Legend

Upsize Pipes (3,058')

LCSD Pipes

PATH

d/D Label

d/D Future

d/D Existing

N

0 500 1,000 2,000 Feet

LAGUNA
COUNTY SANITATION DISTRICT

SANTA BARBARA COUNTY
620 West Foster Road
Santa Maria, California 93455
805\739-8750 FAX 805\739-8753

September 21st, 2018

Patrick Kauffman, P.E.
LC Engineering Group
889 Pierce Ct. Ste. 101
Thousand Oaks, CA 91360

Re: Orcutt Community Plan Key Site 3, Vesting Tenative Tract Map 14,801

Dear Patrick:

Thank you for your submittal of the vesting tentative tract map and the sewer easement legal description and exhibit through Oak Brook Lane. Please see the below comments.

1. Sewer Easement, Exhibit "B": Annotate the east to west property line, which appears to be on the north line of the south ½ of the southwest quarter of the northwest quarter of section 18 (see attached annotated sheet).

2. Provide plan and profile civil plans showing both water and sewer (and other utilities) that are existing and proposed from the east side of Oakbrook Lane (boundary of Key Site 3) to the point of connection of public sewer on Stillwell Road. We need to check proposed water and sewer separation and proposed sewer pipe slopes, depths, etc., before we can accept a sewer easement.

3. Vesting Tentative Tract Map 14,801 Proposed Site Improvements, Sheet 4 of 8: Because onsite roads are noted to be private and not public, an easement needs to be dedicated to the District. This can be done by dedicating a blanket easement over the roads on the tract map. Attached is an example tract map where this has been done before. It is assumed that the intent is for sewer pipes and manholes in the road to be public, and sewer pipes extending up into the lots to be private.

4. Per prior correspondence, the District's preference is to extend public sewer straight to Oakbrook Lane instead of angling with two manholes with 90 degree bends as shown. Attached is a redline plan showing the preferred alignment. Over this alignment, a sewer easement needs to be dedicated to the District, depending on the depth, at least 15' wide. The District will need to be able to travel through the sewer easement; it can be an all-weather surface. There will

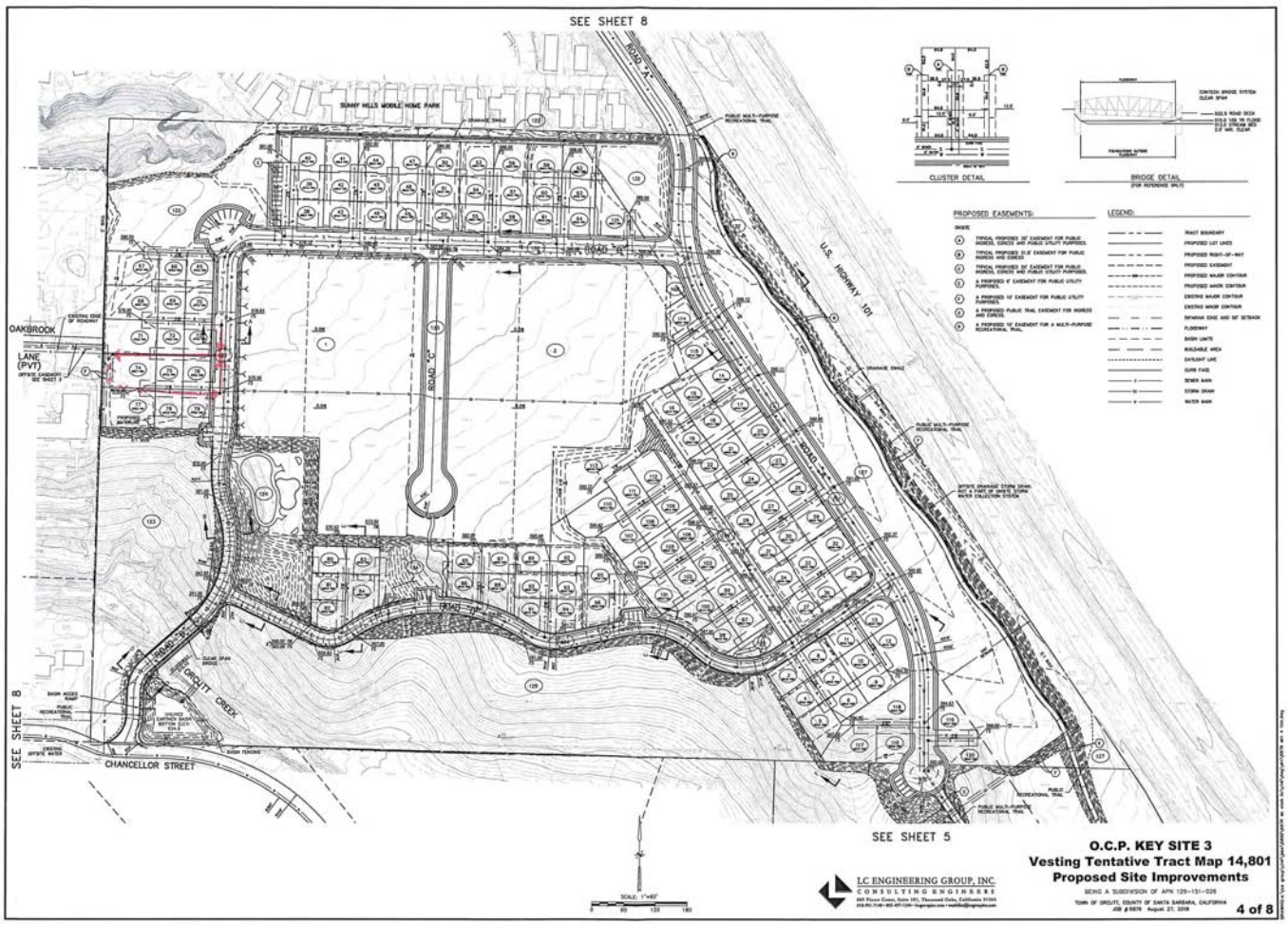
need to be a vehicle access gate once the easement touches Oakbrook Lane for District maintenance staff access.

Please call me at 739-8756 or email me at kethomp@cosbpw.net for any comments or questions.

Sincerely,

Kevin Thompson, P.E.
Laguna County Sanitation District Civil Engineer

Copy: Marty Wilder, LCSD Manager
Jeremy Chaja, LCSD Chief Plant Operator
Dana Eady, Planning and Development
Mark Matson, Building and Safety
File: APN 109-110-006


SEE SHEET 8
SEE SHEET 5
SEE SHEET 8
SUNNY HILLS MOBILE HOME PARK
ROAD "A"
ROAD "B"
ROAD "C"
ROAD "D"
ROAD "E"
ROAD "F"
U.S. HIGHWAY 101
OAKBROOK
LANE
(PVT)
CHANCELLOR STREET
ORCUTT CREEK
CLUSTER DETAIL
BRIDGE DETAIL
PROPOSED EASEMENTS:
LEGEND:
TRACT BOUNDARY
PROPOSED LOT LINES
PROPOSED RIGHT-OF-WAY
PROPOSED EASEMENT
PROPOSED MAJOR CONTOUR
PROPOSED MINOR CONTOUR
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
BUILDABLE AREA
DATELINE LINE
CURB FACE
SEWER MAIN
STORM DRAIN
WATER MAIN
LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
O.C.P. KEY SITE 3
Vesting Tentative Tract Map 14,801
Proposed Site Improvements
4 of 8

RICE RANCH: PINE CREEK
TRACT 14,805 UNIT 1

CONSISTING OF LOTS 185 THROUGH 298, 531, 534, AND 567 THROUGH 586;
BEING A SUBDIVISION OF LOT 11 OF TRACT NO. 14,818 AS SHOWN ON THE MAP
RECORDED IN BOOK 207 OF MAPS AT PAGES 44 THROUGH 61 INCLUSIVE, IN THE
OFFICE OF THE SANTA BARBARA COUNTY RECORDER.
IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

OWNERS STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR HAVE AN INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP AND THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND. WE CONSENT TO THE MAKING AND RECORDING OF THIS MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES.

WE ALSO HEREBY DEDICATE TO THE COUNTY OF SANTA BARBARA THE 25' WIDE EASEMENT FOR PUBLIC PEDESTRIAN ACCESS AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE THE WAIVER OF ABUTTER'S RIGHTS TO ACCESS RICE RANCH ROAD, SAGE CREST DRIVE, ALDERWOOD LANE, AND YARROW DRIVE TO THE COUNTY OF SANTA BARBARA AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE THE EASEMENTS FOR PUBLIC UTILITY PURPOSES TO THE COUNTY OF SANTA BARBARA AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE TO THE LAGUNA COUNTY SANITATION DISTRICT THE EASEMENTS FOR PUBLIC SEWER PURPOSES AS SHOWN HEREON.

THE PRIVATE ROADS, AGAPANTHUS WAY, AIDAN WAY, GANZIA COURT, AND KAI WAY, ARE NOT OFFERED FOR DEDICATION TO THE PUBLIC USE AS THE REQUIREMENT WAS WAIVED IN THE CONDITIONS OF APPROVAL OF THE TENTATIVE MAP.

WE ALSO HEREBY RESERVE TO OURSELVES , HEIRS AND ASSIGNS A BLANKET EASEMENT OVER LOTS 531, 534, 568, 574 THROUGH 583 INCLUSIVE, FOR COMMON OPEN SPACE PURPOSES AS SHOWN HEREON.

WE ALSO HEREBY DEDICATE THE EASEMENTS SHOWN HEREON FOR THE PURPOSES SET FORTH.

RICE RANCH COMMUNITY, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: RRWS HOLDING COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY
MANAGER OF RICE RANCH COMMUNITY, LLC

BY: SHEA HOMES LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP
MANAGER OF RRWS HOLDING COMPANY, LLC

BY: J.F. SHEA, G.P., A DELAWARE GENERAL PARTNERSHIP
GENERAL PARTNER OF SHEA HOMES LIMITED PARTNERSHIP

BY: JFS MANAGEMENT, L.P., A DELAWARE LIMITED PARTNERSHIP
GENERAL PARTNER OF J.F. SHEA, G.P.

BY: J.F. SHEA CONSTRUCTION MANAGEMENT, INC., A CALIFORNIA CORPORATION
GENERAL PARTNER OF JFS MANAGEMENT, L.P.

BY: _____

NAME: PETER SHEA JR.

TITLE: DIRECTOR/PRESIDENT

ATTEST: _____

NAME: JAMES G. SHONTERE JR

TITLE: SECRETARY

NOTARY

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF ORANGE

ON SEPTEMBER 14, 2016 BEFORE ME, LORENA D. VILLARREAL, A NOTARY PUBLIC
PERSONALLY APPEARED PETER SHEA
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSO1N(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.
(NOTARY SEAL NOT REQUIRED PER GOVERNMENT CODE 66436 (c))

SIGNATURE _____ LORENA D. VILLARREAL NAME PRINTED

COUNTY OF ORANGE COMM. NO. 2021580 EXPIRES 4-22-17

SIGNATURE OMISSIONS - EASEMENT HOLDERS

THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED PURSUANT TO SECTION 66436(a)(3)(A)(i) OF THE GOVERNMENT CODE (STATE SUBDIVISION MAP ACT):

UNION OIL COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PRIVATE PIPELINES FOR THE TRANSPORTATION OF OIL, GAS, WATER AND/OR OTHER SUBSTANCES, WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME AND INCIDENTAL PURPOSES, RECORDED JULY 18, 1931 AS INSTRUMENT NO. 6336 IN BOOK 247, PAGE 37,OFFICIAL RECORDS. SEE SHEETS 3 AND 7.

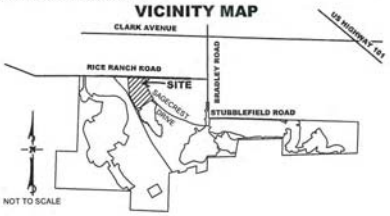
UNION OIL COMPANY OF CALIFORNIA, HOLDER OF AN EASEMENT FOR PRIVATE PIPE LINES FOR THE TRANSPORTATION OF OIL, GAS AND WATER AND/OR OTHER LIQUIDS AND INCIDENTAL PURPOSES, RECORDED MARCH 26, 1962 AS INSTRUMENT NO. 11836 IN BOOK 1913, PAGE 439,OFFICIAL RECORDS: NOT LOCATABLE.

THE COUNTY OF SANTA BARBARA, HOLDER OF EASEMENT FOR SAGE CREST DRIVE AND ALDERWOOD LANE FOR PUBLIC ROAD PURPOSES AS SHOWN ON TRACT 14,430 UNIT 1, RECORDED SEPTEMBER ~~28~~ 2007 IN BOOK 203 OF MAPS AT PAGES 50 THROUGH 70, INCLUSIVE, OF MAPS. SEE SHEETS 3, 4, 5, 6 AND 8. ~~28~~ 20

THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED PURSUANT TO SECTION 66436(a)(4) OF THE GOVERNMENT CODE (STATE SUBDIVISION MAP ACT):

THE UNITED STATE OF AMERICA, VESTED AND ACCRUED WATER RIGHTS AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS; ALSO THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE LAND HEREIN DESCRIBED AS RECITED IN PATENTS RECORDED IN BOOK D, PAGE 185; BOOK A, PAGE 489; BOOK A, PAGE 536; BOOK D, PAGE 7; BOOK A, PAGE 737; BOOK A, PAGE 513; BOOK D, PAGE 28 AND BOOK A, PAGE 471, ALL OF PATENTS, RECORDS OF SANTA BARBARA COUNTY.

VICINITY MAP



NOT TO SCALE

NOTICE

THIS MAP IS SUBJECT TO CERTAIN CONDITIONS AND INFORMATION INCLUDED IN A "NOTICE" AND RECORDED CONCURRENTLY AS INSTRUMENT NO. 2016-0059339 OF OFFICIAL RECORDS.

NOTARY

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THE DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF Orange

ON September 14, 2016 BEFORE ME, Brianna N. Dauschen, Notary Public
PERSONALLY APPEARED James G. Shontere
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSO1N(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.
(NOTARY SEAL NOT REQUIRED PER GOVERNMENT CODE 66436 (c))

SIGNATURE _____ Brianna N. Dauschen NAME PRINTED

COUNTY OF Orange COMM. NO. 2125846 EXPIRES Aug. 16, 2019

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF THE OWNER IN JUNE, 2015. I ALSO HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

_____ 9/12/2016
IAN McCLAIN, P.L.S. NO. 8310 DATE

PROFESSIONAL LAND SURVEYOR IAN McCLAIN NO. 8310 STATE OF CALIFORNIA

COUNTY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

A Jevremović 10/4/2016
ALEKSANDAR JEVREMOVIC, P.L.S. 8378 DATE
COUNTY SURVEYOR

REGISTERED LAND SURVEYOR ALEKSANDAR JEVREMOVIC PLS 8378 STATE OF CALIFORNIA

CLERK OF THE BOARD'S STATEMENT

I, MONA MIYASATO, CLERK OF THE BOARD OF SUPERVISORS OF SANTA BARBARA COUNTY, DO HEREBY STATE THAT ON October 4TH, 2016, I WAS DULY AUTHORIZED AND DIRECTED TO ENDORSE HEREON THE BOARD'S APPROVAL OF TRACT 14,805 UNIT 1 AND ACCEPTANCE OF THE 25' WIDE EASEMENT FOR PUBLIC PEDESTRIAN ACCESS; AND IT'S ACCEPTANCE OF THE WAIVER OF ABUTTER'S RIGHTS OF ACCESS TO RICE RANCH ROAD , SAGE CREST DRIVE, ALDERWOOD LANE, AND YARROW DRIVE; AND IT'S ACCEPTANCE OF THE EASEMENTS FOR PUBLIC UTILITY PURPOSES AS SHOWN HEREON. I FURTHERMORE STATE THAT PURSUANT TO GOVERNMENT CODE SECTION 66464 (STATE SUBDIVISION MAP ACT), THAT THE CERTIFICATES AND DEPOSITS REQUIRED UNDER GOVERNMENT CODE SECTION 66492 AND SECTION 66493 (STATE SUBDIVISION MAP ACT) ON THE PROPERTY WITHIN THIS SUBDIVISION HAVE BEEN FILED AND MADE.

MONA MIYASATO
CLERK OF THE BOARD OF SUPERVISORS
OF SANTA BARBARA COUNTY

BY: _____ 10-4-16
DEPUTY DATE

BOARD OF DIRECTORS' STATEMENT

I, MONA MIYASATO, CLERK OF THE BOARD OF DIRECTORS OF THE LAGUNA COUNTY SANITATION DISTRICT, DO HEREBY STATE THAT ON October 4TH, 2016, I WAS DULY AUTHORIZED AND DIRECTED TO ENDORSE HEREON THE BOARD'S APPROVAL AND ACCEPTANCE OF THE OFFER OF DEDICATION OF EASEMENTS FOR PUBLIC SEWER PURPOSES AS SHOWN HEREON.

MONA MIYASATO
CLERK OF THE BOARD OF DIRECTORS OF
THE LAGUNA COUNTY SANITATION DISTRICT

BY: _____ 10-4-16
DEPUTY DATE

COUNTY RECORDER'S STATEMENT

I HEREBY STATE THAT THIS MAP OF TRACT 14,805 UNIT 1, CONSISTING OF 8 SHEETS ACCEPTED AND RECORDED ON THIS 13th DAY OF October, 2016, AT 2:39 P.M., IN BOOK 207 OF MAPS, AT PAGES 69-76 AT THE REQUEST OF STANTEC, ENGINEERS-SURVEYORS

FEE: 98.00

JOSEPH E. HOLLAND
COUNTY CLERK-RECORDER-ASSESSOR

BY: _____
DEPUTY

Stantec
2646 Santa Maria Way, Suite 107, Santa Maria, CA 93455
Phone: (805) 925-2345 Fax: (805) 925-1539

SHEET 1 OF 8 SHEETS
September 2016
P.N.2064106700

L00-040-001

RIGHT OF WAY TABLE

LINE TABLE

LINE	DIRECTION	LENGTH
L1	S 69°13'19" E	27.73'
L2	N 65°28'09" E	50.72'
L3	S 65°28'09" W	52.49'
L4	S 19°31'43" W	28.03'
L5	S 59°49'13" W	17.58'
L6	N 59°49'13" E	40.07'
L7	S 59°49'13" W	28.39'
L8	N 69°31'51" W	27.58'
L9	S 20°50'39" W	27.40'
L10	N 20°45'22" E	27.44'
L11	N 65°28'09" E	35.82'
L12	S 66°37'51" E	28.94'
L13	S 03°24'08" E	9.99'
L14	S 70°23'37" E	27.16'
L15	S 59°49'13" W	70.79'
L16	N 20°28'09" E	27.58'
L17	N 03°24'08" W	9.99'
L18	N 22°43'51" E	26.47'
L19	N 65°28'11" E	33.74'
L20	S 69°09'20" E	27.76'
L21	S 23°46'50" E	65.19'
L22	S 86°35'52" W	69.00'
L23	S 44°05'19" E	20.79'
L24	S 20°11'15" W M S 20°11'15" W R2	57.10' M 57.14' R2
L25	S 72°38'37" E M S 72°38'37" E R2	59.31' M 59.35' R2
L26	S 18°58'55" E	16.01'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	7°30'38"	350.00'	45.88'
C3	50°24'51"	27.00'	23.76'
C4	42°53'17"	48.00'	35.93'
C5	80°54'06"	67.50'	95.31'
C6	2°2'1"54"	1140.00'	47.06'
C7	7°12'20"	978.50'	123.06'
C8	93°26'02"	67.50'	110.07'
C9	29°55'35"	15.00'	7.83'
C10	29°55'35"	15.00'	7.83'
C11	29°55'35"	15.00'	7.83'
C12	29°55'35"	15.00'	7.83'
C13	95°38'56"	67.50'	112.68'
C14	10°27'59"	257.50'	47.04'
C15	8°08'16"	62.50'	11.72'
C16	38°49'19"	20.67'	14.00'
C17	54°00'21"	48.00'	45.24'
C18	23°24'03"	121.50'	49.62'
C19	10°27'59"	296.50'	54.16'
C20	20°22'42"	296.50'	105.46'
C21	89°59'59"	56.50'	88.75'
C22	60°54'06"	32.50'	45.89'
C23	6°07'40"	282.50'	30.21'
C24	9°12'03"	282.50'	45.36'
C25	90°00'00"	19.50'	30.63'
C26	7°20'24"	1013.50'	129.84'
C27	93°26'02"	32.50'	53.00'
C28	95°38'56"	32.50'	54.26'
C29	90°00'01"	19.50'	30.63'
C30	9°12'03"	317.50'	50.99'
C31	7°24'16"	317.50'	41.03'
C32	20°22'42"	257.50'	91.58'
C33	90°06'04"	19.50'	30.66'
C34	5°34'56" M 5°34'33" R2	378.00' M 378.00' R2	36.83' M 36.79' R2
C35	2°50'10"	1940.00'	96.03'
C36	4°01'02"	1140.00'	79.93'
C37	42°50'00"	27.00'	20.18'
C38	124°55'52"	48.00'	104.66'
C45	49°23'10"	48.00'	41.37'

CENTERLINE LINE TABLE

LINE	DIRECTION	LENGTH
L27	S 24°31'51" E	32.61'
L28	S 24°31'51" E	11.59'
L29	S 24°31'51" E	16.42'
L30	S 03°24'08" E	46.99'

CENTERLINE CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C39	80°54'06"	50.00'	70.60'
C40	93°26'02"	50.00'	81.54'
C41	95°38'56"	50.00'	83.47'
C42	11°55'41"	300.00'	62.45'
C43	09°12'03"	300.00'	48.17'
C44	90°00'00"	37.00'	58.12'
C45	20°22'42"	275.00'	97.81'
C46	10°27'59"	275.00'	50.24'
C47	18°09'51"	100.00'	31.70'

LEGEND

BEARINGS AND DISTANCES SHOWN HEREON ARE GRID. SEE SHEET 3 FOR BASIS OF BEARINGS, GRID/GROUND NOTES, AND CONVERSION FACTOR.
M = MEASURED DATA.
R2 = RECORD DATA PER TRACT 14,430 UNIT 1, 203 MB 50-70.
R3 = RECORD DATA PER TRACT 14,818 207 MB 44-51.

C.O.S. = COMMON OPEN SPACE.
NR = NO RECORD.
WAVER OF ABUTTERS ACCESS RIGHTS TO THE COUNTY OF SANTA BARBARA PER THIS MAP.

(A) EASEMENT FOR PUBLIC STREETS PER TRACT 14,430 UNIT 1, 203 MB 50.
(1) VARIABLE WIDTH EASEMENT FOR PRIVATE INGRESS AND EGRESS PURPOSES PER THIS MAP.
(2) VARIABLE WIDTH EASEMENT FOR PUBLIC UTILITY PURPOSES PER THIS MAP.
(3) 25' WIDE EASEMENT FOR PUBLIC PEDESTRIAN ACCESS PURPOSES DEDICATED TO THE COUNTY OF SANTA BARBARA PER THIS MAP.
(4) VARIABLE WIDTH EASEMENT FOR PUBLIC SEWER PURPOSES DEDICATED TO LAGUNA COUNTY SANITATION DISTRICT PER THIS MAP.
(5) VARIABLE WIDTH EASEMENT FOR PRIVATE DRAINAGE AND SEWER LATERAL PURPOSES PER THIS MAP.

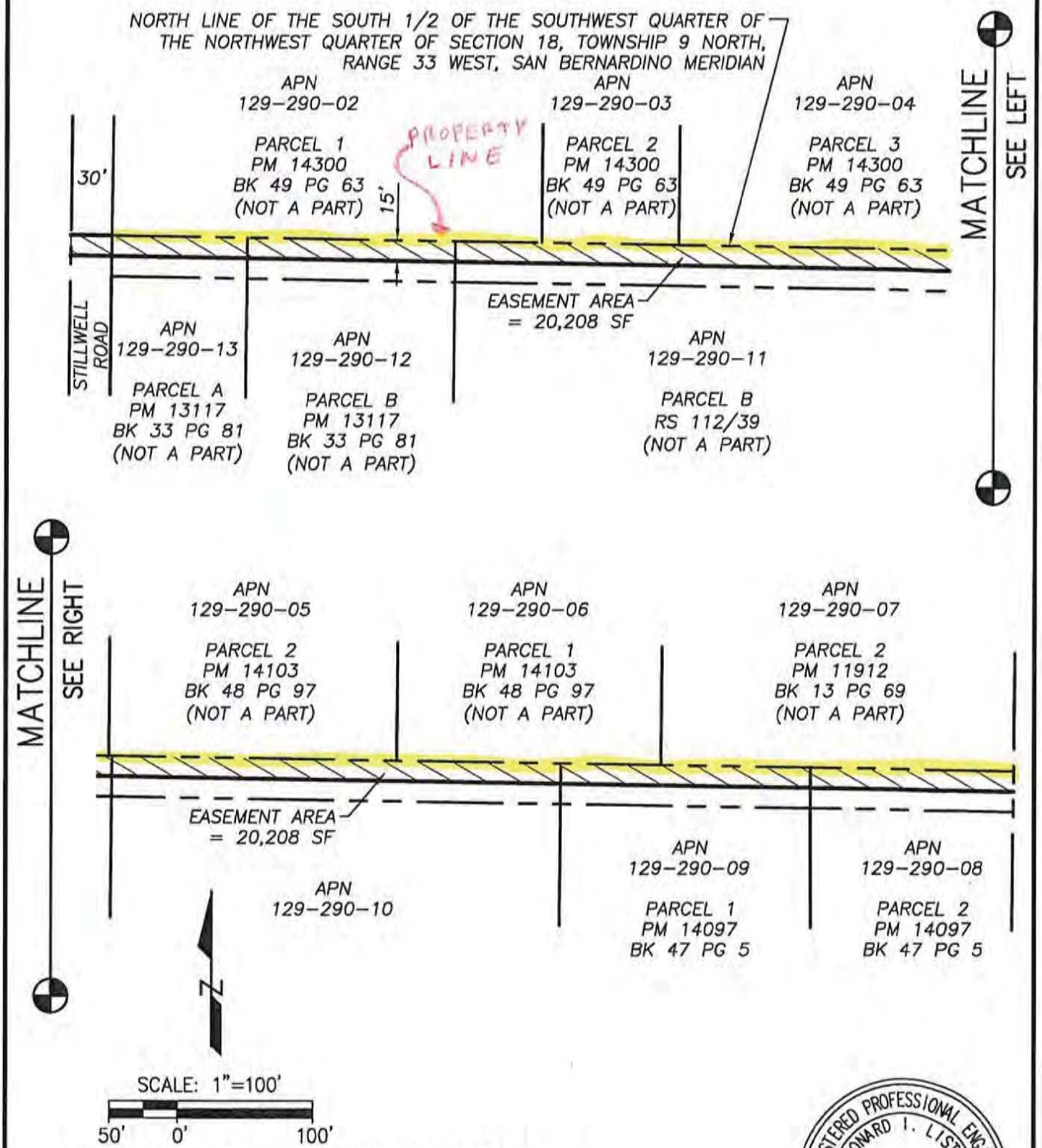
△ FOUND 2" IRON PIPE WITH 2 ½" ALUMINUM CAP STAMPED "LS 6964" IN A MONUMENT WELL PER R2.
● FOUND 1" IRON PIPE WITH ALUMINUM CAP STAMPED "LS 6964" PER R2.
△ SET 2" IRON PIPE WITH 2 ½" ALUMINUM CAP STAMPED "LS 8310" IN A MONUMENT WELL.
□ SEARCHED FOR 2" IRON PIPE WITH 2½" ALUMINUM CAP STAMPED "LS 6964" PER R2, NOTHING FOUND. SET 1/2" IRON PIPE WITH BRASS TAG MARKED "LS 8310" IN LIEU.
○ SET ¼" IRON PIPE WITH TAG MARKED "LS 8310" AT TRUE CORNER.
SET LEAD PLUG WITH NAIL AND TAG MARKED "LS 8310" IN CONCRETE ON A 1' PROLONGATION OF LOT LINE OR 1' ALONG THE RADIAL TOWARDS THE STREET CENTERLINE WHERE POINTS MARK THE BEGIN OR END OF A CURVE.

Stantec
2546 Santa Maria Way, Suite 107, Santa Maria, CA 93455
Phone: (805) 925-2345 Fax: (805) 925-1539

RICE RANCH: PINE CREEK
TRACT 14,805 UNIT 1
SHEET 4 OF 8 SHEETS
September 2016
P.N. 2064106700

101-390-007

EXHIBIT "B"



LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • workfiles@lcegroupinc.com

REGISTERED PROFESSIONAL ENGINEER
LEONARD I. LISTON
No.31902
Exp. Dec. 2018
CIVIL
STATE OF CALIFORNIA

8/3/2018

LAGUNA
COUNTY SANITATION DISTRICT

SANTA BARBARA COUNTY
620 West Foster Road
Santa Maria, California 93455
805\739-8750 FAX 805\739-8753

December 21st, 2018

Patrick Kauffman, P.E.
LC Engineering Group
889 Pierce Ct. Ste. 101
Thousand Oaks, CA 91360

Re: Orcutt Community Plan Key Site 3, Vesting Tenative Tract Map 14,801

Dear Patrick:

Thank you for your submittal of the sewer profile exhibit sheets 1 and 2, and sheet 4 of 8 of the vesting tentative tract map 14,801, dated December 4, 2018, showing the updated alignment of proposed sewer. In addition, you have inquired about the option to have a lift station serve 17 of the proposed lots near the southern portion of the development. Doing so would allow the gravity sewer on Oakbrook lane to be not as deep. Please see the below comments.

1. Sewer Profile Exhibit: the general alignment of the proposed sewer through the proposed easement appears to be acceptable.

2. Vesting Tentative Tract Map 14,801, sheet 4: per comment number 3 on the letter dated September 21st, 2018, onsite roads are noted to be private and not public, an easement needs to be dedicated to the District. This can be done by dedicating a blanket easement over the roads on the tract map. It is assumed that the intent is for sewer pipes and manholes in the road to be public, and sewer pipes extending up into the lots to be private.

3. Vesting Tentative Tract Map 14,801, sheet 4: Revise the sewer easement to Laguna County Sanitation District that exists from on-site to off-site to be the center line of the pipe.

4. Proposed Lift Station: The District is open to the idea of a proposed lift station to serve lots in the southern portion of the development. If the District would own and operate it, an improvement zone and a benefit assessment must be created to fund the operational, maintenance, and replacement costs. It is our understanding that the Environmental Health Services office of the County Health Department typically does not support the use of private lift stations since they are subject to failure and lower maintenance effort. if the District were to consider a lift station it would be limited to a conventional on-demand system

complete with backup generators, lead-lag-backup pumps, appropriately sized wet well capacity, controls, and alarms.

Please call me at 739-8756 or email me at kethomp@cosbpw.net for any comments or questions.

Sincerely,

Kevin Thompson, P.E.
Laguna County Sanitation District Civil Engineer

Copy: Marty Wilder, LCSD Manager
Jeremy Chaja, LCSD Chief Plant Operator
Dana Eady, Planning and Development
Mark Matson, Building and Safety
Paul Jenzen, Environmental Health Services
File: Key Site 3

LAGUNA
COUNTY SANITATION DISTRICT

SANTA BARBARA COUNTY
620 West Foster Road
Santa Maria, California 93455
(805) 803-8750 FAX (805) 803-8753

December 11, 2019

John Franklin, Principal
SB Clark, LLC
3259 Easglewood Avenue
Thousand Oaks, CA 91362

Re: Offsite Sewer Easements for Vesting Tentative Tract Map 14,801 (Orcutt Community Plan Key Site 3)

Dear John:

We recently received the final legal descriptions and exhibit maps from LC Engineering Group, LLC for the proposed public sewer easements in the south half of Oak Brook Lane (a private road). Attached please find the easement deeds with the exhibits for your use in negotiating acquisition of the public sewer easements. Please return the deeds to our office at the above address upon execution by each party for acceptance and recordation. A list of owners by mailing address and APN is also provided.

Please call me at (805) 803-8755 or email me at mwilder@cosbpw.net for any questions you may have.

Sincerely,

Martin Wilder

Martin Wilder, P.E., Manager
Laguna County Sanitation District

Copy: Lina Somait, County Counsel
Shannon Reese, Planning and Development
Brad Crandall, Building and Safety
Deanna Talerico, Environmental Health Services
File: Key Site 3

Mailing addresses:

APN 129-290-008
~~Daren Gee~~ Rami Zakour - SOLD
1786 Oak Brook Lane
Santa Maria, CA 93455

APN 129-290-009
Gustavo and Nancy Zepeda
5565 Stillwell Road
Santa Maria, CA 93455

APN 129-290-010 and APN 129-290-011
Gary and Cherylee Crabtree
1437 Ivory Drive
Santa Maria, CA 93455

APN 129-290-012
Wayne and Dixie Allen
5400 Stillwell Road
Santa Maria, CA 93455

APN 129-290-013
Miguel and Gabriela Guerra
5402 Stillwell Road
Santa Barbara, CA 93455

Recording requested by and when recorded mail to:
County of Santa Barbara
Public Works Department
Laguna County Sanitation District
620 West Foster Road
Santa Maria, CA 93455
Attn: Martin Wilder

COUNTY OF SANTA BARBARA
OFFICIAL BUSINESS

No fee pursuant to Government Code § 6103
No recording fee per Government Code § 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Easement on APN 129-290-008

The undersigned grantor declares
DOCUMENTARY TRANSFER TAX $ zero (0)
EXEMPTION (R&T CODE) §11922
EXPLANATION Municipal government agency

EASEMENT DEED

DAREN EDWARD GEE, AS TRUSTEE OF THE DAREN GEE FAMILY TRUST UDTA DATED OCTOBER 13, 2005; as GRANTOR herein,

FOR A VALUABLE CONSIDERATION, DO HEREBY GRANT TO the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, as GRANTEE herein, a permanent easement and right of way for present and future construction, reconstruction, operation, repair, and maintenance of improvements required by GRANTEE for GRANTEE's operations related to sewer line improvements, in such number and size, and with such accessory parts and structures, and with all surface and subsurface appurtenances incidental thereto, as GRANTEE, or its successors in interest, may from time to time deem necessary to install within the easement, together with necessary rights of ingress and egress to the easement for the above-referenced purposes, in, on, along, under and through that certain land situated in the County of Santa Barbara, State of California, more particularly described in Exhibit "A" (the "Legal Description") and shown on Exhibit "B" attached hereto and incorporated by this reference subject to the following terms and conditions:

GRANTOR and its successors in interest retain the right to full use of the easement area except that within the easement area no structures or buildings can be erected or other use made which would interfere with or be inconsistent with the use of the easement for the purposes described herein.

GRANTOR agrees to indemnify, defend and hold harmless GRANTEE and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this Deed from any cause whatsoever, including the acts, errors or omissions of any person or entity and for any costs or expenses (including but not limited to reasonable attorneys' fees) incurred by GRANTEE on account of any claim except

where such indemnification is caused by the sole negligence or willful misconduct of the GRANTEE.

Date:_____, 2020

GRANTOR:

_____

Daren Edward Gee, trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Santa Barbara)

On _____ before me, _____, a Notary Public, personally appeared **Daren Edward Gee**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

CERTIFICATE OF ACCEPTANCE

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: Gov. Code § 27281

THIS IS TO CERTIFY that the interest in real property conveyed by the Easement Deed dated _____, 2020, from DAREN EDWARD GEE, AS TRUSTEE OF THE DAREN GEE FAMILY TRUST UDTA DATED OCTOBER 13, 2005; as GRANTOR, to the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, is hereby accepted by order of the Board of Directors of the Laguna County Sanitation District on _____ _____, 2020 and the Laguna County Sanitation District as GRANTEE consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

this _____ day of _____, 2020

MONA MIYASATO
COUNTY EXECUTIVE OFFICER
EX-OFFICIO CLERK OF THE BOARD

By:_____
Deputy

APPROVED AS TO FORM
MICHAEL C. GHIZZONI

By:_____
Lina Somait, Deputy County Counsel

EXHIBIT "A"

APN 129-290-008
EASEMENT FOR SEWER PURPOSES
LEGAL DESCRIPTION

THE NORTHERLY 30 FEET OF PARCEL "2" OF PARCEL MAP NO. 14097 AS SHOWN ON THE MAP RECORDED IN BOOK 47 PAGES 5 THROUGH 7 OF PARCEL MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY.

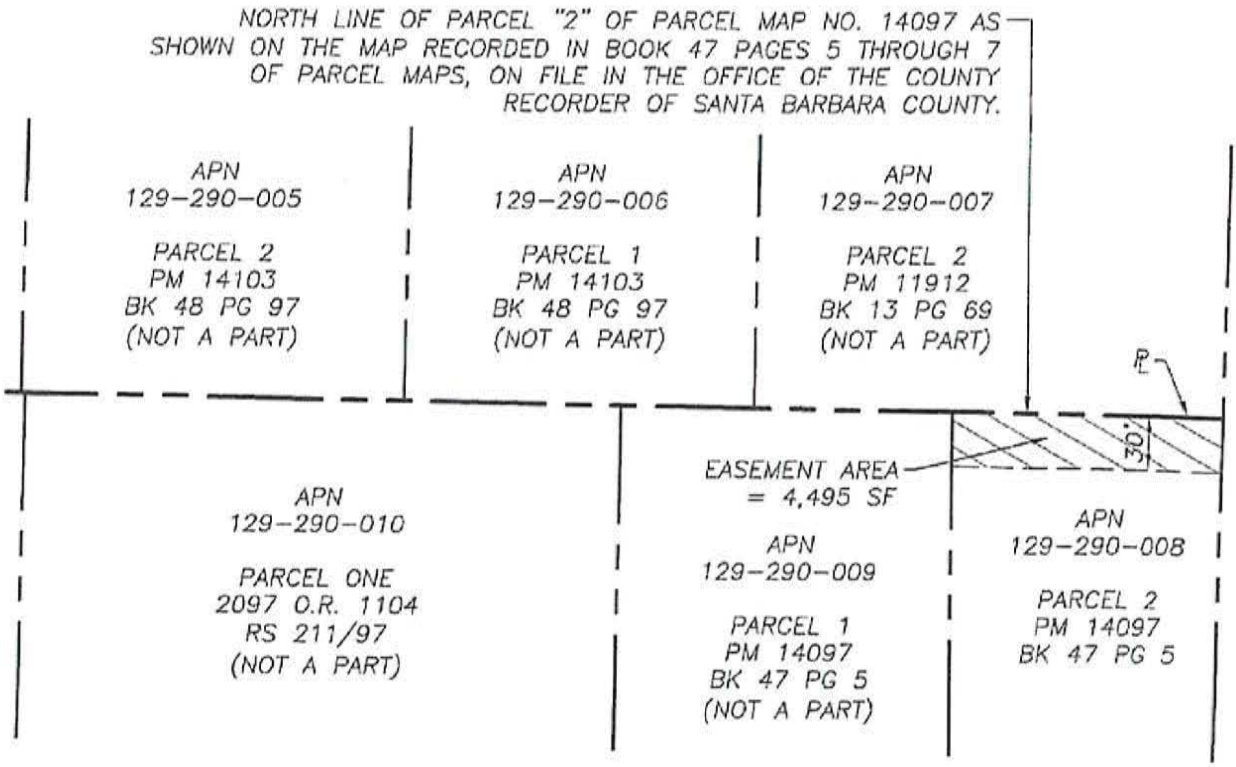
AREA = 4,495 SQUARE FEET, MORE OR LESS

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • workfiles@lcegroupinc.com

REGISTERED PROFESSIONAL ENGINEER
LEONARD I. LISTON
No. 31902
CIVIL
STATE OF CALIFORNIA

9/25/2019

EXHIBIT "B"



N

SCALE: 1"=100'

50' 0' 100'

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 · 805-497-1244 · lcegroupinc.com · workfiles@lcegroupinc.com

REGISTERED PROFESSIONAL ENGINEER
LEONARD I. LISTON
No. 31802
CIVIL
STATE OF CALIFORNIA

9/25/2019

Recording requested by and when recorded mail to:
County of Santa Barbara
Public Works Department
Laguna County Sanitation District
620 West Foster Road
Santa Maria, CA 93455
Attn: Martin Wilder

COUNTY OF SANTA BARBARA
OFFICIAL BUSINESS

No fee pursuant to Government Code § 6103
No recording fee per Government Code § 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Easement on APN 129-290-009

The undersigned grantor declares
DOCUMENTARY TRANSFER TAX $ zero (0)
EXEMPTION (R&T CODE) §11922
EXPLANATION Municipal government agency

EASEMENT DEED

GUSTAVO G. ZEPEDA AND NANCY E. ZEPEDA, HUSBAND AND WIFE AS JOINT TENANTS; as GRANTOR herein,

FOR A VALUABLE CONSIDERATION, DO HEREBY GRANT TO the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, as GRANTEE herein, a permanent easement and right of way for present and future construction, reconstruction, operation, repair, and maintenance of improvements required by GRANTEE for GRANTEE's operations related to sewer line improvements, in such number and size, and with such accessory parts and structures, and with all surface and subsurface appurtenances incidental thereto, as GRANTEE, or its successors in interest, may from time to time deem necessary to install within the easement, together with necessary rights of ingress and egress to the easement for the above-referenced purposes, in, on, along, under and through that certain land situated in the County of Santa Barbara, State of California, more particularly described in Exhibit "A" (the "Legal Description") and shown on Exhibit "B" attached hereto and incorporated by this reference subject to the following terms and conditions:

GRANTOR and its successors in interest retain the right to full use of the easement area except that within the easement area no structures or buildings can be erected or other use made which would interfere with or be inconsistent with the use of the easement for the purposes described herein.

GRANTOR agrees to indemnify, defend and hold harmless GRANTEE and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this Deed from any cause whatsoever, including the acts, errors or omissions of any person or entity and for any costs or expenses (including but not

limited to reasonable attorneys' fees) incurred by GRANTEE on account of any claim except where such indemnification is caused by the sole negligence or willful misconduct of the GRANTEE.

Date:_____, 2020

GRANTOR:

_____

Gustavo G. Zepeda

_____

Nancy E. Zepeda

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Santa Barbara)

On _____ before me, _____, a Notary Public, personally appeared **Gustavo G. Zepeda**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Santa Barbara)

On _____ before me, _____, a Notary Public, personally appeared **Nancy E. Zepeda**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

CERTIFICATE OF ACCEPTANCE

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: Gov. Code § 27281

THIS IS TO CERTIFY that the interest in real property conveyed by the Easement Deed dated _____, 2020, from GUSTAVO G. ZEPEDA AND NANCY E. ZEPEDA, HUSBAND AND WIFE AS JOINT TENANTS; as GRANTOR, to the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, is hereby accepted by order of the Board of Directors of the Laguna County Sanitation District on _____ ___, 2020 and the Laguna County Sanitation District as GRANTEE consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

this _____ day of _____, 2020

MONA MIYASATO
COUNTY EXECUTIVE OFFICER
EX-OFFICIO CLERK OF THE BOARD

By:_____
Deputy

APPROVED AS TO FORM
MICHAEL C. GHIZZONI

By:_____
Lina Somait, Deputy County Counsel

EXHIBIT "A"

APN 129-290-009
EASEMENT FOR SEWER PURPOSES
LEGAL DESCRIPTION

THE NORTHERLY 30 FEET OF PARCEL "1" OF PARCEL MAP NO. 14097 AS SHOWN ON THE MAP RECORDED IN BOOK 47 PAGES 5 THROUGH 7 OF PARCEL MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY.

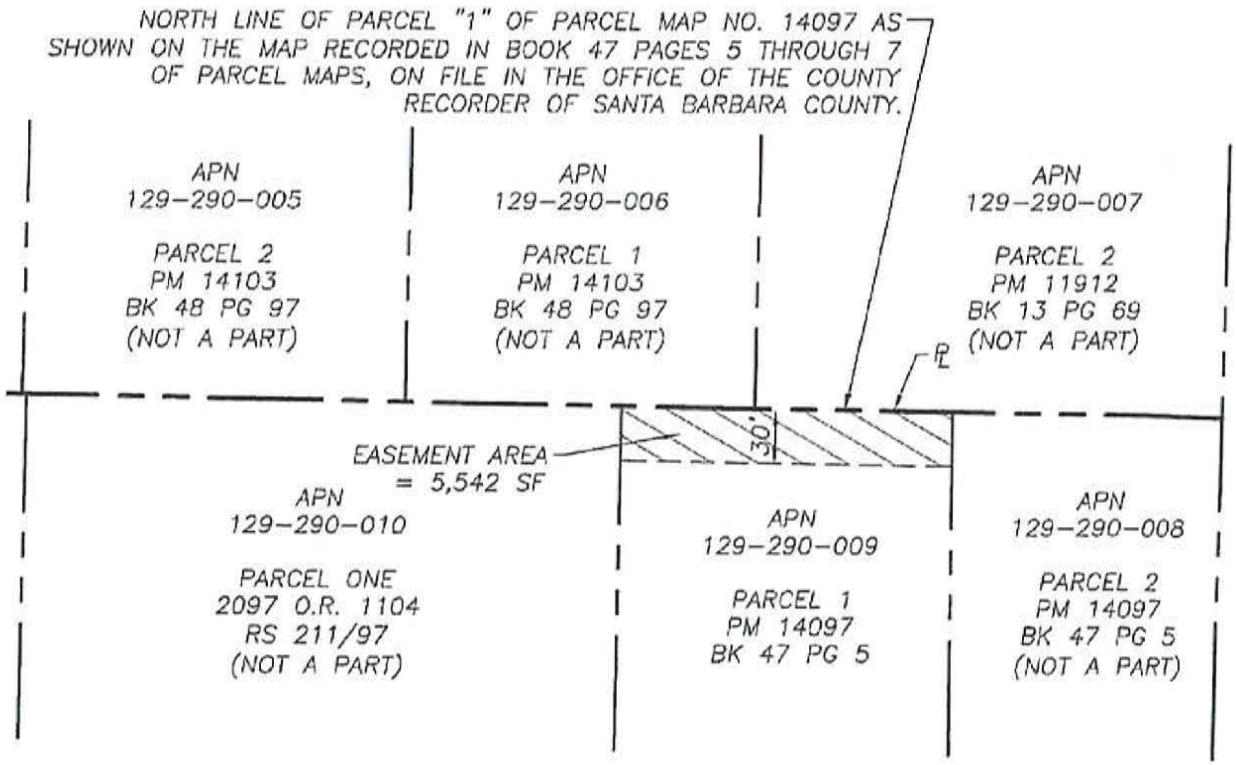
AREA = 5,542 SQUARE FEET, MORE OR LESS

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcengroupinc.com • workfiles@lcengroupinc.com

REGISTERED PROFESSIONAL ENGINEER
LEONARD I. LISTON
No. 31902
CIVIL
STATE OF CALIFORNIA

9/25/2019

EXHIBIT "B"



N

SCALE: 1"=100'

50' 0' 100'

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • worktiles@lcegroupinc.com

REGISTERED PROFESSIONAL ENGINEER
LEONARD I. LISTON
No. 31902
CIVIL
STATE OF CALIFORNIA

9/25/2019

Recording requested by and when recorded mail to:
County of Santa Barbara
Public Works Department
Laguna County Sanitation District
620 West Foster Road
Santa Maria, CA 93455
Attn: Martin Wilder

COUNTY OF SANTA BARBARA
OFFICIAL BUSINESS

No fee pursuant to Government Code § 6103
No recording fee per Government Code § 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Easement on APN 129-290-010

The undersigned grantor declares
DOCUMENTARY TRANSFER TAX $ zero (0)
EXEMPTION (R&T CODE) §11922
EXPLANATION Municipal government agency

EASEMENT DEED

GARY DONVEL CRABTREE AND CHERYLEE CRABTREE, TRUSTEES OF THE CRABTREE FAMILY TRUST UNDER TRUST DATED JULY 27, 2001; as GRANTOR herein,

FOR A VALUABLE CONSIDERATION, DO HEREBY GRANT TO the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, as GRANTEE herein, a permanent easement and right of way for present and future construction, reconstruction, operation, repair, and maintenance of improvements required by GRANTEE for GRANTEE's operations related to sewer line improvements, in such number and size, and with such accessory parts and structures, and with all surface and subsurface appurtenances incidental thereto, as GRANTEE, or its successors in interest, may from time to time deem necessary to install within the easement, together with necessary rights of ingress and egress to the easement for the above-referenced purposes, in, on, along, under and through that certain land situated in the County of Santa Barbara, State of California, more particularly described in Exhibit "A" (the "Legal Description") and shown on Exhibit "B" attached hereto and incorporated by this reference subject to the following terms and conditions:

GRANTOR and its successors in interest retain the right to full use of the easement area except that within the easement area no structures or buildings can be erected or other use made which would interfere with or be inconsistent with the use of the easement for the purposes described herein.

GRANTOR agrees to indemnify, defend and hold harmless GRANTEE and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this Deed from any cause whatsoever, including the

acts, errors or omissions of any person or entity and for any costs or expenses (including but not limited to reasonable attorneys' fees) incurred by GRANTEE on account of any claim except where such indemnification is caused by the sole negligence or willful misconduct of the GRANTEE.

Date:_____, 2020

GRANTOR:

_____
Gary Crabtree

_____
Cherylee Crabtree

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Santa Barbara)

On _____ before me, _____, a Notary Public, personally appeared **Gary Crabtree**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Santa Barbara)

On _____ before me, _____, a Notary Public, personally appeared **Cherylee Crabtree**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

CERTIFICATE OF ACCEPTANCE

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: Gov. Code § 27281

THIS IS TO CERTIFY that the interest in real property conveyed by the Easement Deed dated _____, 2020, from GARY DONVEL CRABTREE AND CHERYLEE CRABTREE, TRUSTEES OF THE CRABTREE FAMILY TRUST UNDER TRUST DATED JULY 27, 2001; as GRANTOR, to the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, is hereby accepted by order of the Board of Directors of the Laguna County Sanitation District on _____, 2020 and the Laguna County Sanitation District as GRANTEE consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

this _____ day of _____, 2020

MONA MIYASATO
COUNTY EXECUTIVE OFFICER
EX-OFFICIO CLERK OF THE BOARD

By:_____
Deputy

APPROVED AS TO FORM
MICHAEL C. GHIZZONI

By:_____
Lina Somait, Deputy County Counsel

EXHIBIT "A"

APN 129-290-010
EASEMENT FOR SEWER PURPOSES
LEGAL DESCRIPTION

THE NORTHERLY 30 FEET OF PARCEL "ONE" AS DESCRIBED IN BOOK 2097 PAGE 1104 OF OFFICIAL RECORDS OF SANTA BARBARA COUNTY, AND AS SHOWN ON THE MAP RECORDED IN BOOK 211 PAGE 97 OF RECORD OF SURVEYS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

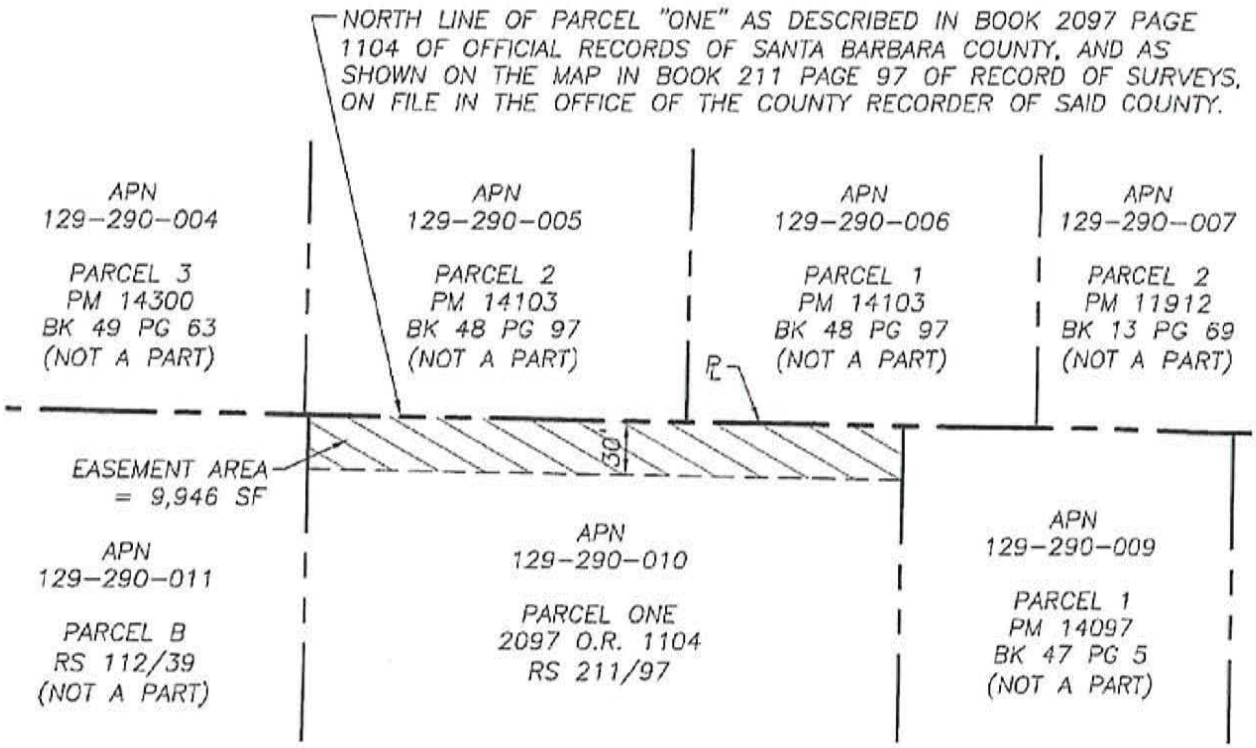
AREA = 9,946 SQUARE FEET, MORE OR LESS

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • workfiles@lcegroupinc.com

REGISTERED PROFESSIONAL ENGINEER
LEONARD I. LISTON
No. 31902
CIVIL
STATE OF CALIFORNIA

9/25/2019

EXHIBIT "B"



N

SCALE: 1"=100'

50' 0' 100'

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • workfiles@lcegroupinc.com

REGISTERED PROFESSIONAL ENGINEER
LEONARD I. LISTON
No. 31902
CIVIL
STATE OF CALIFORNIA

9/25/2019

Recording requested by and when recorded mail to:
County of Santa Barbara
Public Works Department
Laguna County Sanitation District
620 West Foster Road
Santa Maria, CA 93455
Attn: Martin Wilder

COUNTY OF SANTA BARBARA
OFFICIAL BUSINESS

No fee pursuant to Government Code § 6103
No recording fee per Government Code § 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Easement on APN 129-290-011

The undersigned grantor declares
DOCUMENTARY TRANSFER TAX $ zero (0)
EXEMPTION (R&T CODE) §11922
EXPLANATION Municipal government agency

EASEMENT DEED

GARY DONVEL CRABTREE AND CHERYLEE CRABTREE, TRUSTEES OF THE CRABTREE FAMILY TRUST UDTA JULY 27, 2001; as GRANTOR herein,

FOR A VALUABLE CONSIDERATION, DO HEREBY GRANT TO the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, as GRANTEE herein, a permanent easement and right of way for present and future construction, reconstruction, operation, repair, and maintenance of improvements required by GRANTEE for GRANTEE's operations related to sewer line improvements, in such number and size, and with such accessory parts and structures, and with all surface and subsurface appurtenances incidental thereto, as GRANTEE, or its successors in interest, may from time to time deem necessary to install within the easement, together with necessary rights of ingress and egress to the easement for the above-referenced purposes, in, on, along, under and through that certain land situated in the County of Santa Barbara, State of California, more particularly described in Exhibit "A" (the "Legal Description") and shown on Exhibit "B" attached hereto and incorporated by this reference subject to the following terms and conditions:

GRANTOR and its successors in interest retain the right to full use of the easement area except that within the easement area no structures or buildings can be erected or other use made which would interfere with or be inconsistent with the use of the easement for the purposes described herein.

GRANTOR agrees to indemnify, defend and hold harmless GRANTEE and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this Deed from any cause whatsoever, including the acts, errors or omissions of any person or entity and for any costs or expenses (including but not

limited to reasonable attorneys' fees) incurred by GRANTEE on account of any claim except where such indemnification is caused by the sole negligence or willful misconduct of the GRANTEE.

Date:_____, 2020

GRANTOR:

_____

Gary Crabtree

_____

Cherylee Crabtree

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Santa Barbara)

On _____ before me, _____, a Notary Public, personally appeared **Gary Crabtree**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Santa Barbara)

On _____ before me, _____, a Notary Public, personally appeared **Cherylee Crabtree**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

CERTIFICATE OF ACCEPTANCE

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: Gov. Code § 27281

THIS IS TO CERTIFY that the interest in real property conveyed by the Easement Deed dated _____, 2020, from GARY DONVEL CRABTREE AND CHERYLEE CRABTREE, TRUSTEES OF THE CRABTREE FAMILY TRUST UDTA JULY 27, 2001; as GRANTOR, to the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, is hereby accepted by order of the Board of Directors of the Laguna County Sanitation District on _____ _____, 2020 and the Laguna County Sanitation District as GRANTEE consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

this _____ day of _____, 2020

MONA MIYASATO
COUNTY EXECUTIVE OFFICER
EX-OFFICIO CLERK OF THE BOARD

By:_____
Deputy

APPROVED AS TO FORM
MICHAEL C. GHIZZONI

By:_____
Lina Somait, Deputy County Counsel

EXHIBIT "A"

APN 129-290-011

EASEMENT FOR SEWER PURPOSES

LEGAL DESCRIPTION

THE NORTHERLY 30 FEET OF PARCEL "B" AS SHOWN ON THE MAP RECORDED IN BOOK 112 PAGE 39 OF RECORD OF SURVEYS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY.

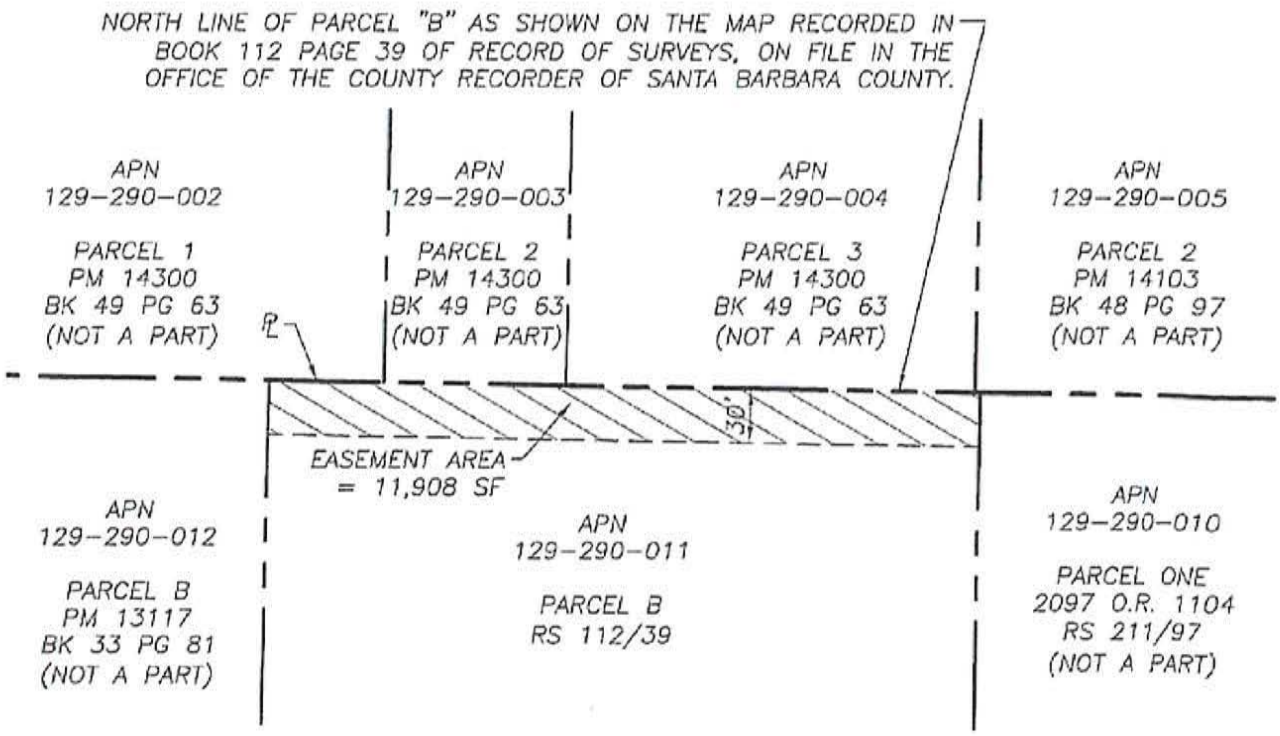
AREA = 11,908 SQUARE FEET, MORE OR LESS

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcgroupinc.com • workfiles@lcgroupinc.com

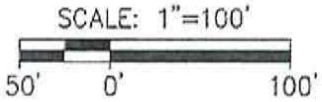
REGISTERED PROFESSIONAL ENGINEER
LEONARD I. LISTON
No. 31902
CIVIL
STATE OF CALIFORNIA

9/25/2019

EXHIBIT "B"



SCALE: 1"=100'



LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcgroupinc.com • workfiles@lcgroupinc.com

9/25/2019

Recording requested by and when recorded mail to:
County of Santa Barbara
Public Works Department
Laguna County Sanitation District
620 West Foster Road
Santa Maria, CA 93455
Attn: Martin Wilder

COUNTY OF SANTA BARBARA
OFFICIAL BUSINESS

No fee pursuant to Government Code § 6103
No recording fee per Government Code § 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Easement on APN 129-290-012

The undersigned grantor declares
DOCUMENTARY TRANSFER TAX $ zero (0)
EXEMPTION (R&T CODE) §11922
EXPLANATION Municipal government agency

EASEMENT DEED

WAYNE A. ALLEN AND DIXIE A. ALLEN AS TRUSTEES OF THE ALLEN FAMILY TRUST UDTA DATED MARCH 22, 2005; as GRANTOR herein,

FOR A VALUABLE CONSIDERATION, DO HEREBY GRANT TO the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, as GRANTEE herein, a permanent easement and right of way for present and future construction, reconstruction, operation, repair, and maintenance of improvements required by GRANTEE for GRANTEE's operations related to sewer line improvements, in such number and size, and with such accessory parts and structures, and with all surface and subsurface appurtenances incidental thereto, as GRANTEE, or its successors in interest, may from time to time deem necessary to install within the easement, together with necessary rights of ingress and egress to the easement for the above-referenced purposes, in, on, along, under and through that certain land situated in the County of Santa Barbara, State of California, more particularly described in Exhibit "A" (the "Legal Description") and shown on Exhibit "B" attached hereto and incorporated by this reference subject to the following terms and conditions:

GRANTOR and its successors in interest retain the right to full use of the easement area except that within the easement area no structures or buildings can be erected or other use made which would interfere with or be inconsistent with the use of the easement for the purposes described herein.

GRANTOR agrees to indemnify, defend and hold harmless GRANTEE and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this Deed from any cause whatsoever, including the acts, errors or omissions of any person or entity and for any costs or expenses (including but not

limited to reasonable attorneys' fees) incurred by GRANTEE on account of any claim except where such indemnification is caused by the sole negligence or willful misconduct of the GRANTEE.

Date:_____, 2020

GRANTOR:

_____
Wayne A. Allen
Trustee

_____
Dixie A. Allen
Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Santa Barbara)

On _____ before me, _____, a Notary Public, personally appeared **Wayne A. Allen**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Santa Barbara)

On _____ before me, _____, a Notary Public, personally appeared **Dixie A. Allen**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

CERTIFICATE OF ACCEPTANCE

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: Gov. Code § 27281

THIS IS TO CERTIFY that the interest in real property conveyed by the Easement Deed dated _____, 2020, from WAYNE A. ALLEN AND DIXIE A. ALLEN AS TRUSTEES OF THE ALLEN FAMILY TRUST UDTA DATED MARCH 22, 2005; as GRANTOR, to the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, is hereby accepted by order of the Board of Directors of the Laguna County Sanitation District on _____ _____, 2020 and the Laguna County Sanitation District as GRANTEE consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

this _____ day of _____, 2020

MONA MIYASATO
COUNTY EXECUTIVE OFFICER
EX-OFFICIO CLERK OF THE BOARD

By:_____
Deputy

APPROVED AS TO FORM
MICHAEL C. GHIZZONI

By:_____
Lina Somait, Deputy County Counsel

EXHIBIT "A"

APN 129-290-012

EASEMENT FOR SEWER PURPOSES

LEGAL DESCRIPTION

THE NORTHERLY 30 FEET OF PARCEL "B" OF PARCEL MAP NO. 13117 AS SHOWN ON THE MAP RECORDED IN BOOK 33 PAGE 81 OF PARCEL MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY.

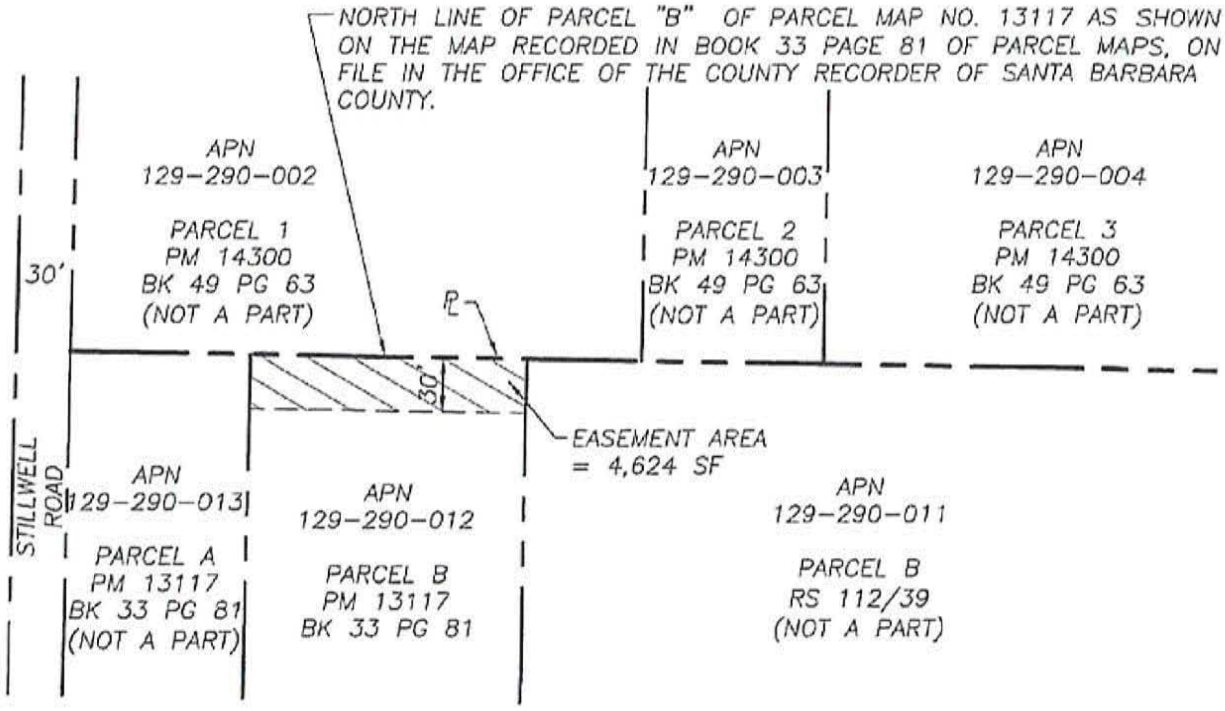
AREA = 4,624 SQUARE FEET, MORE OR LESS

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • leegroupinc.com • workfiles@leegroupinc.com

REGISTERED PROFESSIONAL ENGINEER
LEONARD I. LISTON
No. 31902
CIVIL
STATE OF CALIFORNIA

9/25/2019

EXHIBIT "B"



N

SCALE: 1"=100'

50' 0' 100'

LC ENGINEERING GROUP, INC.

CONSULTING ENGINEERS

889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • workfiles@cegroupinc.com

REGISTERED PROFESSIONAL ENGINEER
LEONARD I. LISTON
No. 31902
CIVIL
STATE OF CALIFORNIA

9/25/2019

Recording requested by and when recorded mail to:
County of Santa Barbara
Public Works Department
Laguna County Sanitation District
620 West Foster Road
Santa Maria, CA 93455
Attn: Martin Wilder

COUNTY OF SANTA BARBARA
OFFICIAL BUSINESS

No fee pursuant to Government Code § 6103
No recording fee per Government Code § 27383

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Easement on APN 129-290-013

The undersigned grantor declares
DOCUMENTARY TRANSFER TAX $ zero (0)
EXEMPTION (R&T CODE) §11922
EXPLANATION Municipal government agency

EASEMENT DEED

MIGUEL GUERRA, JR. AND GARBRIELA GUERRA, HUSBAND AND WIFE AS JOINT TENANTS; as GRANTOR herein,

FOR A VALUABLE CONSIDERATION, DO HEREBY GRANT TO the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, as GRANTEE herein, a permanent easement and right of way for present and future construction, reconstruction, operation, repair, and maintenance of improvements required by GRANTEE for GRANTEE's operations related to sewer line improvements, in such number and size, and with such accessory parts and structures, and with all surface and subsurface appurtenances incidental thereto, as GRANTEE, or its successors in interest, may from time to time deem necessary to install within the easement, together with necessary rights of ingress and egress to the easement for the above-referenced purposes, in, on, along, under and through that certain land situated in the County of Santa Barbara, State of California, more particularly described in Exhibit "A" (the "Legal Description") and shown on Exhibit "B" attached hereto and incorporated by this reference subject to the following terms and conditions:

GRANTOR and its successors in interest retain the right to full use of the easement area except that within the easement area no structures or buildings can be erected or other use made which would interfere with or be inconsistent with the use of the easement for the purposes described herein.

GRANTOR agrees to indemnify, defend and hold harmless GRANTEE and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this Deed from any cause whatsoever, including the acts, errors or omissions of any person or entity and for any costs or expenses (including but not

limited to reasonable attorneys' fees) incurred by GRANTEE on account of any claim except where such indemnification is caused by the sole negligence or willful misconduct of the GRANTEE.

Date:_____, 2020

GRANTOR:

_____

Miguel Guerra, Jr.

_____

Gabriela Guerra

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Santa Barbara)

On _____ before me, _____, a Notary Public, personally appeared **Miguel Guerra, Jr.** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
)
County of Santa Barbara)

On _____ before me, _____, a Notary Public, personally appeared **Gabriela Guerra**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)

CERTIFICATE OF ACCEPTANCE

STATE OF CALIFORNIA, COUNTY OF SANTA BARBARA: Gov. Code § 27281

THIS IS TO CERTIFY that the interest in real property conveyed by the Easement Deed dated _____, 2020, from MIGUEL GUERRA, JR. AND GARBRIELA GUERRA, HUSBAND AND WIFE AS JOINT TENANTS; as GRANTOR, to the LAGUNA COUNTY SANITATION DISTRICT, a county sanitation district of the State of California, is hereby accepted by order of the Board of Directors of the Laguna County Sanitation District on _____ _____, 2020 and the Laguna County Sanitation District as GRANTEE consents to recordation thereof by its duly authorized officer.

WITNESS my hand and official seal

this _____ day of _____, 2020

MONA MIYASATO
COUNTY EXECUTIVE OFFICER
EX-OFFICIO CLERK OF THE BOARD

By:_____
Deputy

APPROVED AS TO FORM
MICHAEL C. GHIZZONI

By:_____
Lina Somait, Deputy County Counsel

EXHIBIT "A"

APN 129-290-013

EASEMENT FOR SEWER PURPOSES

LEGAL DESCRIPTION

THE NORTHERLY 30 FEET OF PARCEL "A" OF PARCEL MAP NO. 13117 AS SHOWN ON THE MAP RECORDED IN BOOK 33 PAGE 81 OF PARCEL MAPS, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SANTA BARBARA COUNTY.

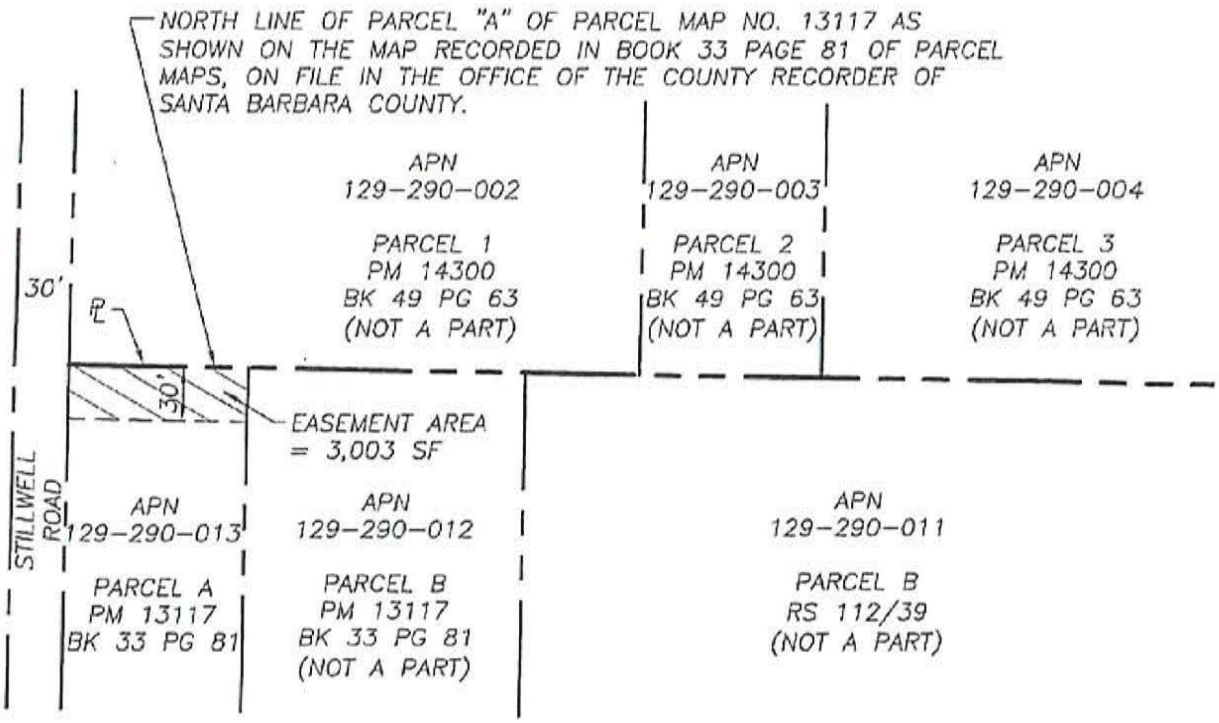
AREA = 3,003 SQUARE FEET, MORE OR LESS

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • leegroupinc.com • workfiles@leegroupinc.com

REGISTERED PROFESSIONAL ENGINEER
LEONARD I. LISON
No. 31902
CIVIL
STATE OF CALIFORNIA

9/25/2019

EXHIBIT "B"



SCALE: 1"=100'

50' 0' 100'

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • workfiles@lcegroupinc.com

REGISTERED PROFESSIONAL ENGINEER
LEONARD I. LISTON
No. 37902
CIVIL
STATE OF CALIFORNIA

9/25/2019

Santa Barbara County
PUBLIC Health
DEPARTMENT

Environmental Health Services

225 Camino del Remedio • Santa Barbara, CA 93110
805/681-4900 • FAX 805/681-4901

2125 S. Centerpointe Pkwy. #333 • Santa Maria, CA 93455-1340
805/346-8460 • FAX 805/346-8485

Lawrence Fay *Director of Environmental Health*

TO: Dana Eady
c/o Planning & Development Dept.
Development Review Division

From: Dana Solum
Environmental Health Services

Date: December 22, 2017

Subject: Case No. 13DVP-00000-00010, 13TRM-00000-00001 Orcutt Area

Owner: SB Clark LLC

Assessor's Parcel No. 129-151-026 Zoned: RR-10

Case No. 13DVP-00000-00010 and 13TRM-00000-00001 is a request to create 134 lots consisting of 119 lots for single family units, 2 lots for condominiums 1 lot for public open space, 8 lots for private open space and 4 lots for private roadways.

Domestic water is proposed to be provided by the Golden State Water Company.

Sewer service is within the boundaries of the Laguna County Sanitation District (LCSD) and is proposed to be provided by LCSD.

Provided the Decision Maker grants approval of the applicant's request, Environmental Health Services recommends the following Conditions of Approval:

1. Prior to Recordation:
   a. *A Can and Will Serve* letter for water shall be obtained from the Golden State Water Company stating that service will be provided upon demand and without exception.
   b. *A Can and Will Serve* letter for sewer service shall be obtained from the Laguna County Sanitation District stating that service will be provided upon demand and without exception.

In the event that the Golden State Water Company will not provide a *Can and Will Serve* letter then:

1. Prior to Recordation, an *Intent to Serve* letter for water service shall be obtained from the Golden State Water Company stating that they have the capacity to serve the project and will provide service upon satisfactory completion of District imposed conditions.

In the event that the Laguna County Sanitation District will not provide a *Can and Will Serve* letter then:

1. Prior to Recordation, an *Intent to Serve* letter for sewer service shall be obtained from the Laguna County Sanitation District stating that they have the capacity to serve the project and will provide service upon satisfactory completion of District imposed conditions.

Dana Solum

Dana Solum
Senior Environmental Health Specialist
Santa Barbara County
Environmental Health Services

COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT
123 East Anapamu Street
Santa Barbara, CA 93101
805\568-3000 FAX 805\568-3019

SCOTT D. MCGOLPIN
Director

July 25, 2013

County Subdivision Committee
123 East Anapamu Street
Santa Barbara, CA 93101

RE: **Tentative Tract Map No. 14,801 (13TRM-00000-00001)**

Owner : SB Clark, LLC

Agent : John Franklin, Franklin Real Estate Development

Address: 3159 Eaglewood Ave
Thousand Oaks, CA 91362

Requirements of the County Surveyor's Office

Pursuant to Section 66434 of the State Subdivision Map Act and County Subdivision Regulations Chapter 21, Section 21-9, the Tract Map **shall be based upon a field survey** made in conformity with the Professional Land Surveyors Act. Furthermore, property lines **shall be monumented** in accordance with Section 21-16 of said County Code.

Pursuant to Section 21-16(b)(2) of said County Code, County-approved monument wells shall be set along the center lines of all public streets.

Any deviation from the monumentation policy must be approved by the County Surveyor in writing prior to being set.

Very truly yours,
E. Teñell Matlovsky
Deputy for:
Aleksandar Jevremovic
County Surveyor

T14801_subreview.doc

LEGAL DESCRIPTION

ALL THE CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE

THOSE PORTIONS OF THE EAST HALF OF SECTION 18, OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, AND OF THE EASTERLY 44 FEET OF THE NORTHERLY 1980 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 18, ALL IN TOWNSHIP 9 NORTH, RANGE 33 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING SOUTHERLY AND WESTERLY OF THE SOUTHWESTERLY LINE OF U.S. HIGHWAY 101, WHICH SOUTHWESTERLY LINE IS DESCRIBED AS THE SOUTHWESTERLY LINE OF THE TRACT OF LAND DESCRIBED AS PARCELS ONE AND THREE IN THE DEED TO THE STATE OF CALIFORNIA RECORDED JULY 6, 1955 AS INSTRUMENT NO. 12016 IN BOOK 1323 PAGE 424 OF OFFICIAL RECORDS.
EXCEPTING FROM SAID PARCEL ONE THOSE PORTIONS OF SAID LAND DESCRIBED TO F.A. LIBBON, ET AL, RECORDED SEPTEMBER 18, 1959 AS INSTRUMENT NO. 30644 IN BOOK 1665 PAGE 397 OF OFFICIAL RECORDS.
ALSO EXCEPT FROM SAID PARCEL ONE THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 18.
ALSO EXCEPTING THEREFROM ALL OIL, GAS, OIL RIGHTS, GAS RIGHTS, MINERALS AND OTHER HYDROCARBON SUBSTANCES BY WHATEVER NAME KNOWN IN OR UNDER THE LAND HEREINBEFORE DESCRIBED, LYING BELOW A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, AS EXCEPTED AND RESERVED IN THE DEED FROM ARTHUR N. MARTIN, ET AL., RECORDED DECEMBER 26, 1975 IN BOOK 2597 PAGES 323 THROUGH 387, INCLUSIVE, OF OFFICIAL RECORDS.
SAID DEEDS INCLUDED THE FOLLOWING PROVISIONS:
IN EXERCISING ANY OF THESE RESERVED OIL AND GAS RIGHTS, GRANTORS, THEIR SUCCESSORS AND ASSIGNS, LESSEES OR LICENSEES, SHALL COMPENSATE GRANTEE, ITS SUCCESSORS AND ASSIGNS, FOR DAMAGES DONE TO CROPS AND OTHER IMPROVEMENTS THAT MAY NOW OR HEREAFTER BE LOCATED UPON THE SURFACE OF SAID LAND.
GRANTORS, FOR THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, DO HEREBY AGREE THAT THEY WILL ASSIGN, AND THEY DO HEREBY ASSIGN, TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN UNDIVIDED ¼ PORTION OF ANY RENTS, CASH ROYALTIES TAKEN IN KIND, OR PRODUCTION, THAT GRANTORS, OR THEIR SUCCESSORS AND ASSIGNS, MAY RECEIVE IN THE FUTURE BY REASON OF THE LEAST OF OR EXPLOITATION BY GRANTORS, OR THEIR SUCCESSORS AND ASSIGNS, OF THE OIL, GAS AND MINERALS HEREBY RETAINED BY GRANTORS.
THIS AGREEMENT AND ASSIGNMENT OF SUCH FUTURE RENTS, ROYALTIES AND PRODUCTION IS OF AN UNDIVIDED ¼ PORTION OF ANY RENTS, ROYALTIES AND NET PROFITS FROM PRODUCTION THAT GRANTORS, THEIR SUCCESSORS OR ASSIGNS, MAY HEREAFTER ACTUALLY RECEIVE BY REASON OF THE LEASE OR DEVELOPMENT OF THE LAND ABOVE DESCRIBED FOR OIL, GAS AND MINERAL PURPOSES, AND IS NOT A ¼ PORTION OF 100% OF ANY FUTURE PRODUCTION FROM THE LAND ABOVE DESCRIBED. GRANTORS, FOR THEMSELVES AND THEIR SUCCESSORS AND ASSIGNS DO FURTHER AGREE THAT ANY LEAST OR AGREEMENT FOR THE DEVELOPMENT AND PRODUCTION OF SUCH OIL, GAS AND MINERALS FROM THE LAND ABOVE DESCRIBED SHALL PROVIDE THAT THE LEAST SHALL PAY DIRECTLY TO GRANTEE, ITS SUCCESSORS OR ASSIGNS, THE SAID ¼ SHARE OF THE LANDOWNER'S RENTS AND ROYALTIES HEREIN ASSIGNED TO GRANTEE; GRANTORS FURTHER, FOR THEMSELVES AND THEIR SUCCESSORS AND ASSIGNS, RESERVE THE RIGHT TO LEASE AND DEVELOP SAID RESERVED OIL, GAS AND MINERALS IN THE LAND ABOVE DESCRIBED ON SUCH TERMS AND UPON SUCH CONDITIONS AS THEY SEE FIT, AND GRANTEE BY ACCEPTANCE OF THIS DEED, AGREES THAT GRANTORS AND THEIR SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO LEASE SAID LAND ABOVE DESCRIBED FOR OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS, AND GRANTEE FURTHER AGREES, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS TO JOIN IN ANY SUCH FUTURE LEASE OR AGREEMENT IF REQUESTED SO TO DO.

PARCEL TWO

THOSE PORTIONS OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 33 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING SOUTHERLY AND WESTERLY OF THE SOUTHWESTERLY LINE OF THE U.S. HIGHWAY 101, WHICH SOUTHWESTERLY LINE IS DESCRIBED AS THE SOUTHWESTERLY LINE OF THE TRACT OF LAND DESCRIBED AS PARCELS ONE AND THREE IN THE DEED TO STATE OF CALIFORNIA, RECORDED JULY 6, 1955 AS INSTRUMENT NO. 12016 IN BOOK 1323 PAGE 424 OF OFFICIAL RECORDS.
EXCEPTING THEREFROM ALL OIL, GAS, OIL RIGHTS, GAS RIGHTS, MINERALS AND OTHER HYDROCARBON SUBSTANCES BY WHATEVER NAME KNOWN, IN OR UNDER SAID LAND HEREINBEFORE DESCRIBED, LYING BELOW A DEPTH OF 500 FEET BELOW THE SURFACE OF SAID LAND, AS EXCEPTED AND RESERVED IN THE DEED FROM ARTHUR N. MARTIN, ET AL., RECORDED DECEMBER 26, 1975 IN BOOK 2597 PAGES 323 THROUGH 387 INCLUSIVE OF OFFICIAL RECORDS.
SAID DEEDS INCLUDED THE FOLLOWING PROVISIONS:
IN EXERCISING ANY OF THESE RESERVED OIL AND GAS RIGHTS, GRANTORS, THEIR SUCCESSORS AND ASSIGNS, LESSEES OR LICENSEES, SHALL COMPENSATE GRANTEE, ITS SUCCESSORS AND ASSIGNS, FOR DAMAGES DONE TO CROPS AND OTHER IMPROVEMENTS THAT MAY NOW OR HEREAFTER BE LOCATED UPON THE SURFACE OF SAID LAND.
GRANTORS, FOR THEMSELVES, THEIR SUCCESSORS AND ASSIGNS, DO HEREBY AGREE THAT THEY WILL ASSIGN, AND THEY DO HEREBY ASSIGN, TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AN UNDIVIDED ¼ PORTION OF ANY RENTS, CASH ROYALTIES TAKEN IN KIND, OR PRODUCTION, THAT GRANTORS, OR THEIR SUCCESSORS AND ASSIGNS, MAY RECEIVE IN THE FUTURE BY REASON OF THE LEAST OF OR EXPLOITATION BY GRANTORS, OR THEIR SUCCESSORS AND ASSIGNS, OF THE OIL, GAS AND MINERALS HEREBY RETAINED BY GRANTORS.
THIS AGREEMENT AND ASSIGNMENT OF SUCH FUTURE RENTS, ROYALTIES AND PRODUCTION IS OF AN UNDIVIDED ¼ PORTION ON ANY RENTS, ROYALTIES AND NET PROFITS FROM PRODUCTION, THAT GRANTORS, THEIR SUCCESSORS OF ASSIGNS, MAY HEREAFTER ACTUALLY RECEIVE BY REASON OF THE LEAST OR DEVELOPMENT OF THE LAND ABOVE DESCRIBED FOR OIL, GAS AND MINERAL PURPOSES, AND IS NOT A ¼ PORTION OF 100% OF ANY FUTURE PRODUCTION FROM THE LAND ABOVE DESCRIBED. GRANTORS, FOR THEMSELVES AND THEIR SUCCESSORS AND ASSIGNS TO FURTHER AGREE THAT ANY LEAST OR AGREEMENT FOR THE DEVELOPMENT AND PRODUCTION OF SUCH OIL, GAS AND MINERALS FROM THE LAND ABOVE DESCRIBED SHALL PROVIDE THAT THE LEAST SHALL PAY DIRECTLY TO GRANTEE, ITS SUCCESSORS OR ASSIGNS, THE SAID ¼ SHARE OF THE LANDOWNER'S RENTS AND ROYALTIES HEREIN ASSIGNED TO GRANTEE; GRANTOR FURTHER, FOR THEMSELVES AND THEIR SUCCESSORS AND ASSIGNS, RESERVE THE RIGHT TO LEAST AND DEVELOP SAID RESERVED OIL, GAS AND MINERALS IN THE LAND ABOVE DESCRIBED ON SUCH TERMS AND UPON SUCH CONDITIONS AS THEY SEE FIT, AND GRANTEE, BY ACCEPTANCE OF THIS DEED, AGREES THAT GRANTORS AND THEIR SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO LEASE SAID LAND ABOVE DESCRIBED FOR OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS, AND GRANTEE FURTHER AGREES, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, TO JOIN IN ANY SUCH FUTURE LEASE OR AGREEMENT IF REQUESTED TO DO SO.

PARCEL THREE

A NON-EXCLUSIVE EASEMENT FOR ROAD, SURFACE AND UNDERGROUND PUBLIC UTILITY AND PIPELINE PURPOSES OVER, ACROSS IN AND UNDER THOSE PORTIONS OF LAND AS DESCRIBED IN THAT CERTAIN "EASEMENT AGREEMENT"EXECUTED BY JOEL H. HEATH, ET AL., IN FAVOR OF THE NELSON BUNKER HUNT TRUST ESTATE, RECORDED FEBRUARY 22, 1990 AS INSTRUMENT NO. 90-012345 OF OFFICIAL RECORDS.

PARCEL FOUR

A NON-EXCLUSIVE EASEMENT CREATED BY DEED RECORDED DECEMBER 23, 1976 AS INSTRUMENT NO. 55271 IN BOOK 2638 PAGE 1131 OF OFFICIAL RECORDS FOR ROAD, PUBLIC UTILITIES AND PIPELINE PURPOSES OVER AND ACROSS THAT PARCEL OF LAND IN SECTIONS 7 AND 18, TOWNSHIP 9 NORTH, RANGE 33 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED AS PARCEL TWO, AS PARTICULARLY SHOWN ON MAP OF RELINQUISHMENT TO THE COUNTY OF SANTA BARBARA, RECORDED ON NOVEMBER 30, 1966 IN STATE HIGHWAY MAP BOOK NO. 7 PAGES 6 AND 7 IN THE SANTA BARBARA COUNTY RECORDER'S OFFICE;
THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL TWO, THE FOLLOWING COURSES AND DISTANCES:
NORTH 85°13'19"WEST, 28.99 FEET;
THENCE NORTH 34°09'27"WEST, 6.18 FEET;
THENCE NORTH 88°44'49"WEST, 198.76 FEET TO A POINT DISTANT 42.00 FEET, MEASURED AT RIGHT ANGLES TO THE WESTERLY BOUNDARY OF THE PARCEL OF LAND DESCRIBED IN THE DEED TO EDWARD DE MIRJIAN AND ELIZABETH DE MIRJIAN, RECORDED AS INSTRUMENT NO. 37924 IN BOOK 2126 PAGE 156 OF OFFICIAL RECORDS IN SAID COUNTY RECORDER'S OFFICE;
THENCE, PARALLEL WITH SAID LAST MENTIONED WESTERLY BOUNDARY, NORTH 1°15'09"EAST, 55.27 FEET TO THE BEGINNING OF A 15.00 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST AND TANGENT TO THE LAST DESCRIBED COURSE;
THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°44'08", A DISTANCE OF 23.75 FEET;
THENCE, TANGENT TO SAID LAST DESCRIBED CURVE, SOUTH 88°00'43"EAST, 215.54 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID PARCEL TWO, AS DELINEATED ON SAID MAP OF RELINQUISHMENT TO THE COUNTY OF SANTA BARBARA;
THENCE ALONG SAID EASTERLY BOUNDARY SOUTH 0°49'16"WEST, 74.32 FEET TO THE POINT OF BEGINNING.

PARCEL FIVE

A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR INGRESS, EGRESS, PUBLIC ROAD AND PUBLIC UTILITY PURPOSES IN, ON AND UNDER THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY SITUATED IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SET FORTH IN THAT CERTAIN INSTRUMENT RECORDED FEBRUARY 4, 1983 AS INSTRUMENT NO. 83-5768 IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND STATE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 9 NORTH, RANGE 33 WEST, SAN BERNARDINO BASE AND MERIDIAN;
THENCE SOUTH ALONG THE WESTERLY LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER, 40 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 90°00'00"AND A RADIUS OF 40 FEET;
THENCE ALONG THE ARC OF SAID CURVE IN A NORTHEASTERLY DIRECTION, 62.83 FEET TO A POINT ON THE HALF SECTION LINE OF SAID SECTION 18;
THENCE WESTERLY ALONG SAID HALF OF SECTION LINE, 40 FEET TO THE POINT OF BEGINNING.

PARCEL SIX

A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR INGRESS, EGRESS, PUBLIC ROAD AND PUBLIC UTILITY PURPOSES IN, ON AND UNDER THE FOLLOWING PARCELS OF REAL PROPERTY SITUATED IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA:
AN 80 FOOT STRIP OF LAND, THE CENTERLINE OF WHICH SHALL BE THE WESTERLY 1362.53 FEET, MORE OR LESS, OF THE HALF SECTION LINE BETWEEN THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 33 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, EXTENDING TO THE INTERSECTION OF SAID HALF SECTION LINE WITH THE PARCELS OWNED BY BYRON H. KELLY, ET UX., AND GILLILAND OIL & LAND CO., ON THE EAST, AND TO THE CENTER OF STILLWELL ROAD ON THE WEST, AS SET FORTH IN THAT CERTAIN INSTRUMENT RECORDED MAY 16, 1984 AS INSTRUMENT NO 84-25731 OF OFFICIAL RECORDS.

PARCEL SEVEN

A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR INGRESS, EGRESS , PUBLIC ROAD AND PUBLIC UTILITY PURPOSES IN, ON AND UNDER THE FOLLOWING DESCRIBED PARCEL OF REAL PROPERTY SITUATED IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SET FORTH IN THAT CERTAIN INSTRUMENT RECORDED MAY 16, 1984 AS INSTRUMENT NO. 84-25731 OF OFFICIAL RECORDS.
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18;
NORTH ALONG THE WEST LINE OF SAID SECTION, 14 FEET TO A POINT;
THENCE EAST, PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER, 30 FEET TO THE POINT OF BEGINNING;
THENCE NORTH, PARALLEL TO THE WESTERLY LINE OF SAID SECTION, 20.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHEASTERLY DIRECTION, 31.42 FEET TO A POINT 40 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18;
THENCE WESTERLY, PARALLEL TO SAID SOUTH LINE, 20.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

1. MAPPING

THE TOPOGRAPHIC MAPPING USED AS A BACKGROUND FOR THIS MAP WAS PROVIDED BY ARROWHEAD MAPPING COMPANY AND HAS BEEN COMPILED FROM AERIAL PHOTOGRAPHY USING STANDARD PHOTOGRAMMETRIC METHODS. THE DATE OF THE PHOTOGRAPHY IS AUGUST 31, 2005.

2. BOUNDARY AND EASEMENT INFORMATION

BOUNDARY AND EASEMENT INFORMATION SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION GIVEN IN THE PRELIMINARY TITLE REPORT NOTED BELOW AND WAS COMPILED FROM RECORD MAPPING. THIS MAP DOES NOT REPRESENT A BOUNDARY ESTABLISHMENT SURVEY.

THIS MAP WAS PREPARED IN CONJUNCTION WITH A PRELIMINARY TITLE REPORT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION FILE NO. 413240166, DATED FEBRUARY 2, 2015. SAID REPORT IS PRESUMED TO BE COMPLETE AND ACCURATE. LC ENGINEERING, INC. NOT WARRANT THE ACCURACY OR COMPLETENESS OF SAID PRELIMINARY REPORT.

3. BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE REFERENCED TO THE CALIFORNIA COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (CCS83), ZONE 5 GRID, EPOCH 2004.00

4. ELEVATIONS

ELEVATIONS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

5. SITE INFORMATION

APN: 129-151-026, COUNTY OF SANTA BARBARA
LAND USE DESIGNATION: RES RANCH, COUNTY OF SANTA BARBARA
ZONING DESIGNATION: RR 10, COUNTY OF SANTA BARBARA

6. FINAL MAP

THE FINAL MAP MAY BE RECORDED IN PHASES.

FLOOD DESIGNATIONS

THE SUBJECT PROPERTY IS WITHIN FEMA FLOOD ZONE AE AS SHOWN ON THE FLOOD INSURANCE RATE MAP NUMBER 06083C0460F, DATED FEBRUARY 02,2007.

ZONE AE BASE FLOOD ELEVATIONS DETERMINED.

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SPECIAL FLOOD HAZARD AREA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V AND VE. THE BASE FLOOD ELEVATION IS THE WATER-SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD.

FLOODWAY AREAS IN ZONE AE - THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

EXISTING EXCEPTIONS

(NUMBER CORRESPONDS TO ITEM NUMBER IN PRELIMINARY TITLE REPORT ISSUED BY LAWYERS TITLE COMPANY AS FILE NO. 413240166, DATED FEBRUARY 2, 2015. NOT ALL EXCEPTION ITEMS ARE LISTED HEREON.)

(1) 1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

(2) 2. THE RIGHT OF THE PUBLIC TO USE FOR ROAD PURPOSES ANY PORTION OF SAID LAND LYING WITHIN THE LINES OF ANY PUBLIC ROAD OR HIGHWAY.

(3) 3. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: PACIFIC TELEPHONE AND TELEGRAPH COMPANY
PURPOSE: POLES AND ANCHORS
RECORDED: JUNE 27, 1928 AS INSTRUMENT NO. 6822 IN BOOK 148 PAGE 310 OF OFFICIAL RECORDS
AFFECTS: THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE PUBLIC RECORDS.

(4) 4. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: SOUTHERN CALIFORNIA TELEPHONE COMPANY
PURPOSE: REMOVAL OF BRUSH, WIRES AND FIXTURES, AND INCIDENTAL PURPOSES
RECORDED: APRIL 3, 1942 IN BOOK 549 PAGE 349 OF OFFICIAL RECORDS.
AFFECTS: THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE PUBLIC RECORDS.

(5) 5. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: SOUTHERN CALIFORNIA TELEPHONE COMPANY
PURPOSE: BRUSH REMOVAL AND TELEPHONE LINE
RECORDED: FEBRUARY 17, 1944 IN BOOK 597 PAGE 158 OF OFFICIAL RECORDS.
AFFECTS: THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE PUBLIC RECORD

(6) 6. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: STATE OF CALIFORNIA
PURPOSE: REALIGNING, CONSTRUCTING, MAINTAINING CHANNEL OF SOLOMON CANYON WASH
RECORDED: JULY 16, 1955 AS INSTRUMENT NO. 12016 IN BOOK 1323 PAGE 424 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCELS ONE AND TWO
[DOES NOT AFFECT ANY OF THE SUBJECT PARCELS]

(7) 7. THE FACT THAT THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO AND OR FROM THE STREET OR HIGHWAY KNOWN AS HIGHWAY 101, ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN SEVERED FROM SAID LAND BY THE DOCUMENT.
RECORDED: APRIL 15, 1957 AS INSTRUMENT NO. 7229 IN BOOK 1440 PAGE 500, AND APRIL 15, 1957 AS INSTRUMENT NO. 7431 IN BOOK 1441 PAGE 175 AND JULY 6, 1955 AS INSTRUMENT NO. 12016 IN BOOK 1323 PAGE 424 OF OFFICIAL RECORDS.
AFFECTS: PARCELS ONE AND TWO

(8) 8. A WAIVER OF ANY CLAIMS FOR DAMAGES TO SAID LAND BY REASON OF THE LOCATION OF A FREEWAY OR HIGHWAY CONTIGUOUS THERETO AS CONTAINED IN A DOCUMENT
IN FAVOR OF: STATE OF CALIFORNIA
RECORDED: APRIL 15, 1957 AS INSTRUMENT NO. 7229 IN BOOK 1440 PAGE 500, AND APRIL 15, 1957 AS INSTRUMENT NO. 7431 IN BOOK 1441 PAGE 175 AND JULY 6, 1955 AS INSTRUMENT NO. 12016 IN BOOK 1323 PAGE 424 OF OFFICIAL RECORDS.

(9) 9. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: GENERAL TELEPHONE COMPANY OF CALIFORNIA
PURPOSE: PUBLIC UTILITIES
RECORDED: MAY 3, 1957 IN BOOK 1444 PAGE 239 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL ONE

(10) 10. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: GENERAL TELEPHONE COMPANY OF CALIFORNIA
PURPOSE: PUBLIC UTILITIES
RECORDED: MAY 3, 1957 IN BOOK 1444 PAGE 241 OF OFFICIAL RECORDS.
AFFECTS: A PORTION OF PARCEL ONE
[INFORMATION GIVEN IN RECORD DOCUMENT IS ILLEGIBLE, UNABLE TO PLOT]

(11) 11. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDED: DECEMBER 16, 1965 AS INSTRUMENT NO. 44503 IN BOOK 2132 PAGE 1278 OF OFFICIAL RECORDS.
AFFECTS: A PORTION OF PARCEL THREE
[INFORMATION GIVEN IN RECORD DOCUMENT IS ILLEGIBLE, UNABLE TO PLOT]

(12) 12. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
PURPOSE: PUBLIC UTILITIES
RECORDED: JANUARY 21, 1969 AS INSTRUMENT NO. 2000 IN BOOK 2259 PAGE 714 OF OFFICIAL RECORDS.
AFFECTS: A PORTION OF PARCEL THREE

(13) 13. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: ARTHUR N. MARTIN, ET AL.
PURPOSE: PERPETUAL RIGHT OF ENTRY FOR THE PURPOSE OF DRILLING, EXPLORING AND OPERATING FOR OR REMOVING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS LYING BELOW A DEPTH OF 500 FEET AND INCIDENTAL PURPOSES
RECORDED: DECEMBER 26, 1975 AS INSTRUMENTS NO. 46822 AND 46830 IN BOOK 2597, PAGES 323 THROUGH 387 INCLUSIVE OF OFFICIAL RECORDS.
AFFECTS: THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE PUBLIC RECORD.

(14) 14. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDED: APRIL 2, 1976 AS INSTRUMENT NO. 12783 IN BOOK 2608 PAGE 499 OF OFFICIAL RECORDS
AFFECTS: PARCEL SIX
[DOES NOT AFFECT ANY OF THE SUBECT PARCELS]

(15) 15. THE EFFECT OF EXISTING FENCE LINES AS SHOWN ON A MAP FILED IN BOOK 89 PAGE 6 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, CALIFORNIA, PURPORTING TO SHOWN THE HEREIN DESCRIBED LAND AND OTHER LAND.

(16) 16. MATTERS CONTAINED IN THE DEDICATION STATEMENT OR ELSEWHERE ON THE TRACT OR PARCEL MAP SHOWN BELOW, WHICH AMONG THE THINGS PROVIDE:
TRACT/PARCEL MAP: PARCEL MAP NO. 12,945
RECORDED: BOOK 23, PAGES 93 THROUGH 95 OF PARCEL MAPS
PROVISIONS: CONSTRUCTION REQUIREMENTS
AFFECTS: PARCEL THREE
REFERENCE IS MADE TO SAID MAP FOR FULL PARTICULARS

(17) 17. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
MAP: PARCEL MAP NO. 12,945
RECORDED: BOOK 23 PAGES 93 THROUGH 95 OF PARCEL MAPS
PURPOSE: ACCESS
AFFECTS: THAT PORTION OF PARCEL THREE SHOWN AS '32'WIDE ACCESS EASEMENT TO PARCEL "B"

(18) 18. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: JOEL H. HEATH, ET AL.
PURPOSE: PUBLIC UTILITIES, ROAD, INGRESS AND EGRESS
RECORDED: FEBRUARY 13, 1980 AS INSTRUMENT NO. 80-6034 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL THREE

(19) 19. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: GENERAL TELEPHONE COMPANY OF CALIFORNIA, A CORPORATION
PURPOSE: PUBLIC UTILITIES
RECORDED: DECEMBER 28, 1982 AS INSTRUMENT NO 82-54890 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF PARCEL THREE

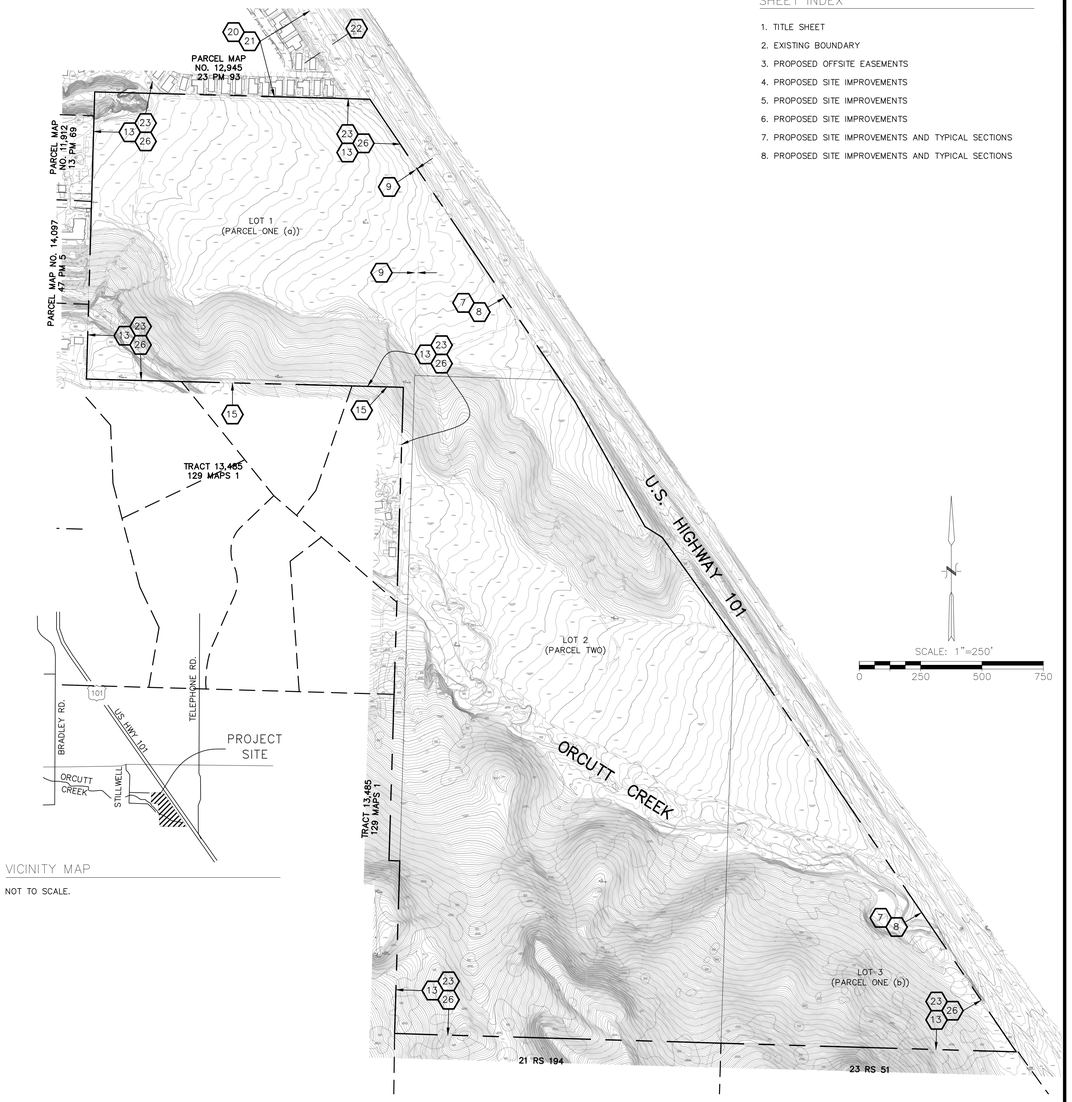
(20) 20. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
PURPOSE: UNDERGROUND CONDUITS, PIPES, MANHOLES, SERVICE BOXES, WIRES, CABLES AND ELECTRIC CONDUCTORS
RECORDED: APRIL 20, 1983 AS INSTRUMENT NO. 83-18854 OF OFFICIAL RECORDS.
AFFECTS: A PORTION OF PARCEL THREE
THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE PUBLIC RECORDS.
SAID EASEMENT CONTAINS RESTRICTIONS ON THE USE, BY THE OWNERS OF SAID LAND, OF THE EASEMENT AREA AS SET OUT IN SAID EASEMENT DOCUMENT.

(21) 21. AN EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT
GRANTED TO: SOUTHERN CALIFORNIA WATER COMPANY
PURPOSE: WATER PIPELINES AND APPURTENANCES
RECORDED: JANUARY 16, 1987 AS INSTRUMENT NO. 87-3799 OF OFFICIAL RECORDS.
AFFECTS: A PORTION OF PARCEL THREE
THE EXACT LOCATION AND/OR EXTENT OF SAID EASEMENT IS NOT DISCLOSED IN THE PUBLIC RECORDS.

(22) 22. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
ENTITLED: "EASEMENT AGREEMENT"
DATED: NOT SHOWN
BY AND BETWEEN: JOEL H. HEALTH, ET AL., AND THE NELSON BUNKER HUNT TRUST ESTATE
RECORDED: FEBRUARY 22, 1990 AS INSTRUMENT NO. 90-12345 OF OFFICIAL RECORDS
AFFECTS: PARCEL THREE AND OTHER PROPERTY
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

(23) 23. A DOCUMENT SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED.
DATED: DECEMBER 1, 1997
ENTITLED: "SCHOOL MITIGATION AGREEMENT"
BY AND BETWEEN: M.V.S. INC. AND ORCUTT UNION SCHOOL DISTRICT
RECORDED: DECEMBER 21, 1997 AS INSTRUMENT NO. 97-080203 OF OFFICIAL RECORDS.
REFERENCE IS MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

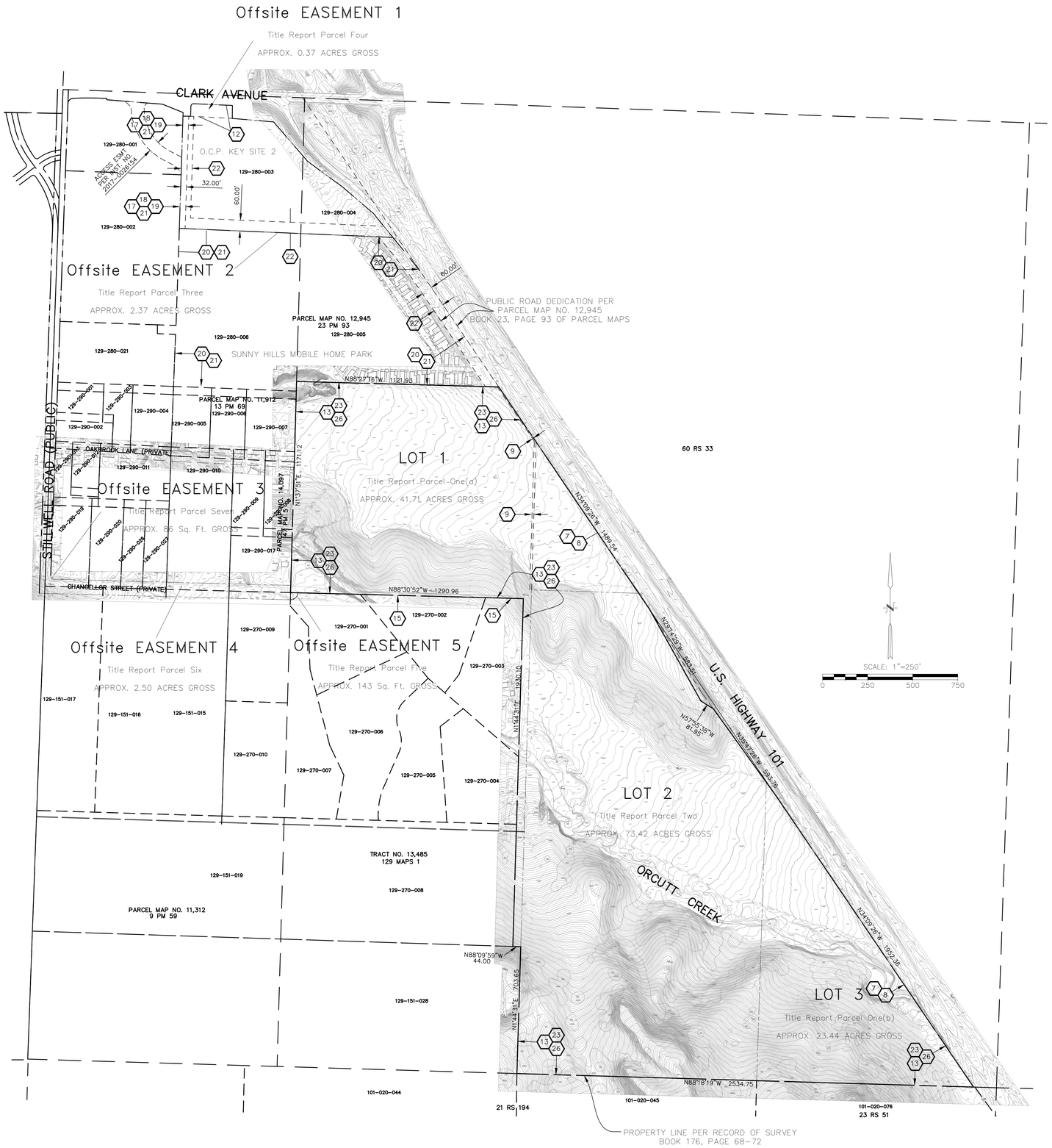
(26) 26. A MAP FILED APRIL 6, 2010 IN BOOK 176, PAGES 68 TO 72 OF RECORD OF SURVEYS.



EXCEPTION KEY MAP

SCALE: 1"=250'

BRADLEY RD.
101
US HWY 101
TELEPHONE RD.
ORCUTT CREEK
STILLWELL
PROJ



LEGEND

———	EXISTING TRACT BOUNDARY
———	EXISTING PARCEL BOUNDARY
———	RESTRICTED ACCESS
———	EXISTING EASEMENT
———	ADJACENT PARCEL
3	EXISTING LOTS

EXISTING PROPERTY STATISTICS

PARCELS	3		
GROSS & NET	6,037,178 SQFT	138.57 AC	
LOT AREA (1-3)			
LOT 1	41.71 AC.	GROSS & NET	
LOT 2	73.42 AC.	GROSS & NET	
LOT 3	23.44 AC.	GROSS & NET	

NOTES

1. THE TOPOGRAPHIC MAPPING USED AS A BACKGROUND FOR THIS MAP WAS PROVIDED BY ARROWHEAD MAPPING COMPANY AND HAS BEEN COMPILED FROM AERIAL PHOTOGRAPHY USING STANDARD PHOTOGRAMMETRIC METHODS. THE DATE OF THE PHOTOGRAPHY IS AUGUST 31, 2005.

2. THE SUBJECT PROPERTY BOUNDARY INFORMATION SHOWN HEREON WAS COMPILED FROM RECORD DOCUMENTS, AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

3. ADJACENT PARCELS SHOWN HEREON HAVE BEEN DRAWN FROM THE COUNTY OF SANTA BARBARA RECORD APN MAPS. LOCATIONS ARE APPROXIMATE AND SHOWN FOR GENERAL REFERENCE ONLY.

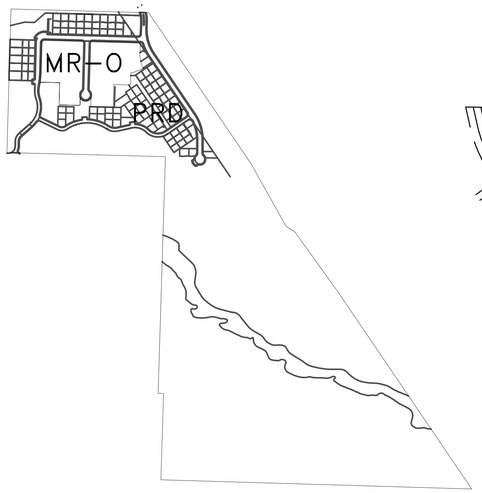
LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • workfiles@lcegroupinc.com

O.C.P. KEY SITE 3
Vesting Tentative Tract Map 14,801
Existing Boundary

BEING A SUBDIVISION OF APN 129-151-026

TOWN OF ORCUTT, COUNTY OF SANTA BARBARA, CALIFORNIA
LCE JOB #:6876 July 18, 2019

42-EXB SAVE DATE: 7/18/2019 8:41:03 AM
DRAWING: x:\lce group\civil\jobs\6800\6876 sb clark llc\civil\dwg\sht\6876 sht 2 ttm.dwg



ZONIG KEY MAP

NOT TO SCALE

PROPOSED ZONING

CONDOMINIUMS
LOTS 1–2: MR–O (PREVIOUSLY APPROVED BY COUNTY OF SANTA BARBARA)

SFN CLUSTERS
LOTS 3–121: PRD

EARTHWORK

ESTIMATED EARTHWORK QUANTITIES – RAW QUANTITIES

CUT =154,350 C.Y. FILL = 154,350 C.Y. IMPORT= 0 C.Y.

THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SUBGRADE. EXISTING GROUND IS DEFINED BY THE TOPOGRAPHIC CONTOURS AND/OR SPOT ELEVATIONS ON THE PLAN. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED. PROPOSED SUBGRADE ELEVATION IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED BENEATH PAVEMENTS OR STRUCTURES.

THE ABOVE QUANTITIES ARE FOR BUILDING PERMIT PURPOSES ONLY AND HAVE NOT BEEN FACTORED TO INCLUDE ALLOWANCES FOR BULKING, CLEARING AND GRUBBING, SUBSIDENCE, SHRINKAGE, OVER EXCAVATION AND RECOMPACTION, UNDERGROUND UTILITY AND SUBSTRUCTURE SPOILS AND CONSTRUCTION METHODS. HOWEVER, THE DESIGN GRADES SHOWN HEREON HAVE BEEN CALCULATED TO MINIMIZE THE IMPORT/EXPORT OF MATERIAL.

THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.

PROPOSED EASEMENTS

OFFSITE

(1) A PROPOSED 30' WIDE SEWER EASEMENT (PER SEPARATE INSTRUMENT).

ONSITE

SEE SUBSEQUENT SHEETS.

(A) PROPOSED 200' SETBACK

(B) PROPOSED PUBLIC TRAIL EASEMENT FOR INGRESS AND EGRESS

NOTES

1. THE TOPOGRAPHIC MAPPING USED AS A BACKGROUND FOR THIS MAP WAS PROVIDED BY ARROWHEAD MAPPING COMPANY AND HAS BEEN COMPILED FROM AERIAL PHOTOGRAPHY USING STANDARD PHOTOGRAMMETRIC METHODS. THE DATE OF THE PHOTOGRAPHY IS AUGUST 31, 2005.

2. BOUNDARY AND EASEMENT INFORMATION SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION GIVEN IN THE PRELIMINARY TITLE REPORT NOTED BELOW AND WAS COMPILED FROM RECORD MAPPING. THIS MAP DOES NOT REPRESENT A BOUNDARY ESTABLISHMENT SURVEY. THIS MAP WAS PREPARED IN CONJUNCTION WITH A PRELIMINARY TITLE REPORT ISSUED BY LAWYERS TITLE INSURANCE CORPORATION FILE NO. 413240166, DATED OCTOBER 1, 2013. SAID REPORT IS PRESUMED TO BE COMPLETE AND ACCURATE. PENFIELD & SMITH DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF SAID PRELIMINARY REPORT.

3. ADJACENT PARCELS SHOWN HEREON HAVE BEEN DRAWN FROM THE COUNTY OF SANTA BARBARA RECORD APN MAPS. LOCATIONS ARE APPROXIMATE AND SHOWN FOR GENERAL REFERENCE ONLY.

4. EXISTING ON SITE UTILITIES TO BE RELOCATED TO PROPOSED ROADWAY AS NEEDED.

5. EXISTING ON SITE UTILITY EASEMENTS AFFECTED BY RELOCATION WILL BE ABANDONED AND REPLACED BY NEW EASEMENTS.

UTILITIES

SANITARY SEWER:
LAGUNA COUNTY SANITATION DISTRICT
2400 PROFESSIONAL PKWY, STE 150
SANTA MARIA, CA 93455
(805) 739–8750

GAS DISTRIBUTION:
THE GAS COMPANY
P.O. BOX 818
GOLETA, CA 93116–0818
(805) 681–8024

TELEPHONE:
VERIZON
1223 W. FAIRWAY DRIVE
SANTA MARIA, CA 93455
(805) 928–3538

WATER:
GOLDEN STATE WATER COMPANY
3070 SKYWAY DRIVE, SUITE 103
SANTA MARIA, CA 93455
805–878–5601

ELECTRICAL DISTRIBUTION:
PACIFIC GAS AND ELECTRIC (PG&E)
2445 SKYWAY DRIVE
SANTA MARIA, CA 93455
(805) 346–2230

CABLE T.V.:
COMCAST CABLE
2323 THOMPSON WAY
SANTA MARIA, CA 93455
(805) 349–7185

SCALE: 1"=250'
0 250 500 750

PROPOSED LOTS

PROPOSED LOTS			
LOT	GROSS SF	NET SF	ZONING–LAND USE
1	164281	164281	CONDOMINIUM
2	183935	183935	CONDOMINIUM
3	4475	1609	SINGLE FAMILY HOME CLUSTER
4	3276	1596	SINGLE FAMILY HOME CLUSTER
5	3276	1087	SINGLE FAMILY HOME CLUSTER
6	3276	1087	SINGLE FAMILY HOME CLUSTER
7	3276	1553	SINGLE FAMILY HOME CLUSTER
8	3276	1596	SINGLE FAMILY HOME CLUSTER
9	3276	1087	SINGLE FAMILY HOME CLUSTER
10	3276	1596	SINGLE FAMILY HOME CLUSTER
11	3276	1609	SINGLE FAMILY HOME CLUSTER
12	5552	1553	SINGLE FAMILY HOME CLUSTER
13	3634	1596	SINGLE FAMILY HOME CLUSTER
14	4795	1596	SINGLE FAMILY HOME CLUSTER
15	4090	1553	SINGLE FAMILY HOME CLUSTER
16	4447	1596	SINGLE FAMILY HOME CLUSTER
17	3985	1609	SINGLE FAMILY HOME CLUSTER
18	3451	1596	SINGLE FAMILY HOME CLUSTER
19	3345	1553	SINGLE FAMILY HOME CLUSTER
20	3996	1596	SINGLE FAMILY HOME CLUSTER
21	3451	1553	SINGLE FAMILY HOME CLUSTER
22	3345	1596	SINGLE FAMILY HOME CLUSTER
23	3996	1609	SINGLE FAMILY HOME CLUSTER
24	3451	1596	SINGLE FAMILY HOME CLUSTER
25	3346	1553	SINGLE FAMILY HOME CLUSTER
26	3996	1596	SINGLE FAMILY HOME CLUSTER
27	3451	1553	SINGLE FAMILY HOME CLUSTER
28	3346	1596	SINGLE FAMILY HOME CLUSTER
29	3996	1609	SINGLE FAMILY HOME CLUSTER
30	3451	1596	SINGLE FAMILY HOME CLUSTER
31	3346	1553	SINGLE FAMILY HOME CLUSTER
32	3996	1596	SINGLE FAMILY HOME CLUSTER
33	3451	1553	SINGLE FAMILY HOME CLUSTER
34	3346	1596	SINGLE FAMILY HOME CLUSTER
35	3929	1609	SINGLE FAMILY HOME CLUSTER
36	3451	1596	SINGLE FAMILY HOME CLUSTER
37	3347	1553	SINGLE FAMILY HOME CLUSTER
38	3277	1609	SINGLE FAMILY HOME CLUSTER
39	3451	1596	SINGLE FAMILY HOME CLUSTER
40	4022	1087	SINGLE FAMILY HOME CLUSTER
41	4023	1087	SINGLE FAMILY HOME CLUSTER
42	3451	1553	SINGLE FAMILY HOME CLUSTER
43	3277	1596	SINGLE FAMILY HOME CLUSTER
44	4024	1087	SINGLE FAMILY HOME CLUSTER
45	3451	1596	SINGLE FAMILY HOME CLUSTER
46	3277	1609	SINGLE FAMILY HOME CLUSTER
47	4023	1087	SINGLE FAMILY HOME CLUSTER
48	3451	1553	SINGLE FAMILY HOME CLUSTER
49	3277	1596	SINGLE FAMILY HOME CLUSTER
50	4023	1087	SINGLE FAMILY HOME CLUSTER

PROPOSED LOTS			
LOT	GROSS SF	NET SF	ZONING–LAND USE
51	3451	1596	SINGLE FAMILY HOME CLUSTER
52	3277	1609	SINGLE FAMILY HOME CLUSTER
53	4023	1087	SINGLE FAMILY HOME CLUSTER
54	3451	1553	SINGLE FAMILY HOME CLUSTER
55	3277	1596	SINGLE FAMILY HOME CLUSTER
56	4023	1087	SINGLE FAMILY HOME CLUSTER
57	3451	1596	SINGLE FAMILY HOME CLUSTER
58	3277	1609	SINGLE FAMILY HOME CLUSTER
59	4023	1087	SINGLE FAMILY HOME CLUSTER
60	3451	1553	SINGLE FAMILY HOME CLUSTER
61	3277	1596	SINGLE FAMILY HOME CLUSTER
62	4023	1087	SINGLE FAMILY HOME CLUSTER
63	3451	1596	SINGLE FAMILY HOME CLUSTER
64	3277	1609	SINGLE FAMILY HOME CLUSTER
65	3276	1596	SINGLE FAMILY HOME CLUSTER
66	3276	1553	SINGLE FAMILY HOME CLUSTER
67	6555	1087	SINGLE FAMILY HOME CLUSTER
68	6555	1087	SINGLE FAMILY HOME CLUSTER
69	3276	1596	SINGLE FAMILY HOME CLUSTER
70	3276	1609	SINGLE FAMILY HOME CLUSTER
71	6555	1087	SINGLE FAMILY HOME CLUSTER
72	3276	1553	SINGLE FAMILY HOME CLUSTER
73	3276	1596	SINGLE FAMILY HOME CLUSTER
74	6555	1087	SINGLE FAMILY HOME CLUSTER
75	3276	1596	SINGLE FAMILY HOME CLUSTER
76	3276	1609	SINGLE FAMILY HOME CLUSTER
77	7677	1087	SINGLE FAMILY HOME CLUSTER
78	3276	1553	SINGLE FAMILY HOME CLUSTER
79	3279	1596	SINGLE FAMILY HOME CLUSTER
80	3280	1553	SINGLE FAMILY HOME CLUSTER
81	4959	1553	SINGLE FAMILY HOME CLUSTER
82	3352	1596	SINGLE FAMILY HOME CLUSTER
83	3329	1596	SINGLE FAMILY HOME CLUSTER
84	5391	1609	SINGLE FAMILY HOME CLUSTER
85	3566	1553	SINGLE FAMILY HOME CLUSTER
86	3126	1596	SINGLE FAMILY HOME CLUSTER
87	3580	1596	SINGLE FAMILY HOME CLUSTER
88	4157	1609	SINGLE FAMILY HOME CLUSTER
89	3195	1553	SINGLE FAMILY HOME CLUSTER
90	5656	1553	SINGLE FAMILY HOME CLUSTER
91	3184	1553	SINGLE FAMILY HOME CLUSTER
92	5529	1596	SINGLE FAMILY HOME CLUSTER
93	8229	1596	SINGLE FAMILY HOME CLUSTER
94	6226	1609	SINGLE FAMILY HOME CLUSTER
95	6765	1553	SINGLE FAMILY HOME CLUSTER
96	5693	1596	SINGLE FAMILY HOME CLUSTER
97	3996	1609	SINGLE FAMILY HOME CLUSTER
98	3610	1596	SINGLE FAMILY HOME CLUSTER
99	3996	1596	SINGLE FAMILY HOME CLUSTER
100	5389	1553	SINGLE FAMILY HOME CLUSTER

PROPOSED LOTS			
LOT	GROSS SF	NET SF	ZONING–LAND USE
101	3374	1553	SINGLE FAMILY HOME CLUSTER
102	3452	1596	SINGLE FAMILY HOME CLUSTER
103	3566	1609	SINGLE FAMILY HOME CLUSTER
104	3594	1596	SINGLE FAMILY HOME CLUSTER
105	3452	1553	SINGLE FAMILY HOME CLUSTER
106	3556	1596	SINGLE FAMILY HOME CLUSTER
107	3799	1553	SINGLE FAMILY HOME CLUSTER
108	3452	1596	SINGLE FAMILY HOME CLUSTER
109	3570	1609	SINGLE FAMILY HOME CLUSTER
110	6063	1596	SINGLE FAMILY HOME CLUSTER
111	4236	1553	SINGLE FAMILY HOME CLUSTER
112	4412	1596	SINGLE FAMILY HOME CLUSTER
113	13287	1553	SINGLE FAMILY HOME CLUSTER
114	6488	1596	SINGLE FAMILY HOME CLUSTER
115	6156	1609	SINGLE FAMILY HOME CLUSTER
116	4271	1609	SINGLE FAMILY HOME CLUSTER
117	5250	1596	SINGLE FAMILY HOME CLUSTER
118	6507	1596	SINGLE FAMILY HOME CLUSTER
119	4990	1609	SINGLE FAMILY HOME CLUSTER
120	4702	1609	SINGLE FAMILY HOME CLUSTER
121	5962	1596	SINGLE FAMILY HOME CLUSTER
122	106819	106819	PRIVATE OPEN SPACE
123	98151	98151	PRIVATE OPEN SPACE
124	69430	69430	PRIVATE OPEN SPACE
125	261418	261418	PRIVATE OPEN SPACE
126	3385	3385	PRIVATE OPEN SPACE
127	209882	209882	PRIVATE OPEN SPACE
128	1980	1980	PRIVATE OPEN SPACE
129	3965825	3965825	PUBLIC OPEN SPACE*
130	227651	227651	PRIVATE OPEN SPACE
131	152245	152245	PUBLIC ROAD A
132	88580	88580	PRIVATE ROAD B
133	27867	27867	PRIVATE ROAD C
134	64460	64460	PRIVATE ROAD D

*TO BE DEDICATED TO COUNTY FOR PUBLIC OPEN SPACE.

LEGEND

TRACT BOUNDARY
PROPOSED RIGHT–OF–WAY
PROPOSED LOT LINES
PROPOSED EASEMENT
3 PROPOSED LOTS

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • workfiles@lcegroupinc.com

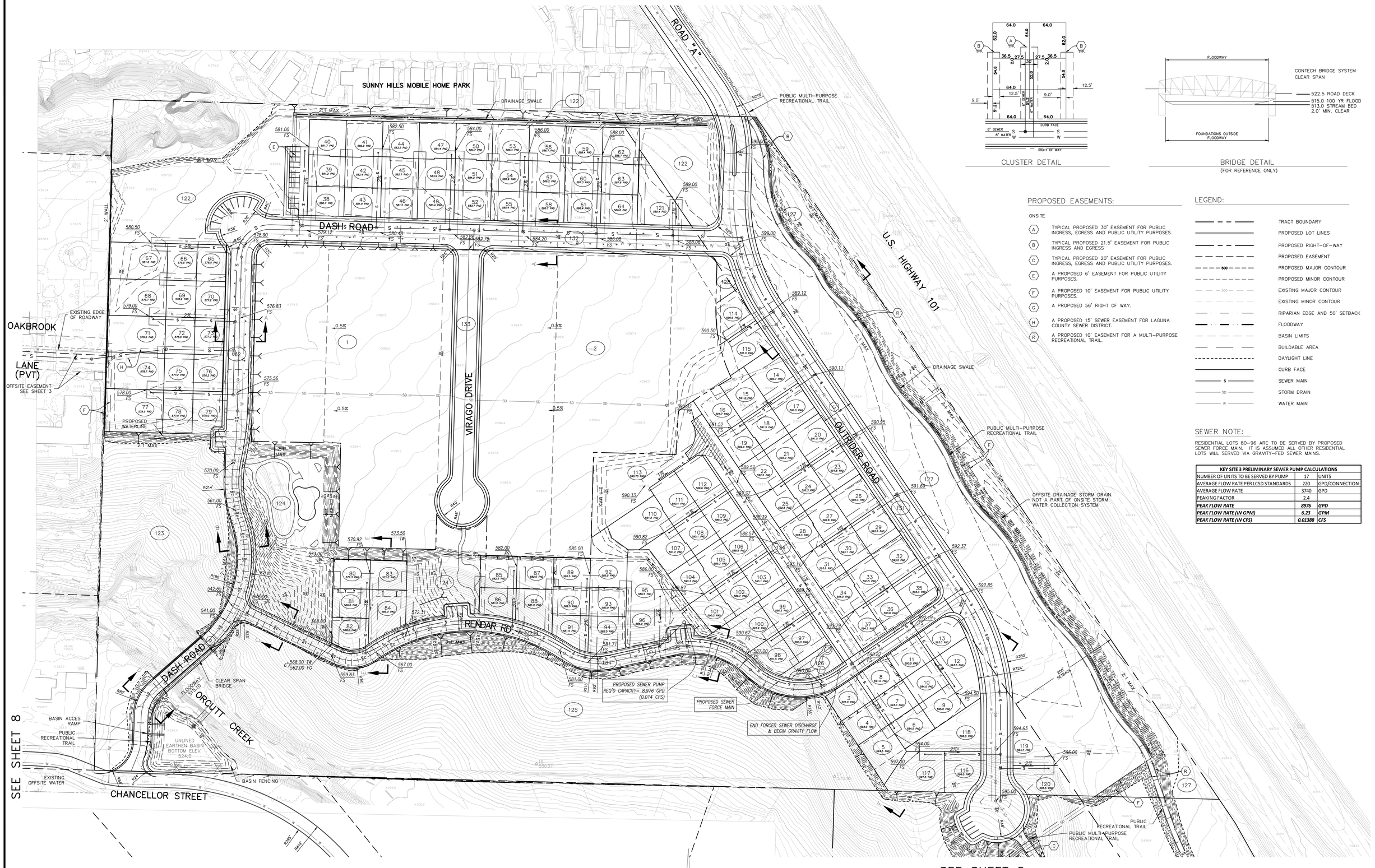
O.C.P. KEY SITE 3
Vesting Tentative Tract Map 14,801
Proposed Offsite Easements

BEING A SUBDIVISION OF APN 129–151–026

TOWN OF ORCUTT, COUNTY OF SANTA BARBARA, CALIFORNIA
LCE JOB #:6876 August 17, 2020

42-EXB SAVE DATE: 8/17/2020 9:23:45 AM PLOT BY:Patrick Kauffman
DRAWING: x:\lce group\civil\jobs\6800\6876 sb clark llc\civil\dwg\sht\6876 sht 3 ttm.dwg

SEE SHEET 8



CLUSTER DETAIL

BRIDGE DETAIL
(FOR REFERENCE ONLY)

PROPOSED EASEMENTS:

ONSITE

- (A) TYPICAL PROPOSED 30' EASEMENT FOR PUBLIC INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES.
- (B) TYPICAL PROPOSED 21.5' EASEMENT FOR PUBLIC INGRESS AND EGRESS
- (C) TYPICAL PROPOSED 20' EASEMENT FOR PUBLIC INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES.
- (E) A PROPOSED 6' EASEMENT FOR PUBLIC UTILITY PURPOSES.
- (F) A PROPOSED 10' EASEMENT FOR PUBLIC UTILITY PURPOSES.
- (G) A PROPOSED 56' RIGHT OF WAY.
- (H) A PROPOSED 15' SEWER EASEMENT FOR LAGUNA COUNTY SEWER DISTRICT.
- (R) A PROPOSED 10' EASEMENT FOR A MULTI-PURPOSE RECREATIONAL TRAIL.

LEGEND:

- TRACT BOUNDARY
- PROPOSED LOT LINES
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- 500 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 500 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- RIPARIAN EDGE AND 50' SETBACK
- FLOODWAY
- BASIN LIMITS
- BUILDABLE AREA
- DAYLIGHT LINE
- CURB FACE
- S SEWER MAIN
- SD STORM DRAIN
- W WATER MAIN

SEWER NOTE:

RESIDENTIAL LOTS 80-96 ARE TO BE SERVED BY PROPOSED SEWER FORCE MAIN. IT IS ASSUMED ALL OTHER RESIDENTIAL LOTS WILL SERVED VIA GRAVITY-FED SEWER MAINS.

KEY SITE 3 PRELIMINARY SEWER PUMP CALCULATIONS		
NUMBER OF UNITS TO BE SERVED BY PUMP	17	UNITS
AVERAGE FLOW RATE PER LCSD STANDARDS	220	GPD/CONNECTION
AVERAGE FLOW RATE	3740	GPD
PEAKING FACTOR	2.4	
PEAK FLOW RATE	***8976***	***GPD***
PEAK FLOW RATE (IN GPM)	***6.23***	***GPM***
PEAK FLOW RATE (IN CFS)	***0.01388***	***CFS***

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • workfiles@lcegroupinc.com

O.C.P. KEY SITE 3
Vesting Tentative Tract Map 14,801
Proposed Site Improvements

BEING A SUBDIVISION OF APN 129-151-026

TOWN OF ORCUTT, COUNTY OF SANTA BARBARA, CALIFORNIA
LCE JOB #: 6876 September 9, 2020

DRAWING:s:\lce group\civil\jobs\6800\6876 sb clark llc\civil\dwg\unit\6876 aht 4 ttm.dwg

LEGEND:

- TRACT BOUNDARY
- PROPOSED LOT LINES
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- RIPARIAN EDGE AND 50' SETBACK
- FLOODWAY
- BASIN LIMITS
- BUILDABLE AREA
- DAYLIGHT LINE
- CURB FACE
- SEWER MAIN
- STORM DRAIN
- WATER MAIN

PROPOSED EASEMENTS:

ONSITE

- (C) TYPICAL PROPOSED 20' EASEMENT FOR PUBLIC INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES.
- (F) A PROPOSED 10' EASEMENT FOR PUBLIC UTILITY PURPOSES.
- (R) A PROPOSED 10' EASEMENT FOR A PUBLIC MULTI-PURPOSE RECREATIONAL TRAIL.
- (T) A PROPOSED PUBLIC OPEN SPACE EASEMENT FOR PUBLIC RIGHT OF ACCESS OR SCENIC ENJOYMENT AND ENVIRONMENTAL HABITAT RESTRICTIONS IN ACCORDANCE WITH COUNTY LAND USE DEVELOPMENT CODE SECTION 35.23.100.E.1.

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • workfiles@lcegroupinc.com

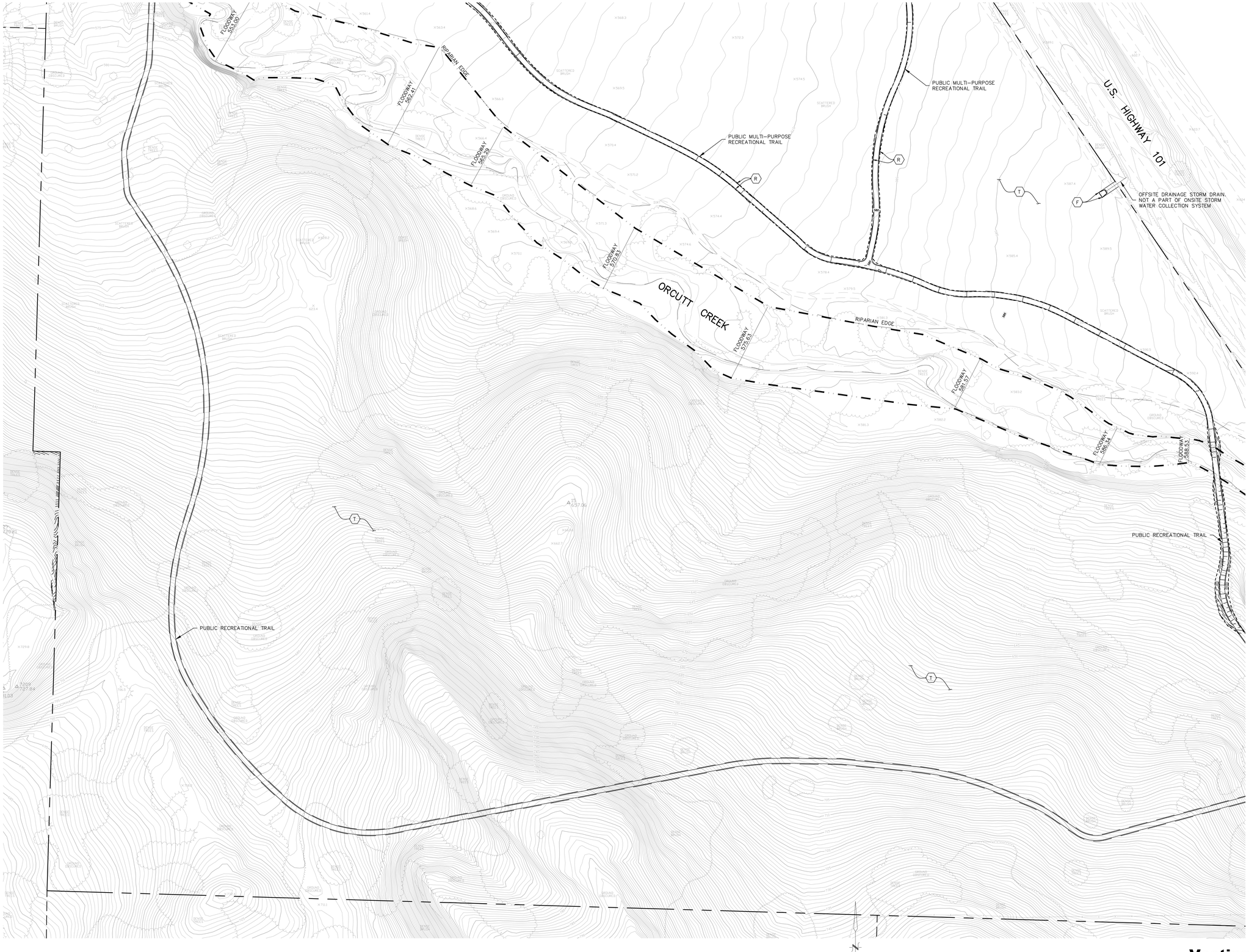
O.C.P. KEY SITE 3
Vesting Tentative Tract Map 14,801
Proposed Site Improvements

BEING A SUBDIVISION OF APN 129-151-026

TOWN OF ORCUTT, COUNTY OF SANTA BARBARA, CALIFORNIA
LCE JOB #:6876 August 17, 2020

DRAWING:x:\lce group\civil\jobs\6800\6876 sb clark llc\civil\dwg\sht\6876 sht 4 ttm.dwg

SEE SHEET 5



SEE SHEET 7

LEGEND:

- TRACT BOUNDARY
- PROPOSED LOT LINES
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- RIPARIAN EDGE AND 50' SETBACK
- FLOODWAY
- BASIN LIMITS
- BUILDABLE AREA
- DAYLIGHT LINE
- CURB FACE
- SEWER MAIN
- STORM DRAIN
- WATER MAIN

PROPOSED EASEMENTS:

ONSITE

- (F) A PROPOSED 10' EASEMENT FOR PUBLIC UTILITY PURPOSES.
- (R) A PROPOSED 10' EASEMENT FOR A PUBLIC MULTI-PURPOSE RECREATIONAL TRAIL.
- (T) A PROPOSED PUBLIC OPEN SPACE EASEMENT FOR PUBLIC RIGHT OF ACCESS OR SCENIC ENJOYMENT AND ENVIRONMENTAL HABITAT RESTRICTIONS IN ACCORDANCE WITH COUNTY LAND USE DEVELOPMENT CODE SECTION 35.23.100.E.1.

SCALE: 1"=60'

0 60 120 180

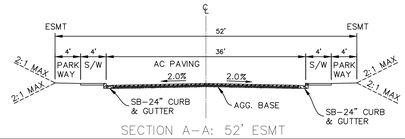
LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • workfiles@lcegroupinc.com

O.C.P. KEY SITE 3
Vesting Tentative Tract Map 14,801
Proposed Site Improvements

BEING A SUBDIVISION OF APN 129-151-026

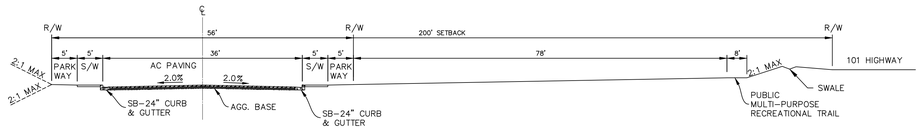
TOWN OF ORCUTT, COUNTY OF SANTA BARBARA, CALIFORNIA
LCE JOB #: 6876 August 17, 2020

DRAWING:x:\lce group\civil\jobs\6800\6876 sb clark llc\civil\dwg\sht\6876 sht 4 ttm.dwg



SECTION A–A: 52' ESMT

NOT TO SCALE



SECTION A1–A1: 56' R.O.W.

NOT TO SCALE

SECTION B–B: 34' R.O.W.

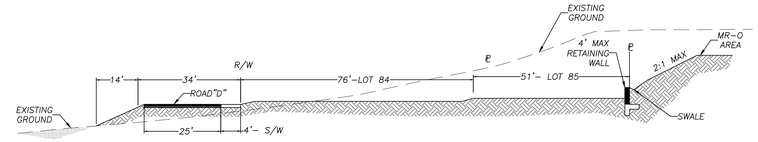
NOT TO SCALE

SECTION C–C: 32' R.O.W.

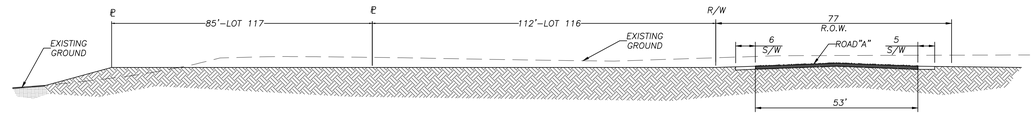
NOT TO SCALE

SECTION D–D: 34' R.O.W.

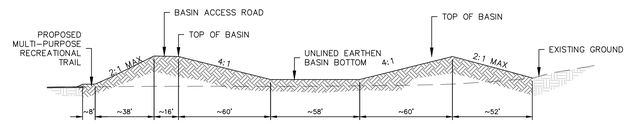
NOT TO SCALE



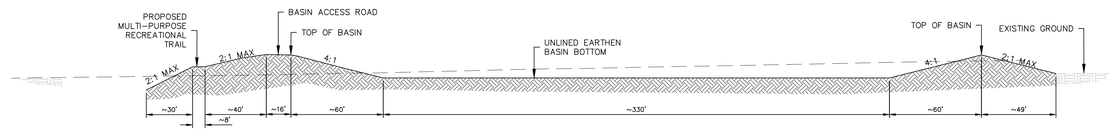
CROSS SECTION E – E



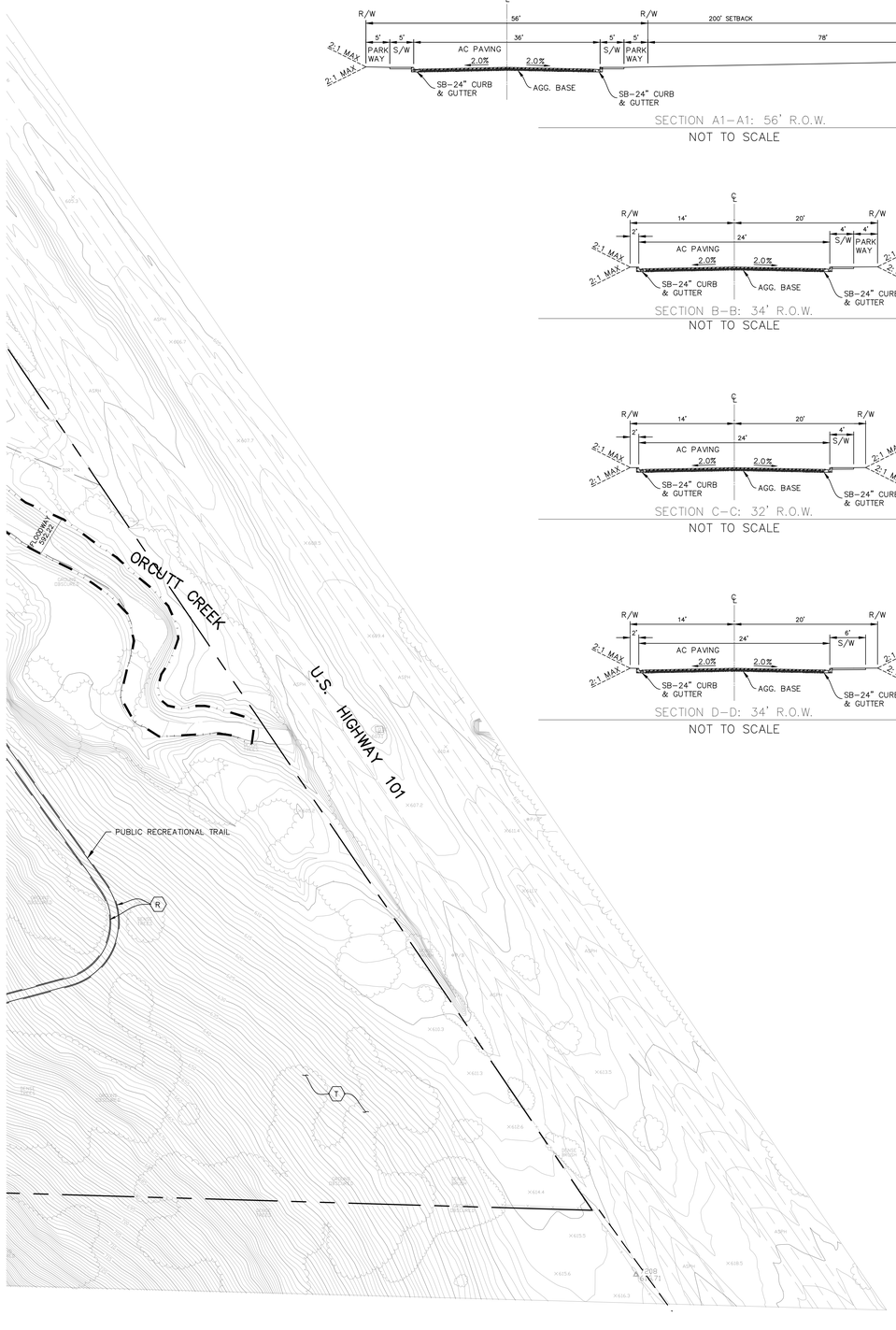
CROSS SECTION F – F



BASIN SECTION G – G



BASIN SECTION H – H



PROPOSED EASEMENTS:

ONSITE

(R) A PROPOSED 10' EASEMENT FOR A PUBLIC MULTI–PURPOSE RECREATIONAL TRAIL.

(T) A PROPOSED PUBLIC OPEN SPACE EASEMENT FOR PUBLIC RIGHT OF ACCESS OR SCENIC ENJOYMENT AND ENVIRONMENTAL HABITAT RESTRICTIONS IN ACCORDANCE WITH COUNTY LAND USE DEVELOPMENT CODE SECTION 35.23.100.E.1.

LEGEND:

- TRACT BOUNDARY
- PROPOSED LOT LINES
- PROPOSED RIGHT–OF–WAY
- PROPOSED EASEMENT
- 500 PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- 500 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- RIPARIAN EDGE AND 50' SETBACK
- FLOODWAY
- BASIN LIMITS
- BUILDABLE AREA
- DAYLIGHT LINE
- CURB FACE
- S SEWER MAIN
- SD STORM DRAIN
- W WATER MAIN

N

SCALE: 1"=60'

0 60 120 180

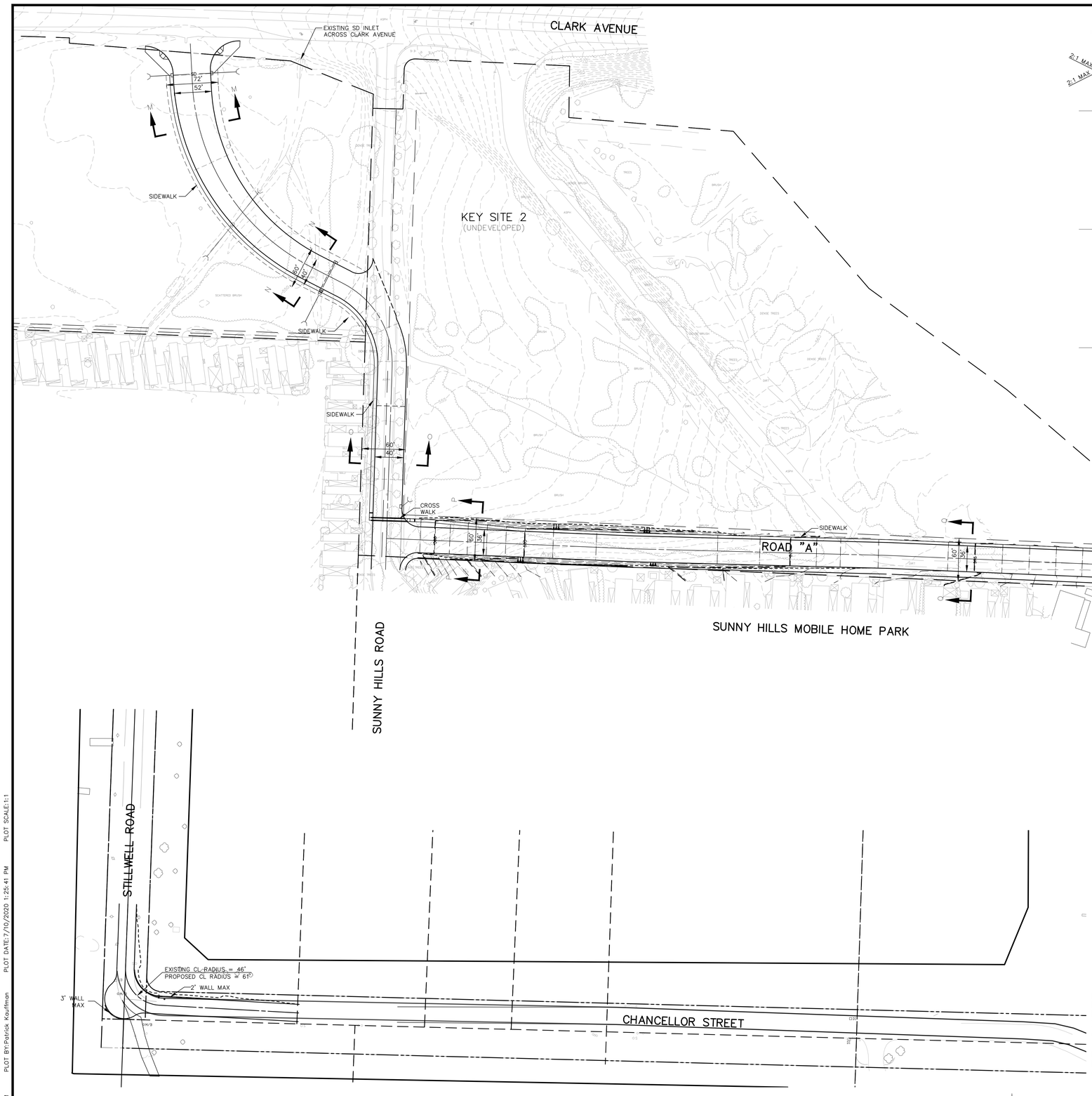
LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • workfiles@lcegroupinc.com

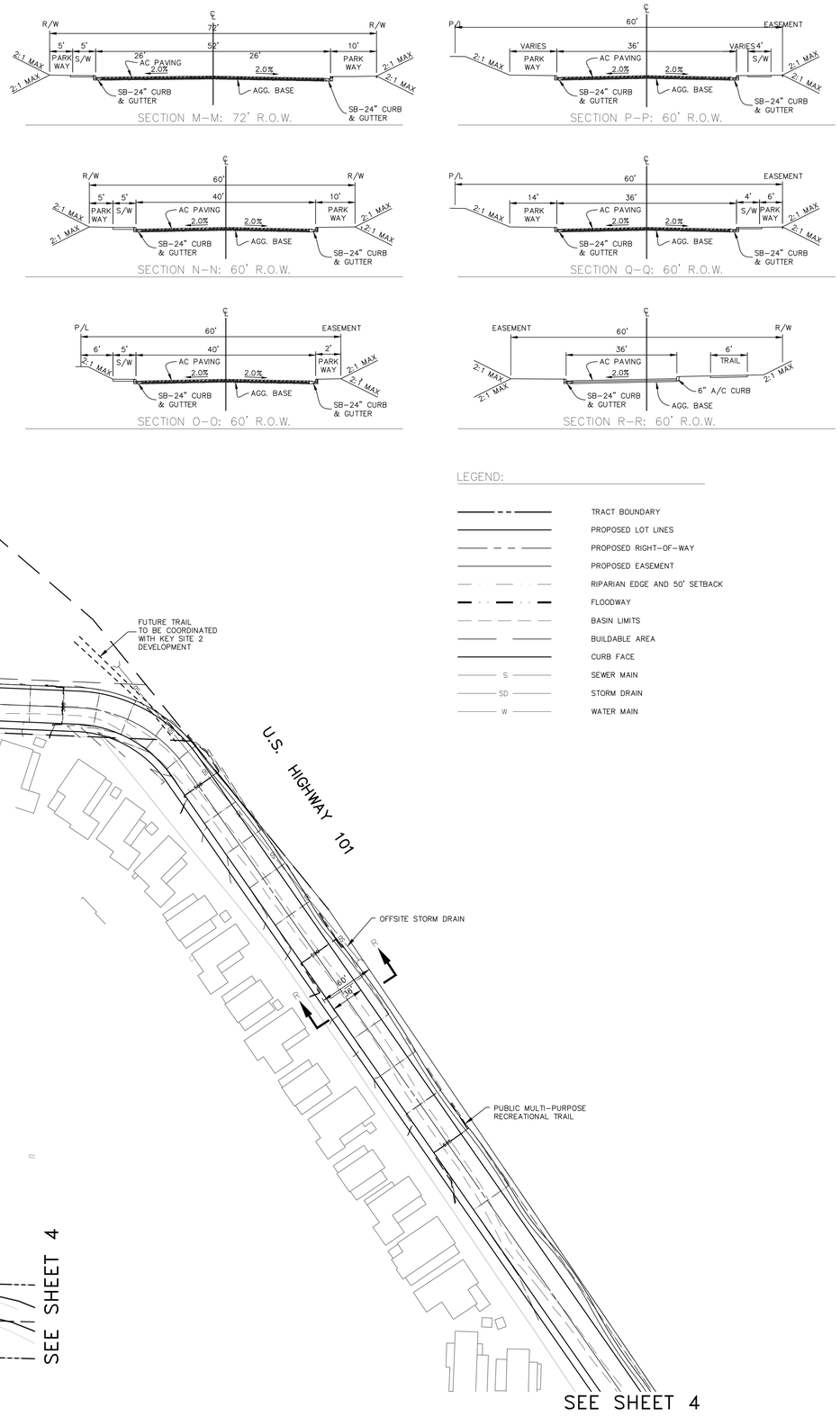
O.C.P. KEY SITE 3
Vesting Tentative Tract Map 14,801
Proposed Site Improvements

BEING A SUBDIVISION OF APN 129–151–026

TOWN OF ORCUTT, COUNTY OF SANTA BARBARA, CALIFORNIA
LCE JOB #:6876 August 17, 2020

DRAWING:x:\lce group\civil\jobs\6800\6876 ab clark llc\civil\dwg\sht\6876 sht 4 tlm.dwg





LEGEND:

- TRACT BOUNDARY
- PROPOSED LOT LINES
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT
- RIPARIAN EDGE AND 50' SETBACK
- FLOODWAY
- BASIN LIMITS
- BUILDABLE AREA
- CURB FACE
- S — SEWER MAIN
- SD — STORM DRAIN
- W — WATER MAIN

SCALE: 1"=60'

0 60 120 180

O.C.P. KEY SITE 3
Vesting Tentative Tract Map 14,801
Proposed Site Improvements

BEING A SUBDIVISION OF APN 129-151-026
TOWN OF ORCUTT, COUNTY OF SANTA BARBARA, CALIFORNIA
LCE JOB #: 6876 July 10, 2020

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • workfiles@lcegroupinc.com

42-EXB SAVE DATE: 7/10/2020 1:25:26 PM PLOT BY: Patrick Kaufman PLOT DATE: 7/10/2020 1:25:41 PM PLOT SCALE: 1:1
DRAWING: x:\lce group\civil\jobs\6800\6876 sb clark llc\civil\dwg\sht\6876 sht 8 ltm.dwg

UNIT DATA

	AREA	PLAN	UNITS	STORIES	1ST S.F.	2ND S.F.	TOTAL S.F.	BUILDING HEIGHT (FT)	GARAGE SPACES	BEDROOMS	BATHROOMS
	CLUSTER	PLAN A	17	1	1,087	–	1,087	23	2	2	2
	CLUSTER	PLAN B	23	2	689	920	1,609	26	2	3	2.5
	CLUSTER	PLAN E	30	2	985	568	1,553	26	2	3	2.5
	CLUSTER	PLAN D	49	2	680	916	1,596	24	2	3	2.5

LEGEND

- TRACT BOUNDARY
- PROPOSED LOT LINES
- PROPOSED RIGHT-OF-WAY
- BASIN LIMITS
- CURB FACE
- STREET CENTERLINE
- BUILDING SETBACK
- PROPOSED EASEMENT
- S — SEWER MAIN
- SD — STORM DRAIN
- W — WATER MAIN
- POST AND RAIL FENCE
- SPLIT FACE WALL
- 6' PRIVACY FENCE(WOOD)
- 6' TUBULAR STEEL FENCE
- 40 / PLAN A / 581.7 PAD — LOT NUMBER / UNIT TYPE / PAD ELEVATION

DEVELOPER

SB CLARK, LLC
300 ESPLANADE DRIVE, SUITE 430
OXNARD, CA 930301
(805) 907-5124

ATTN: MATT MANSI

DEVELOPMENT PLAN UNIT & ACREAGE SUMMARY

PARCELS	119	
UNITS		
CLUSTERS	119	
CONDOMINIUMS*	160	
	AREA (AC)	% OF DP AREA
MRO (LOTS 1, 2, & 133)	8.0	5.8%
ROADS, DRIVEWAYS, SIDEWALKS PATHS & SWALES	7.8	5.6%
BUILDING COVERAGE	3.1	2.2%
PRIVATE YARDS	6.2	4.5%
OPEN SPACE	113.5	81.9%
TOTAL	138.6	100%

*CONDOMINIUM UNITS ARE WITHIN THE MR-O, PARCELS 1 AND 2, AND ARE NOT PART OF THIS APPLICATION.

UTILITIES

SANITARY SEWER:
LAGUNA COUNTY SANITATION DISTRICT
620 W FOSTER ROAD
SANTA MARIA, CA 93455
(805) 934-6225

GAS DISTRIBUTION:
THE GAS COMPANY
P.O. BOX 818
GOLETA, CA 93116-0818
(805) 681-8024

TELEPHONE:
VERIZON
1223 W. FAIRWAY DRIVE
SANTA MARIA, CA 93455
(805) 928-3538

WATER:
GOLDEN STATE WATER COMPANY
1140 LOS OLIVOS AVENUE
LOS OSOS, CA 93402
(805) 528-7341

ELECTRICAL DISTRIBUTION:
PACIFIC GAS AND ELECTRIC (PG&E)
2445 SKYWAY DRIVE
SANTA MARIA, CA 93455
(805) 346-2232

CABLE T.V.:
COMCAST CABLE
2323 THOMPSON WAY
SANTA MARIA, CA 93455
(805) 349-7185

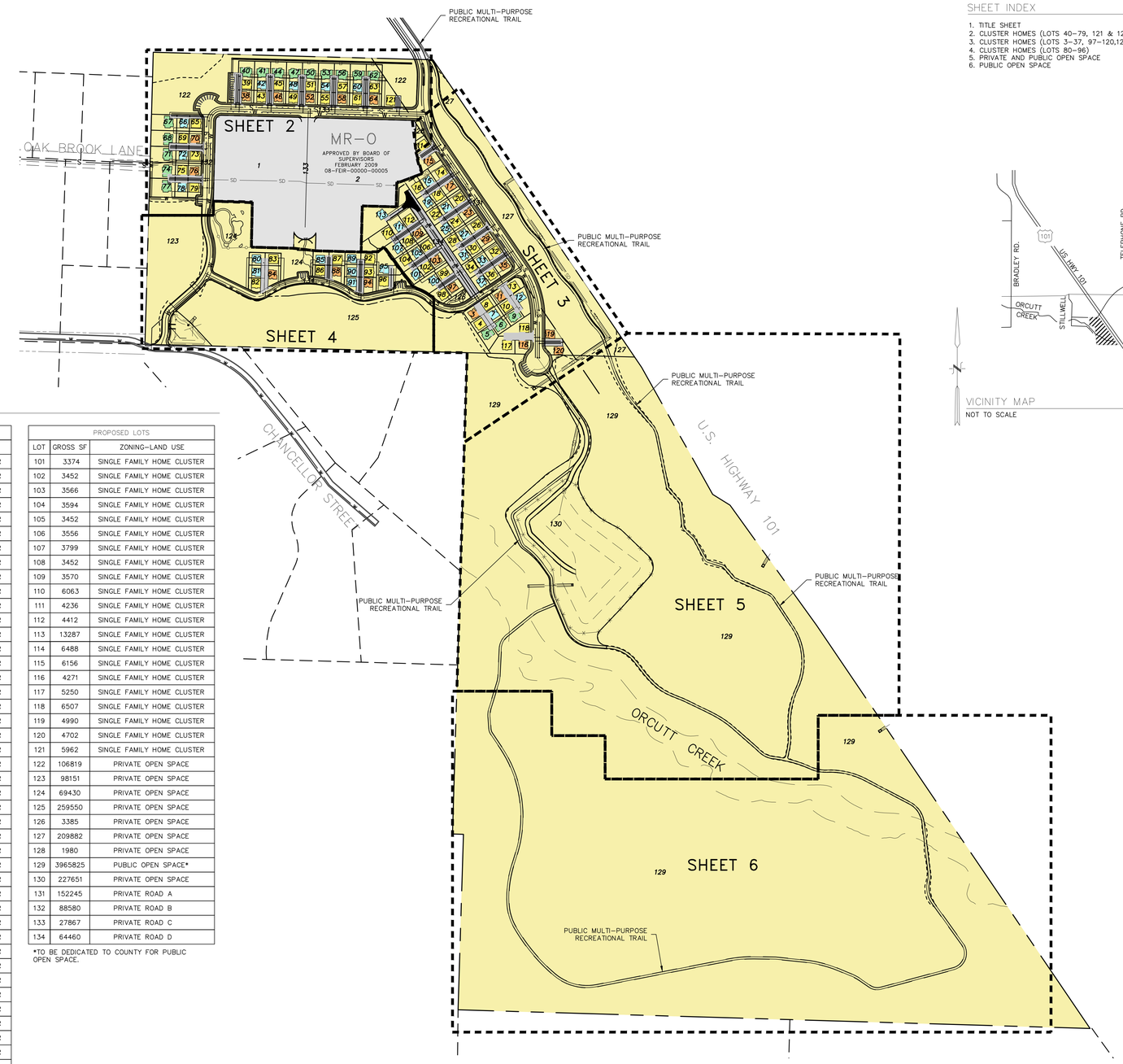
PROPOSED LOTS

PROPOSED LOTS		
LOT	GROSS SF	ZONING-LAND USE
1	164281	CONDOMINIUM
2	183935	CONDOMINIUM
3	4475	SINGLE FAMILY HOME CLUSTER
4	3276	SINGLE FAMILY HOME CLUSTER
5	3276	SINGLE FAMILY HOME CLUSTER
6	3276	SINGLE FAMILY HOME CLUSTER
7	3276	SINGLE FAMILY HOME CLUSTER
8	3276	SINGLE FAMILY HOME CLUSTER
9	3276	SINGLE FAMILY HOME CLUSTER
10	3276	SINGLE FAMILY HOME CLUSTER
11	3276	SINGLE FAMILY HOME CLUSTER
12	5552	SINGLE FAMILY HOME CLUSTER
13	3634	SINGLE FAMILY HOME CLUSTER
14	4795	SINGLE FAMILY HOME CLUSTER
15	4090	SINGLE FAMILY HOME CLUSTER
16	4447	SINGLE FAMILY HOME CLUSTER
17	3985	SINGLE FAMILY HOME CLUSTER
18	3451	SINGLE FAMILY HOME CLUSTER
19	3345	SINGLE FAMILY HOME CLUSTER
20	3996	SINGLE FAMILY HOME CLUSTER
21	3451	SINGLE FAMILY HOME CLUSTER
22	3345	SINGLE FAMILY HOME CLUSTER
23	3996	SINGLE FAMILY HOME CLUSTER
24	3451	SINGLE FAMILY HOME CLUSTER
25	3346	SINGLE FAMILY HOME CLUSTER
26	3996	SINGLE FAMILY HOME CLUSTER
27	3451	SINGLE FAMILY HOME CLUSTER
28	3346	SINGLE FAMILY HOME CLUSTER
29	3996	SINGLE FAMILY HOME CLUSTER
30	3451	SINGLE FAMILY HOME CLUSTER
31	3346	SINGLE FAMILY HOME CLUSTER
32	3996	SINGLE FAMILY HOME CLUSTER
33	3451	SINGLE FAMILY HOME CLUSTER
34	3346	SINGLE FAMILY HOME CLUSTER
35	3929	SINGLE FAMILY HOME CLUSTER
36	3451	SINGLE FAMILY HOME CLUSTER
37	3347	SINGLE FAMILY HOME CLUSTER
38	3277	SINGLE FAMILY HOME CLUSTER
39	3451	SINGLE FAMILY HOME CLUSTER
40	4022	SINGLE FAMILY HOME CLUSTER
41	4023	SINGLE FAMILY HOME CLUSTER
42	3451	SINGLE FAMILY HOME CLUSTER
43	3277	SINGLE FAMILY HOME CLUSTER
44	4024	SINGLE FAMILY HOME CLUSTER
45	3451	SINGLE FAMILY HOME CLUSTER
46	3277	SINGLE FAMILY HOME CLUSTER
47	4023	SINGLE FAMILY HOME CLUSTER
48	3451	SINGLE FAMILY HOME CLUSTER
49	3277	SINGLE FAMILY HOME CLUSTER
50	4023	SINGLE FAMILY HOME CLUSTER

PROPOSED LOTS		
LOT	GROSS SF	ZONING-LAND USE
51	3451	SINGLE FAMILY HOME CLUSTER
52	3277	SINGLE FAMILY HOME CLUSTER
53	4023	SINGLE FAMILY HOME CLUSTER
54	3451	SINGLE FAMILY HOME CLUSTER
55	3277	SINGLE FAMILY HOME CLUSTER
56	4023	SINGLE FAMILY HOME CLUSTER
57	3451	SINGLE FAMILY HOME CLUSTER
58	3277	SINGLE FAMILY HOME CLUSTER
59	4023	SINGLE FAMILY HOME CLUSTER
60	3451	SINGLE FAMILY HOME CLUSTER
61	3277	SINGLE FAMILY HOME CLUSTER
62	4023	SINGLE FAMILY HOME CLUSTER
63	3451	SINGLE FAMILY HOME CLUSTER
64	3277	SINGLE FAMILY HOME CLUSTER
65	3276	SINGLE FAMILY HOME CLUSTER
66	3276	SINGLE FAMILY HOME CLUSTER
67	6555	SINGLE FAMILY HOME CLUSTER
68	6555	SINGLE FAMILY HOME CLUSTER
69	3276	SINGLE FAMILY HOME CLUSTER
70	3276	SINGLE FAMILY HOME CLUSTER
71	6555	SINGLE FAMILY HOME CLUSTER
72	3276	SINGLE FAMILY HOME CLUSTER
73	3276	SINGLE FAMILY HOME CLUSTER
74	6555	SINGLE FAMILY HOME CLUSTER
75	3276	SINGLE FAMILY HOME CLUSTER
76	3276	SINGLE FAMILY HOME CLUSTER
77	7677	SINGLE FAMILY HOME CLUSTER
78	3276	SINGLE FAMILY HOME CLUSTER
79	3279	SINGLE FAMILY HOME CLUSTER
80	3280	SINGLE FAMILY HOME CLUSTER
81	4959	SINGLE FAMILY HOME CLUSTER
82	3352	SINGLE FAMILY HOME CLUSTER
83	3329	SINGLE FAMILY HOME CLUSTER
84	5391	SINGLE FAMILY HOME CLUSTER
85	3566	SINGLE FAMILY HOME CLUSTER
86	3126	SINGLE FAMILY HOME CLUSTER
87	3580	SINGLE FAMILY HOME CLUSTER
88	4157	SINGLE FAMILY HOME CLUSTER
89	3195	SINGLE FAMILY HOME CLUSTER
90	5656	SINGLE FAMILY HOME CLUSTER
91	3184	SINGLE FAMILY HOME CLUSTER
92	5529	SINGLE FAMILY HOME CLUSTER
93	8229	SINGLE FAMILY HOME CLUSTER
94	6226	SINGLE FAMILY HOME CLUSTER
95	6765	SINGLE FAMILY HOME CLUSTER
96	5693	SINGLE FAMILY HOME CLUSTER
97	3996	SINGLE FAMILY HOME CLUSTER
98	3610	SINGLE FAMILY HOME CLUSTER
99	3996	SINGLE FAMILY HOME CLUSTER
100	5389	SINGLE FAMILY HOME CLUSTER

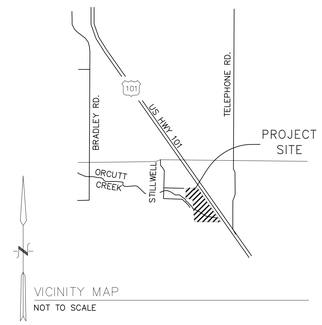
PROPOSED LOTS		
LOT	GROSS SF	ZONING-LAND USE
101	3374	SINGLE FAMILY HOME CLUSTER
102	3452	SINGLE FAMILY HOME CLUSTER
103	3566	SINGLE FAMILY HOME CLUSTER
104	3594	SINGLE FAMILY HOME CLUSTER
105	3452	SINGLE FAMILY HOME CLUSTER
106	3556	SINGLE FAMILY HOME CLUSTER
107	3799	SINGLE FAMILY HOME CLUSTER
108	3452	SINGLE FAMILY HOME CLUSTER
109	3570	SINGLE FAMILY HOME CLUSTER
110	6063	SINGLE FAMILY HOME CLUSTER
111	4236	SINGLE FAMILY HOME CLUSTER
112	4412	SINGLE FAMILY HOME CLUSTER
113	13287	SINGLE FAMILY HOME CLUSTER
114	6488	SINGLE FAMILY HOME CLUSTER
115	6156	SINGLE FAMILY HOME CLUSTER
116	4271	SINGLE FAMILY HOME CLUSTER
117	5250	SINGLE FAMILY HOME CLUSTER
118	6507	SINGLE FAMILY HOME CLUSTER
119	4990	SINGLE FAMILY HOME CLUSTER
120	4702	SINGLE FAMILY HOME CLUSTER
121	5962	SINGLE FAMILY HOME CLUSTER
122	106819	PRIVATE OPEN SPACE
123	98151	PRIVATE OPEN SPACE
124	69430	PRIVATE OPEN SPACE
125	259550	PRIVATE OPEN SPACE
126	3385	PRIVATE OPEN SPACE
127	209882	PRIVATE OPEN SPACE
128	1980	PRIVATE OPEN SPACE
129	3965825	PUBLIC OPEN SPACE*
130	227651	PRIVATE OPEN SPACE
131	152245	PRIVATE ROAD A
132	88580	PRIVATE ROAD B
133	27867	PRIVATE ROAD C
134	64460	PRIVATE ROAD D

*TO BE DEDICATED TO COUNTY FOR PUBLIC OPEN SPACE.



SHEET INDEX

1. TITLE SHEET
2. CLUSTER HOMES (LOTS 40-79, 121 & 122)
3. CLUSTER HOMES (LOTS 3-37, 97-120,126-129)
4. CLUSTER HOMES (LOTS 80-96)
5. PRIVATE AND PUBLIC OPEN SPACE
6. PUBLIC OPEN SPACE



VICINITY MAP
NOT TO SCALE

SCALE: 1"=200'
0 200 400 600

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • workfiles@lcegroupinc.com

O.C.P. KEY SITE 3
Development Plan 13DVP-0000-00010
Title Sheet

BEING A SUBDIVISION OF APN 129-151-026
TOWN OF ORCUTT, COUNTY OF SANTA BARBARA, CALIFORNIA
LCE JOB # 6876 July 16, 2019

DRAWING: \\s4\engineer\lce group\civil\jobs\6800\6876 sb clark llc\civil\dwg\sht\6876 sht1 development map.dwg

LEGEND

- TRACT BOUNDARY
- PROPOSED LOT LINES
- PROPOSED RIGHT-OF-WAY
- BASIN LIMITS
- CURB FACE
- STREET CENTERLINE
- BUILDING SETBACK
- PROPOSED EASEMENT
- S — SEWER MAIN
- SD — STORM DRAIN
- W — WATER MAIN
- POST AND RAIL FENCE
- SPLIT FACE WALL
- 6' PRIVACY FENCE(WOOD)
- 6' TUBULAR STEEL FENCE
- 40 / PLAN A / 581.7 PAD — LOT NUMBER / UNIT TYPE / PAD ELEVATION

UNIT LEGEND

CLUSTER	PLAN A	
CLUSTER	PLAN E	
CLUSTER	PLAN D	
CLUSTER	PLAN B	

0' 15' 30' 60' 90'
SCALE: 1" = 30'

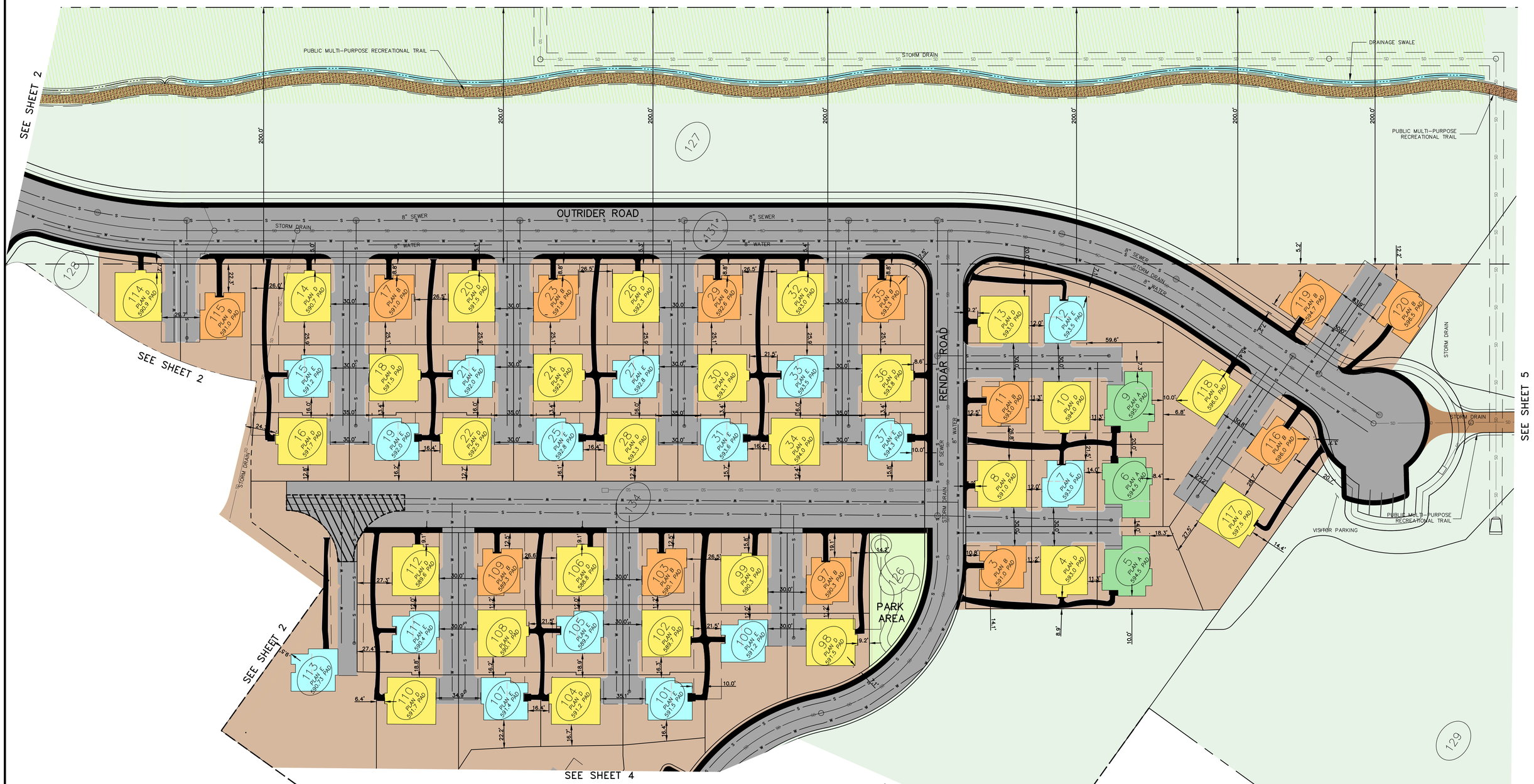
LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • workfiles@lcegroupinc.com

O.C.P. KEY SITE 3
Development Plan 13DVP-0000-00010
Cluster Homes (LOTS 3 - 47)

BEING A SUBDIVISION OF APN 129-151-026
TOWN OF ORCUTT, COUNTY OF SANTA BARBARA, CALIFORNIA
LCE JOB # 6876 July 18, 2019

42-EXB SAVE DATE: 7/18/2019 8:18:58 AM PLOT BY:
DRAWING: \\ls4\engineer\lce group\civil\jobs\6800\6876 ab clark llc\civil\dwg\unit\6876 sht2-6 development map.dwg

HIGHWAY 101



LEGEND

- TRACT BOUNDARY
- PROPOSED LOT LINES
- PROPOSED RIGHT-OF-WAY
- BASIN LIMITS
- CURB FACE
- STREET CENTERLINE
- BUILDING SETBACK
- PROPOSED EASEMENT
- S — SEWER MAIN
- SD — STORM DRAIN
- W — WATER MAIN
- POST AND RAIL FENCE
- SPLIT FACE WALL
- 6' PRIVACY FENCE(WOOD)
- 6' TUBULAR STEEL FENCE
- 40 / PLAN A / 581.7 PAD — LOT NUMBER, UNIT TYPE, PAD ELEVATION

UNIT LEGEND

- CLUSTER PLAN A
- CLUSTER PLAN E
- CLUSTER PLAN D
- CLUSTER PLAN B

0' 15' 30' 60' 90'
SCALE: 1" = 30'

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • workfiles@lcegroupinc.com

O.C.P. KEY SITE 3
Development Plan 13DVP-0000-00010
Cluster Homes (LOTS 48 - 115)

BEING A SUBDIVISION OF APN 129-151-026
TOWN OF ORCUTT, COUNTY OF SANTA BARBARA, CALIFORNIA
LCE JOB # 6876 July 18, 2019

42-EXB SAVE DATE: 7/18/2019 8:18:58 AM PLOT BY: Patrick Kauffman

DRAWING:

LEGEND

- TRACT BOUNDARY
- PROPOSED LOT LINES
- PROPOSED RIGHT-OF-WAY
- BASIN LIMITS
- CURB FACE
- STREET CENTERLINE
- BUILDING SETBACK
- PROPOSED EASEMENT
- S — SEWER MAIN
- SD — STORM DRAIN
- W — WATER MAIN
- POST AND RAIL FENCE
- SPLIT FACE WALL
- 6' PRIVACY FENCE
- 6' TUBULAR STEEL FENCE
- 40 / PLAN A / 581.7 PAD — LOT NUMBER / UNIT TYPE / PAD ELEVATION

UNIT LEGEND

	CLUSTER	PLAN A
	CLUSTER	PLAN E
	CLUSTER	PLAN D
	CLUSTER	PLAN B

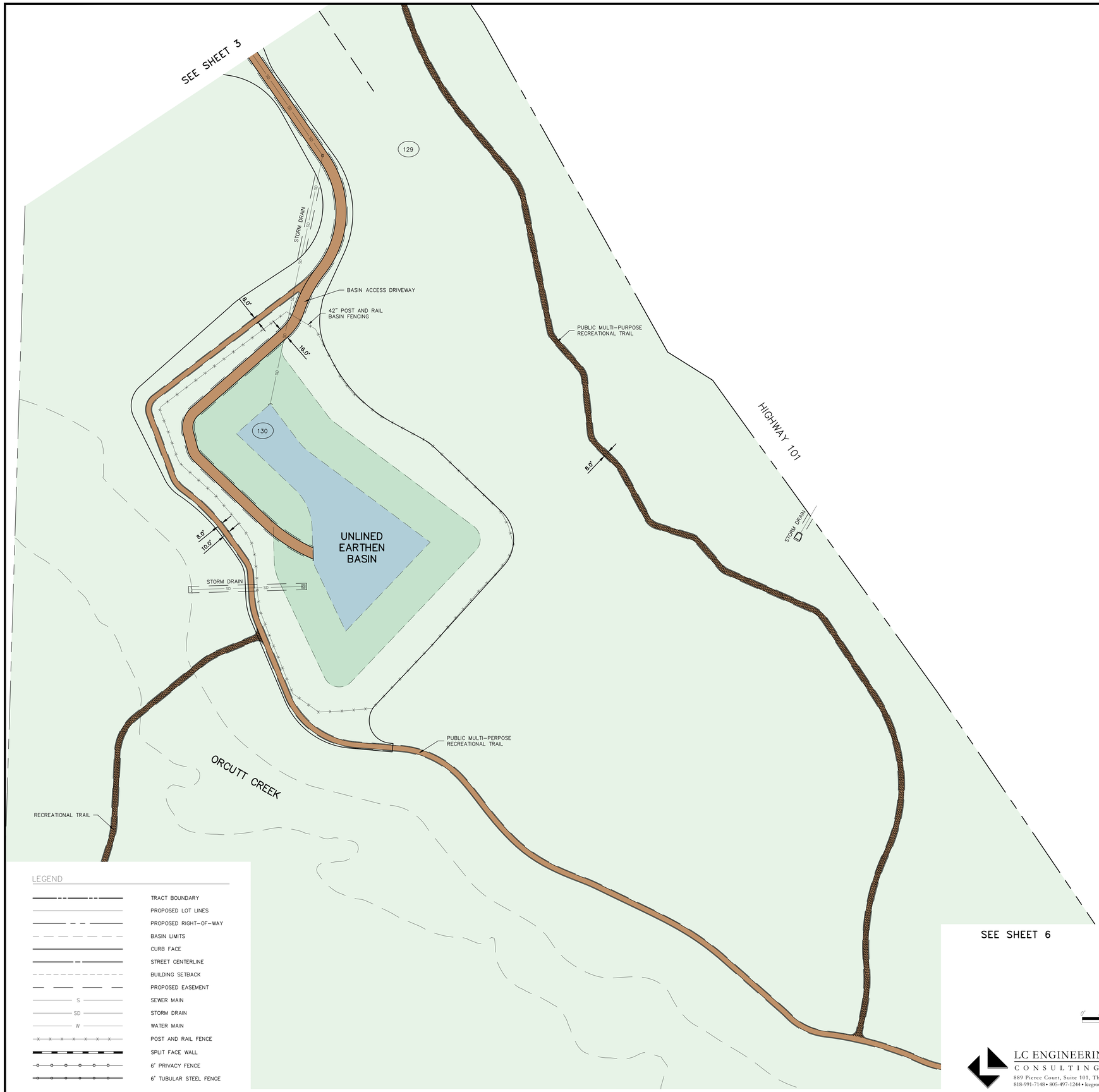
0' 15' 30' 60' 90'
SCALE: 1" = 30'

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcengroupinc.com • workfiles@lcengroupinc.com

O.C.P. KEY SITE 3
Development Plan 13DVP-0000-00010
Cluster Homes (LOTS 116 - 127)

BEING A SUBDIVISION OF APN 129-151-026
TOWN OF ORCUTT, COUNTY OF SANTA BARBARA, CALIFORNIA
LCE JOB # 6876 July 18, 2019

DRAWING: \\s4\engineer\lce group\civil\jobs\6800\6876 sb clark llc\civil\dwg\sht\6876 sht2-6 development map.dwg



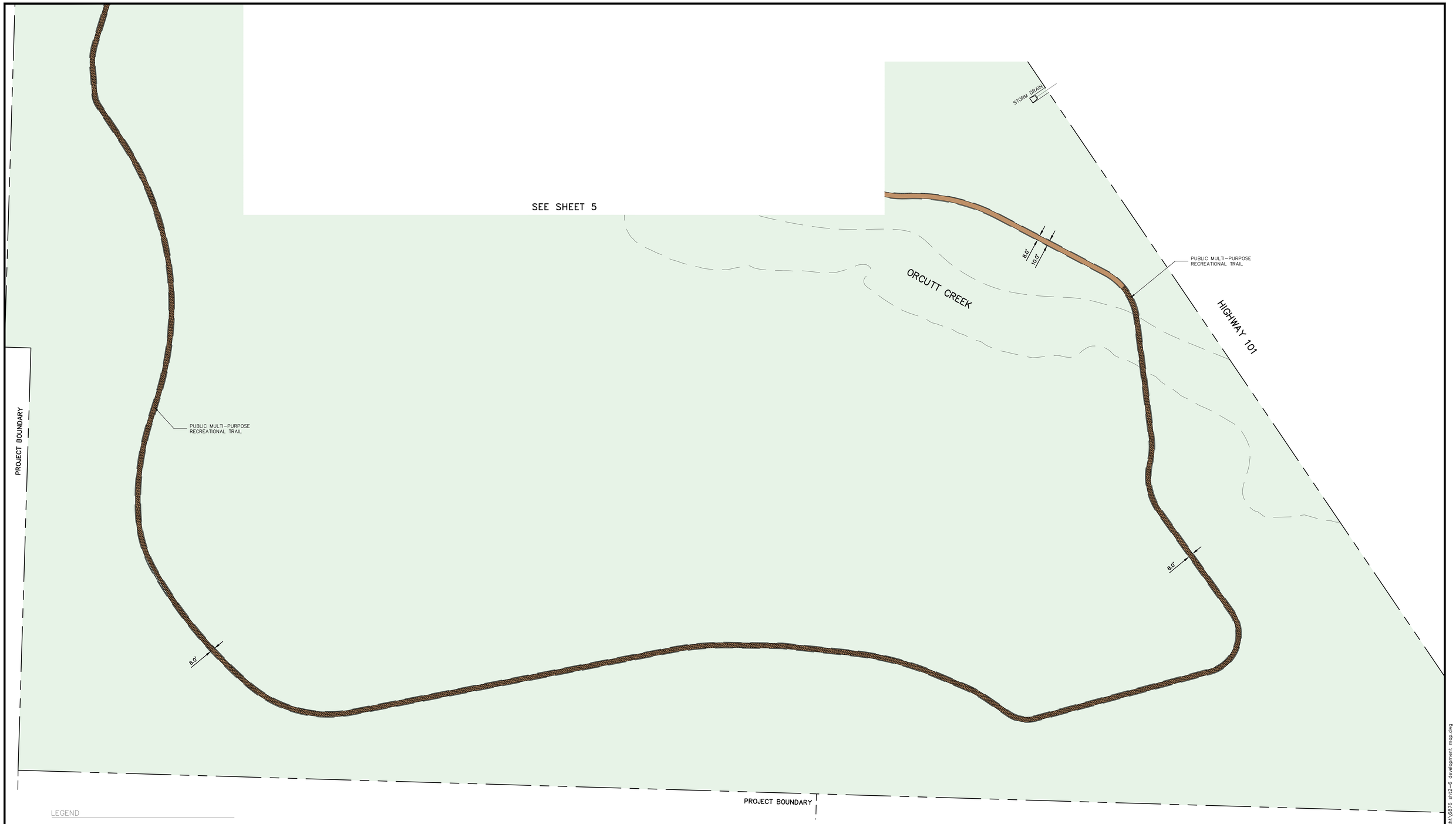
0' 30' 60' 120' 180'
SCALE: 1" = 60'

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcengroupinc.com • workfiles@lcengroupinc.com

O.C.P. KEY SITE 3
Development Plan 13DVP-0000-00010
Private and Public Open Space

BEING A SUBDIVISION OF APN 129-151-026
TOWN OF ORCUTT, COUNTY OF SANTA BARBARA, CALIFORNIA
LCE JOB # 6876 July 18, 2019

DRAWING: \\s4\engineer\lce group\civil\jobs\6800\6876 sb clark llc\civil\dwg\sht\6876 sht2-6 development map.dwg



LEGEND

- TRACT BOUNDARY
- PROPOSED LOT LINES
- PROPOSED RIGHT-OF-WAY
- BASIN LIMITS
- CURB FACE
- STREET CENTERLINE
- BUILDING SETBACK
- PROPOSED EASEMENT
- S — SEWER MAIN
- SD — STORM DRAIN
- W — WATER MAIN
- POST AND RAIL FENCE
- SPLIT FACE WALL
- 6' PRIVACY FENCE
- 6' TUBULAR STEEL FENCE

N

0' 30' 60' 120' 180'

SCALE: 1" = 60'

LC ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
889 Pierce Court, Suite 101, Thousand Oaks, California 91360
818-991-7148 • 805-497-1244 • lcegroupinc.com • workfiles@lcegroupinc.com

O.C.P. KEY SITE 3
Development Plan 13DVP-0000-00010
Public Open Space

BEING A SUBDIVISION OF APN 129-151-026
TOWN OF ORCUTT, COUNTY OF SANTA BARBARA, CALIFORNIA
LCE JOB # 6876 July 18, 2019

DRAWING: Y:\lse4\engineer\lce group\civil\jobs\6800\6876 sb clark llc\civil\dwg\sht\6876 sht2-6 development map.dwg

PROJECT APPLICATION BOOKLET

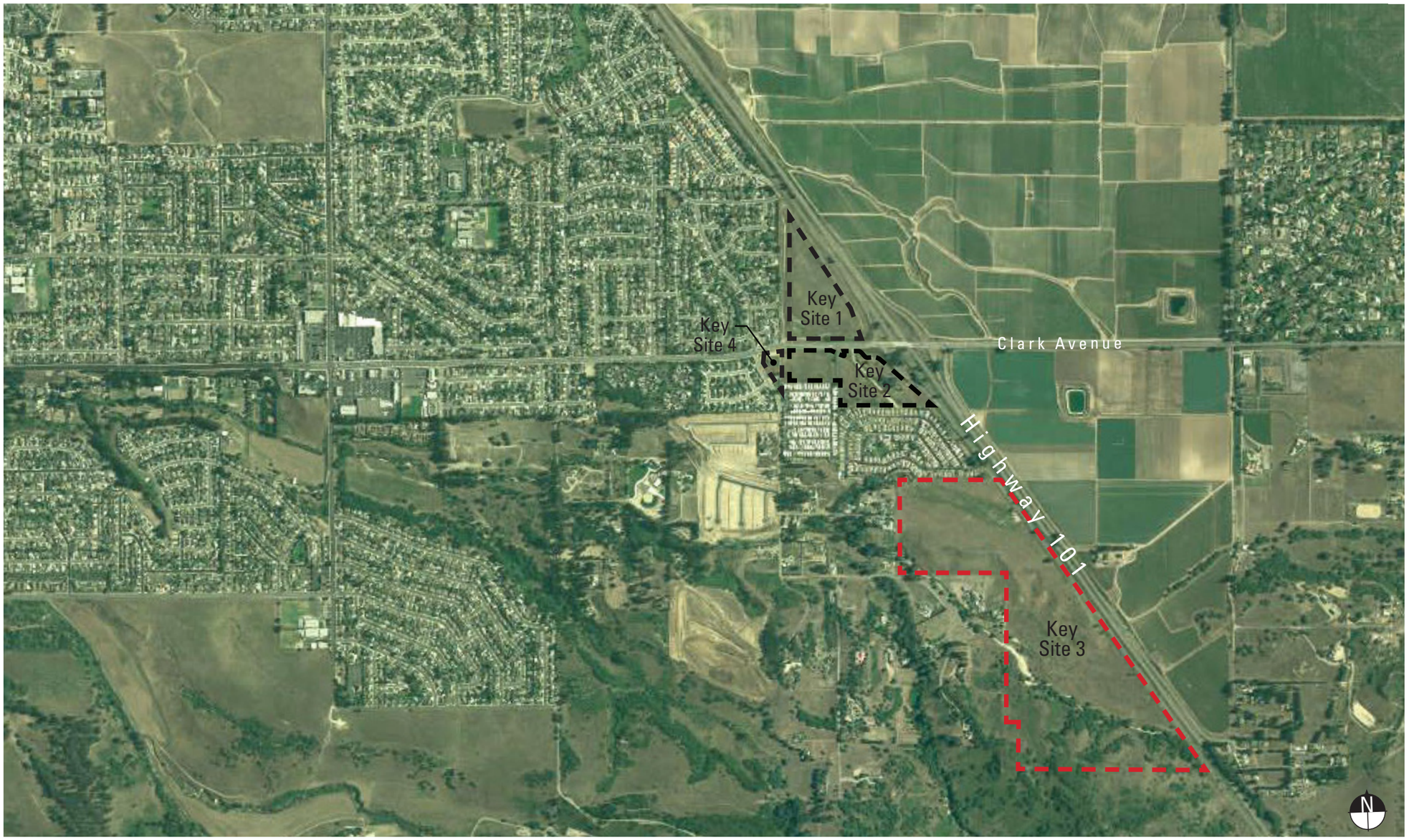
ORCUTT KEY SITE 3

FEBRUARY 2016

Project Case Numbers: 13GPA-0000S, 13R2N-00000-00001, 13TRM-00000-00001, 13DVP-0000-00010

sb clark llc

(page intentionally left blank)



Site Location

Aerial Photograph

Site Aerial Photo

Illustrative Site Plan- Full Site

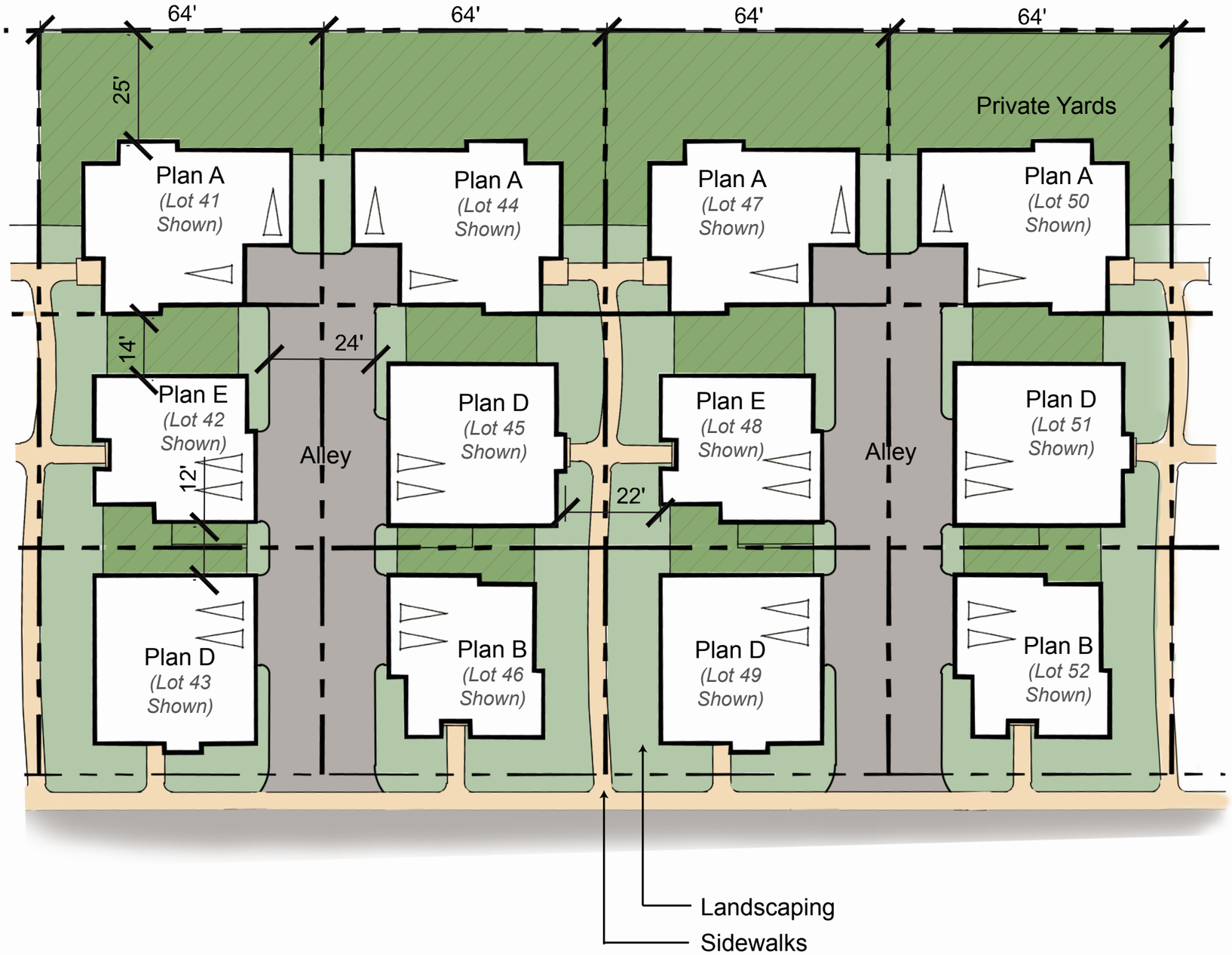
Orcutt Key Site 3

COUNTY OF SANTA BARBARA, CA

Illustrative Site Plan - The Mesa

PROJECT APPLICATION BOOKLET

FEBRUARY 2016



Maintained by Private Home Owner

Maintained by Home Owner's Association (Includes Alley, Sidewalks & Walkways)

Notes:
Concept Diagram for illustrative purposes only. Actual design of homes, including location of windows, may be modified to ensure maximum residential privacy.

Plan A = Single Story
Other Plans = Two Story

Cluster - 6-Pack Concept Diagram

(Lots 41 to 52)

Farmhouse - Plan D - Right

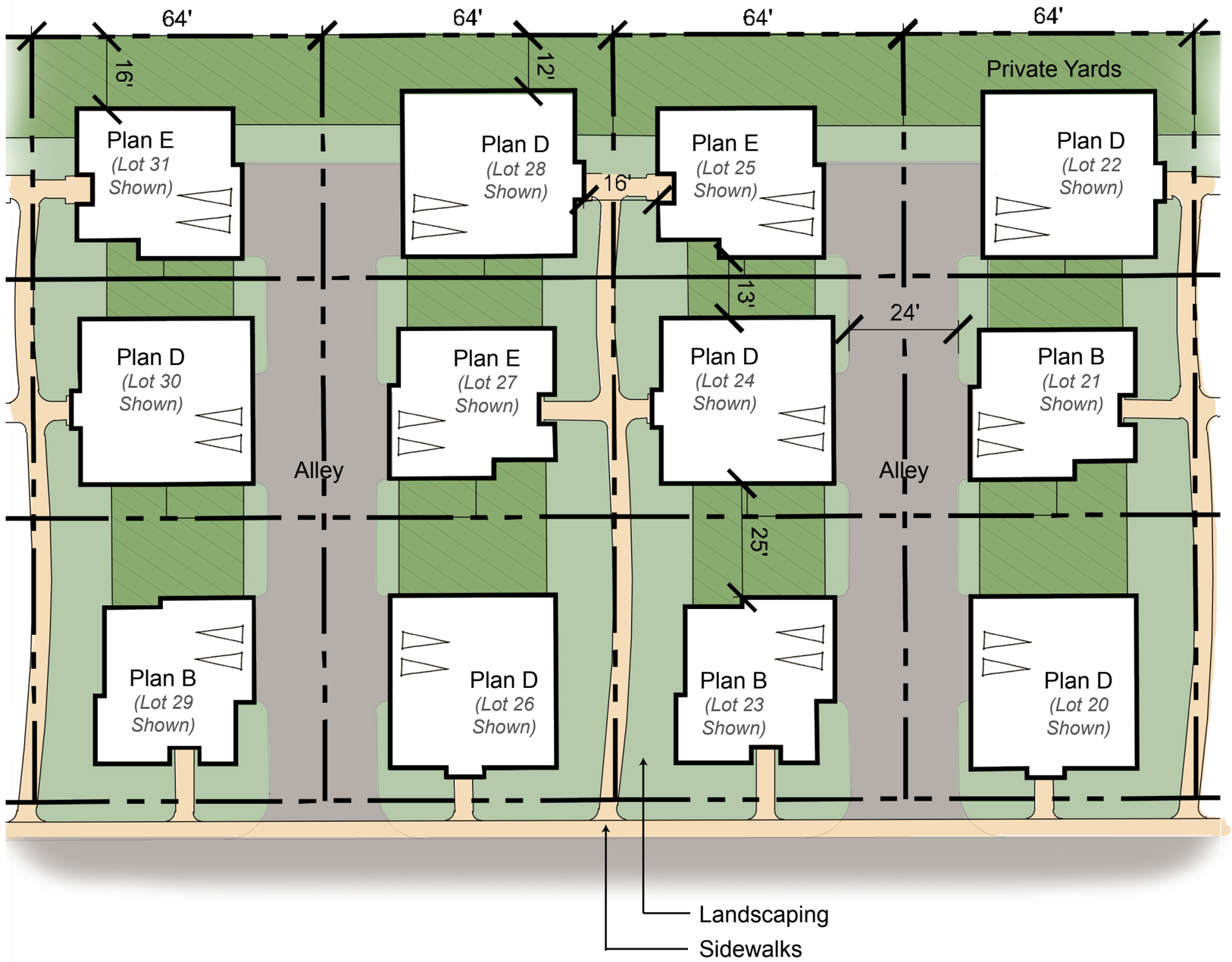
Americana - Plan E - Front

Farmhouse - Plan A - Front

Approximate Scale

0 5 10

Cluster - 6-Pack Green Court Elevation View to West- Plans D,E,A



Maintained by Private Home Owner

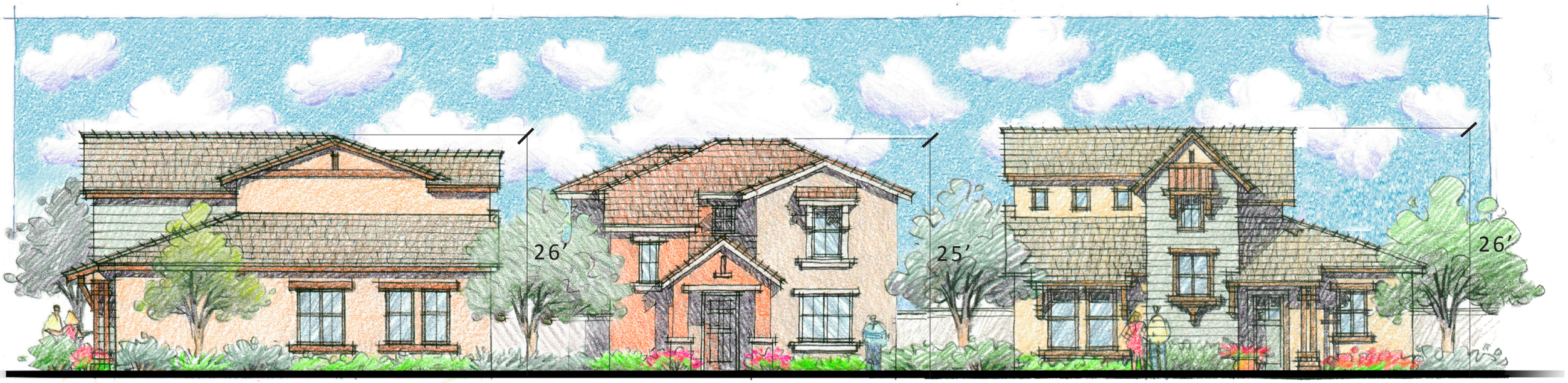
Maintained by Home Owner's Association (Includes Alley, Sidewalks & Walkways)

Notes:
Concept Diagram for illustrative purposes only. Actual design of homes, including location of windows, may be modified to ensure maximum residential privacy.

All Plans = Two Story

Cluster - 6-Pack Concept Diagram

(Lots 20 to 31)



Farmhouse - Plan D - Right

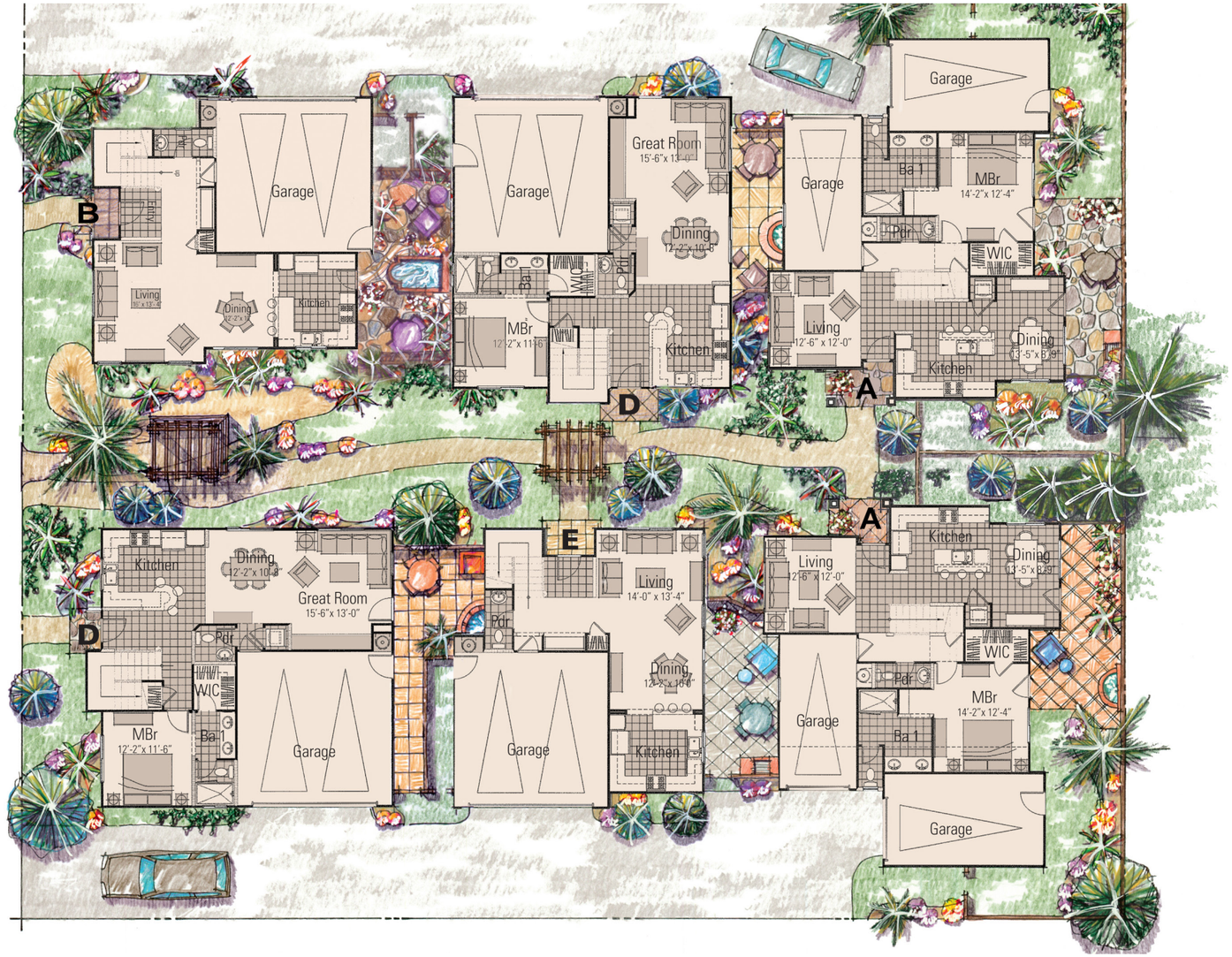
Americana - Plan E - Front

Farmhouse - Plan D - Front

Approximate Scale

0 5 10

Cluster - 6-Pack Green Court Elevation View to South - Plans D,E,D



Note:

Concept Diagram for illustrative purposes only. Actual design of homes, including location of windows, may be modified to ensure maximum residential privacy.

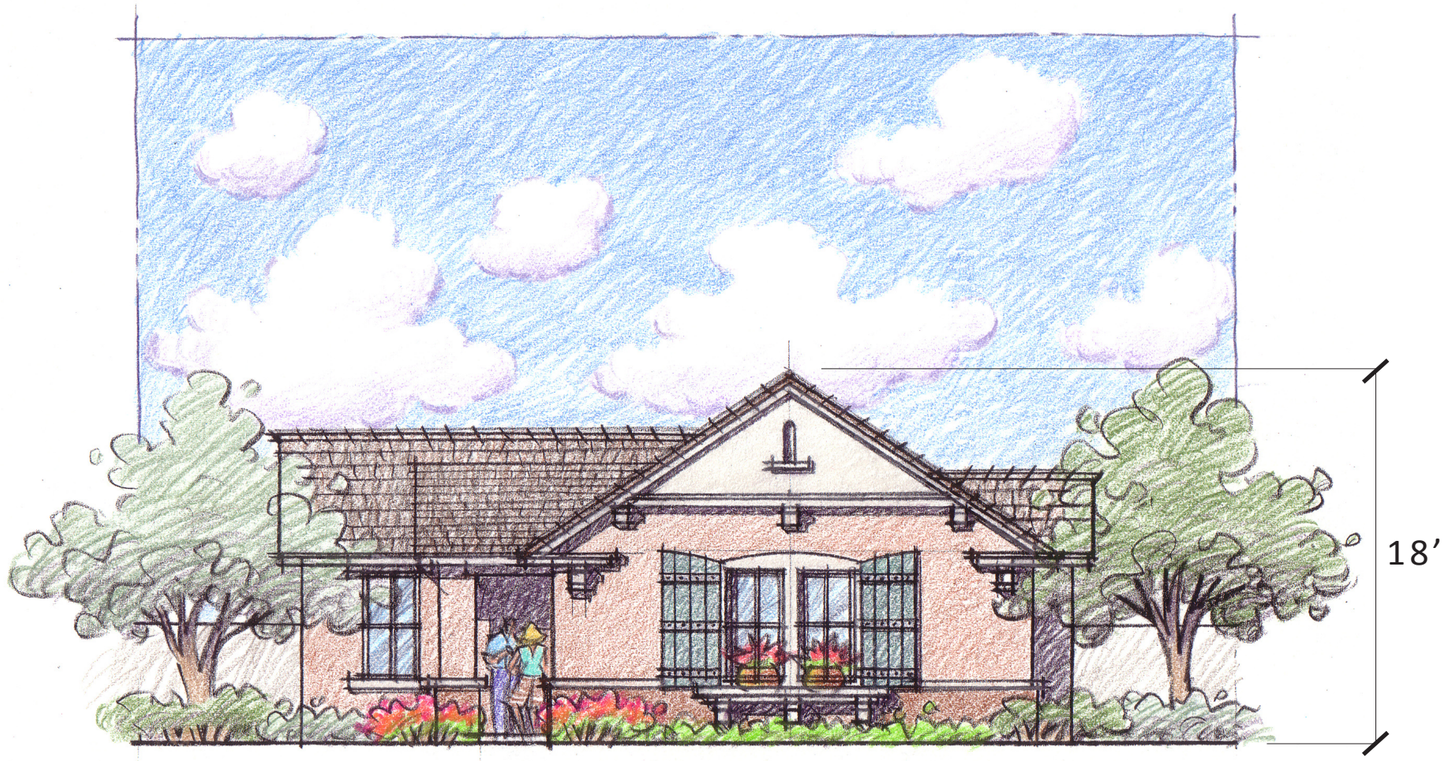
6-Pack Cluster - First Floor

Note:

Concept Diagram for illustrative purposes only. Actual design of homes, including location of windows, may be modified to ensure maximum residential privacy.

6-Pack Cluster - Second Floor

Plan A - Single Story (1,087 S.F.)

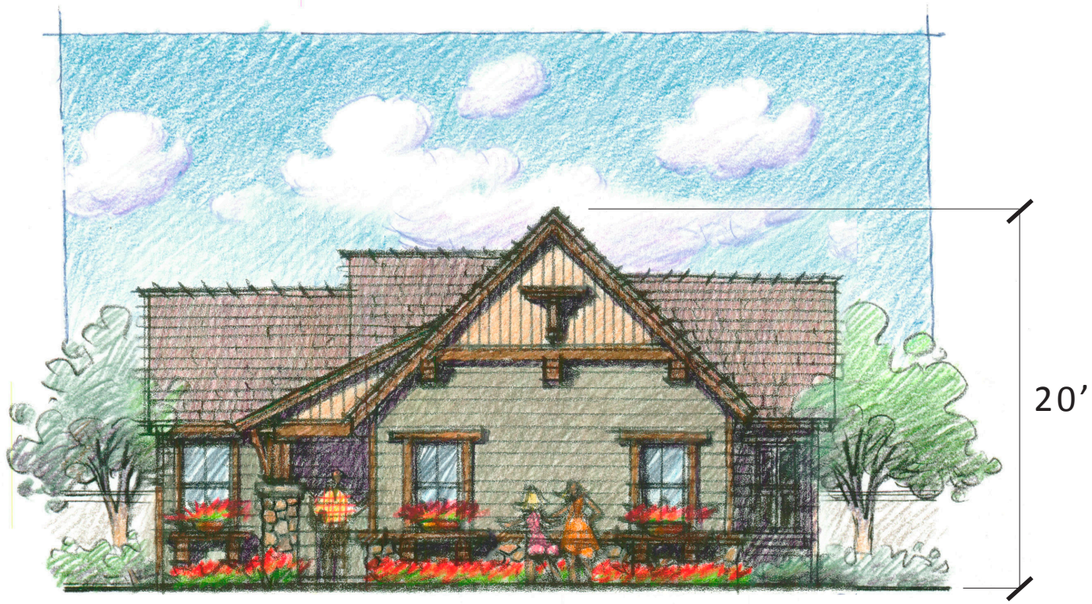


Americana - Plan A - Front

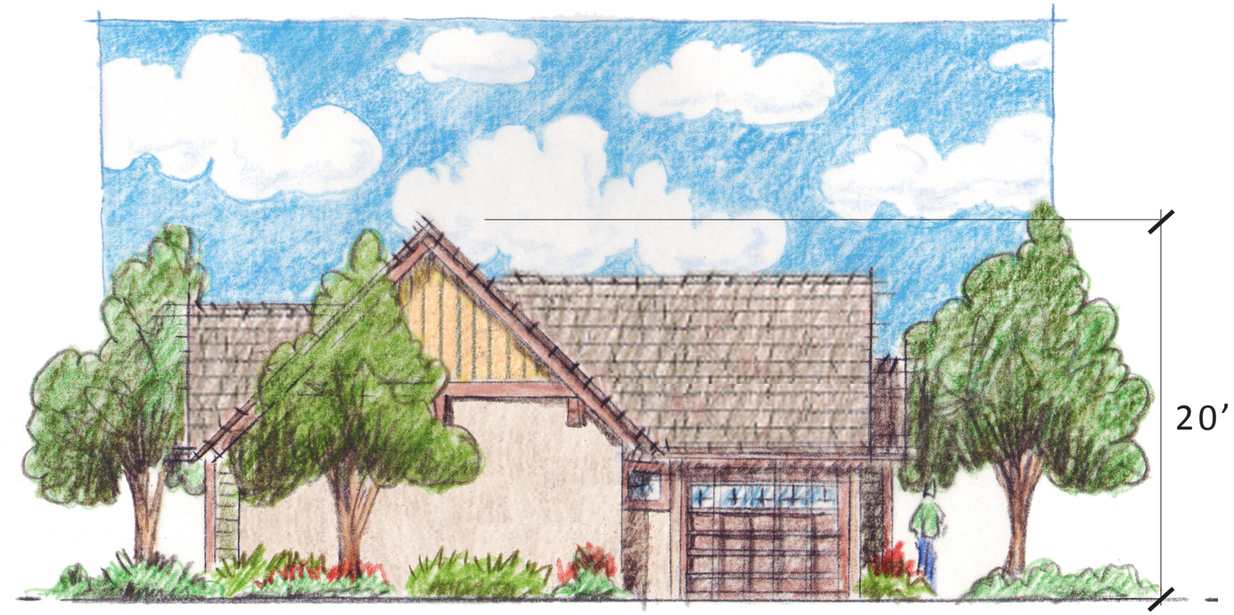
Approximate Scale

0 5 10

Plan A - Elevations



Farmhouse - Plan A - Front

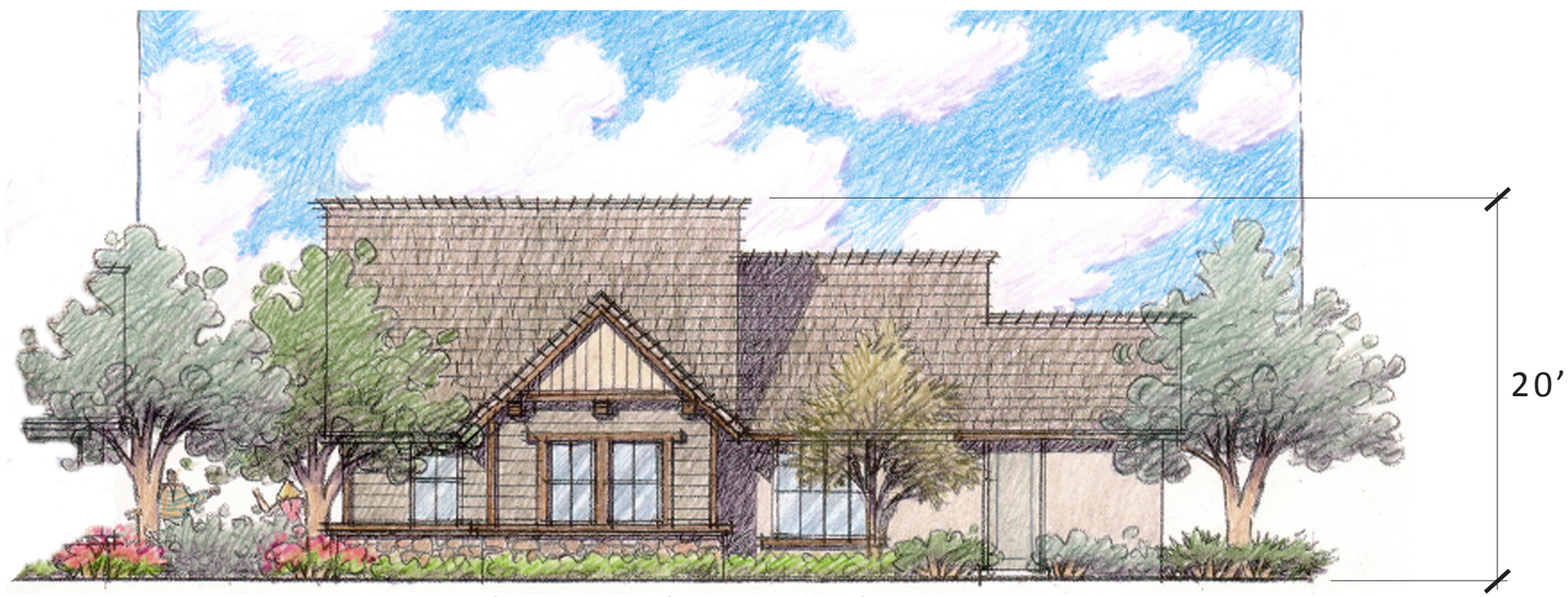


Farmhouse - Plan A - Rear

Approximate Scale

0 5 10

Plan A - Elevations

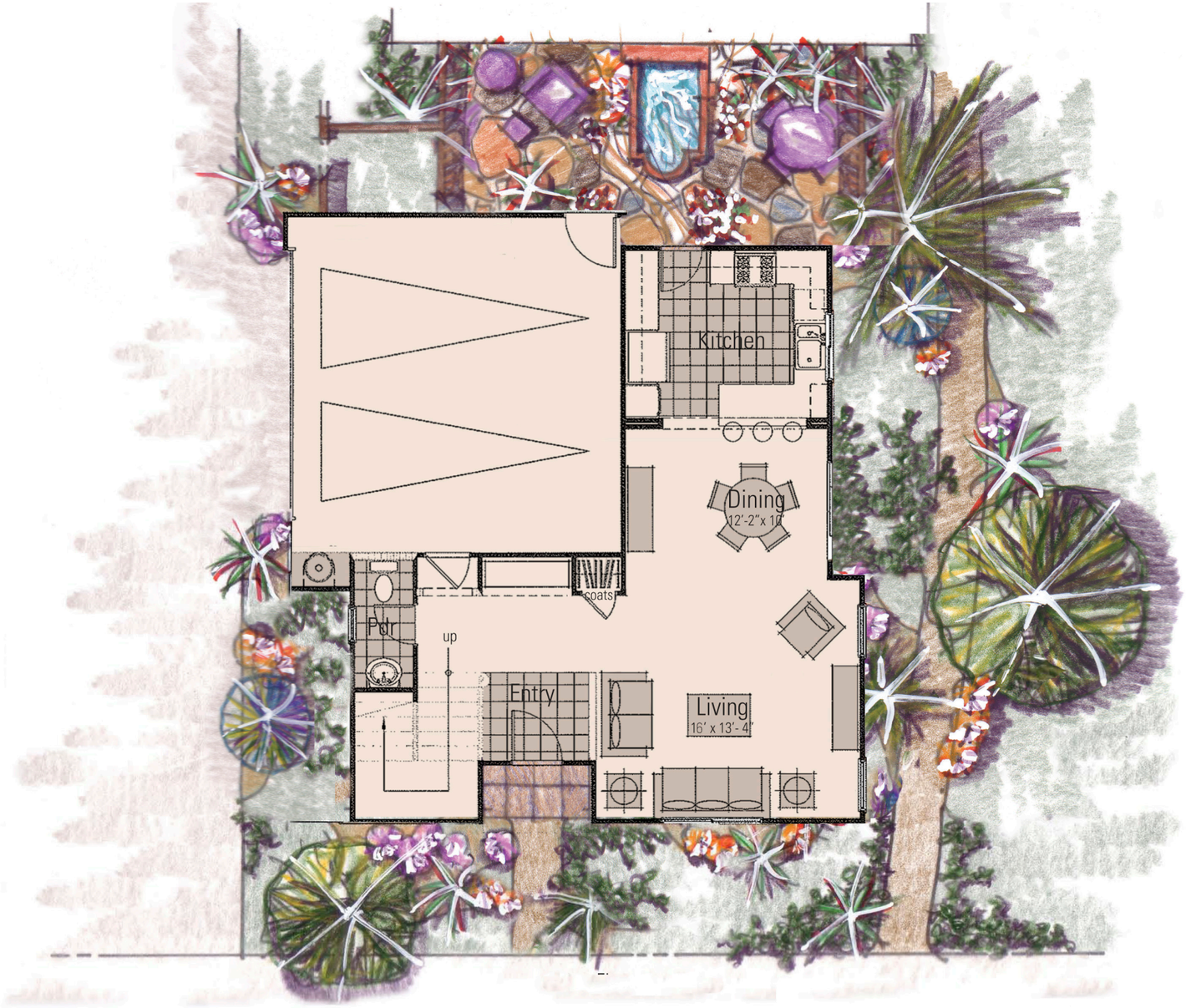


Farmhouse - Plan A - Right

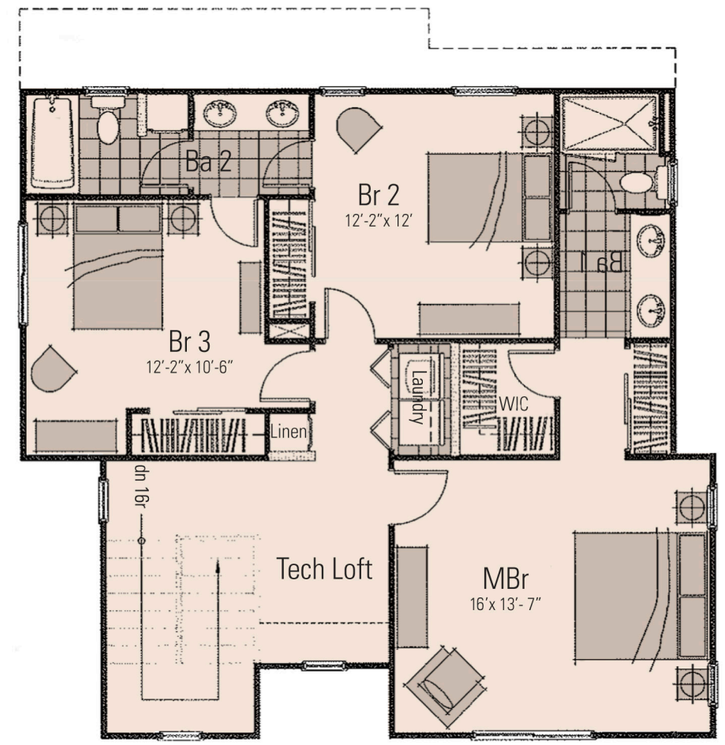
Approximate Scale

0 5 10

Plan A - Elevations



First Floor - 689 S.F.



Second Floor - 920 S.F.

Plan B - Two Story (1,609 S.F.)

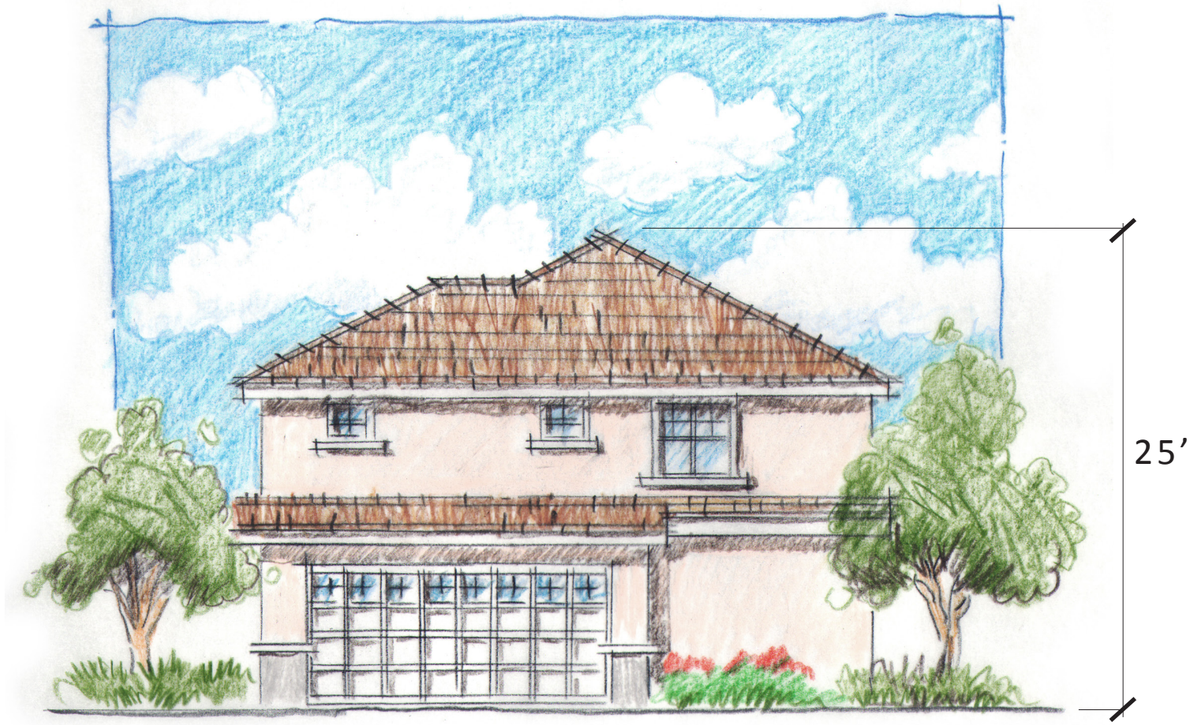
Farmhouse - Plan B - Front

Approximate Scale

0 5 10

Plan B - Elevations

Americana - Plan B - Front



Americana - Plan B - Left

Approximate Scale

0 5 10

Plan B - Elevations

Orcutt Key Site 3

COUNTY OF SANTA BARBARA, CA

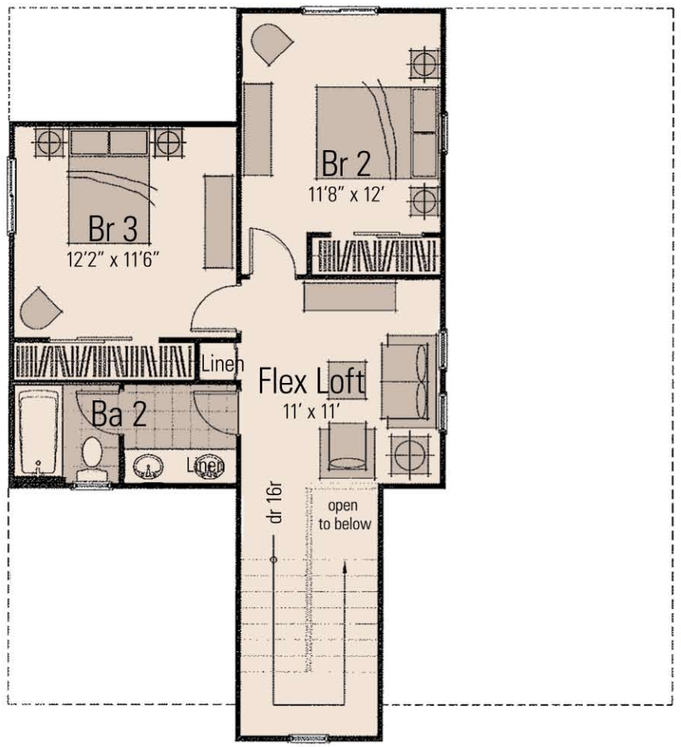
Americana - Plan B - Right

Americana - Plan B - Rear

Approximate Scale

0 5 10

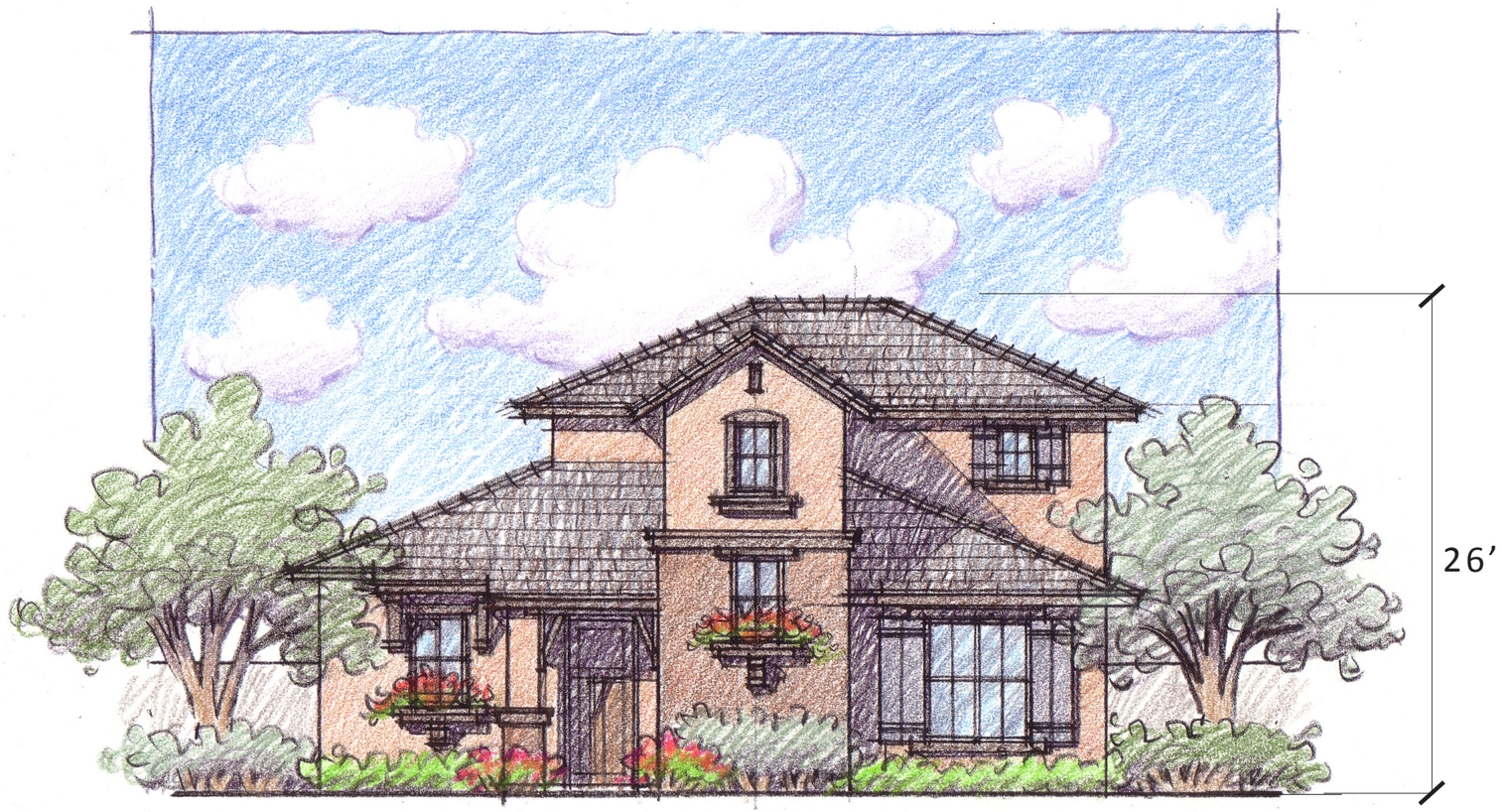
Plan B - Elevations



Second Floor - 568 S.F.

First Floor - 985 S.F.

Plan D - Two Story (1,553 S.F.)



Americana - Plan D - Front

Approximate Scale

0 5 10

Plan D - Elevations

Farmhouse - Plan D - Front

Farmhouse - Plan D - Rear

Approximate Scale

0 5 10

Plan D - Elevations

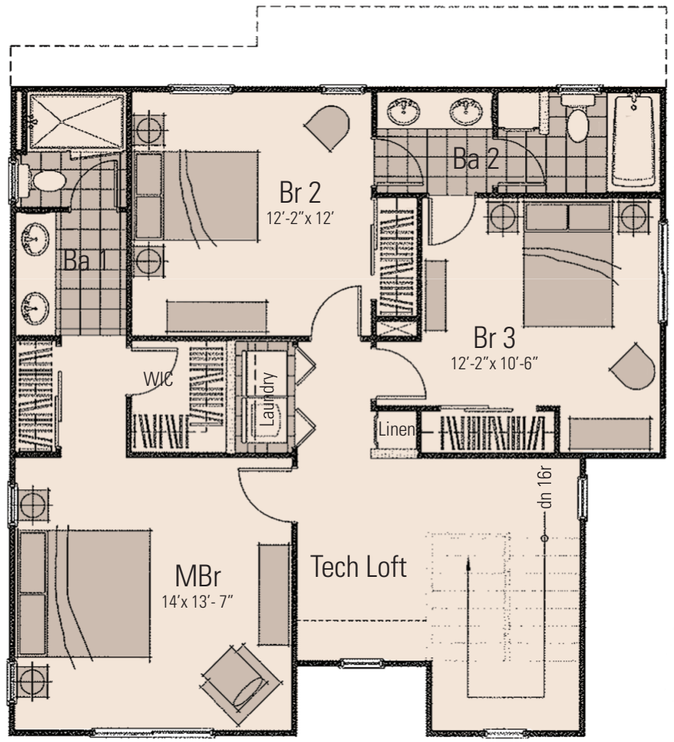
Farmhouse - Plan D - Left

Farmhouse - Plan D - Right

Approximate Scale

0 5 10

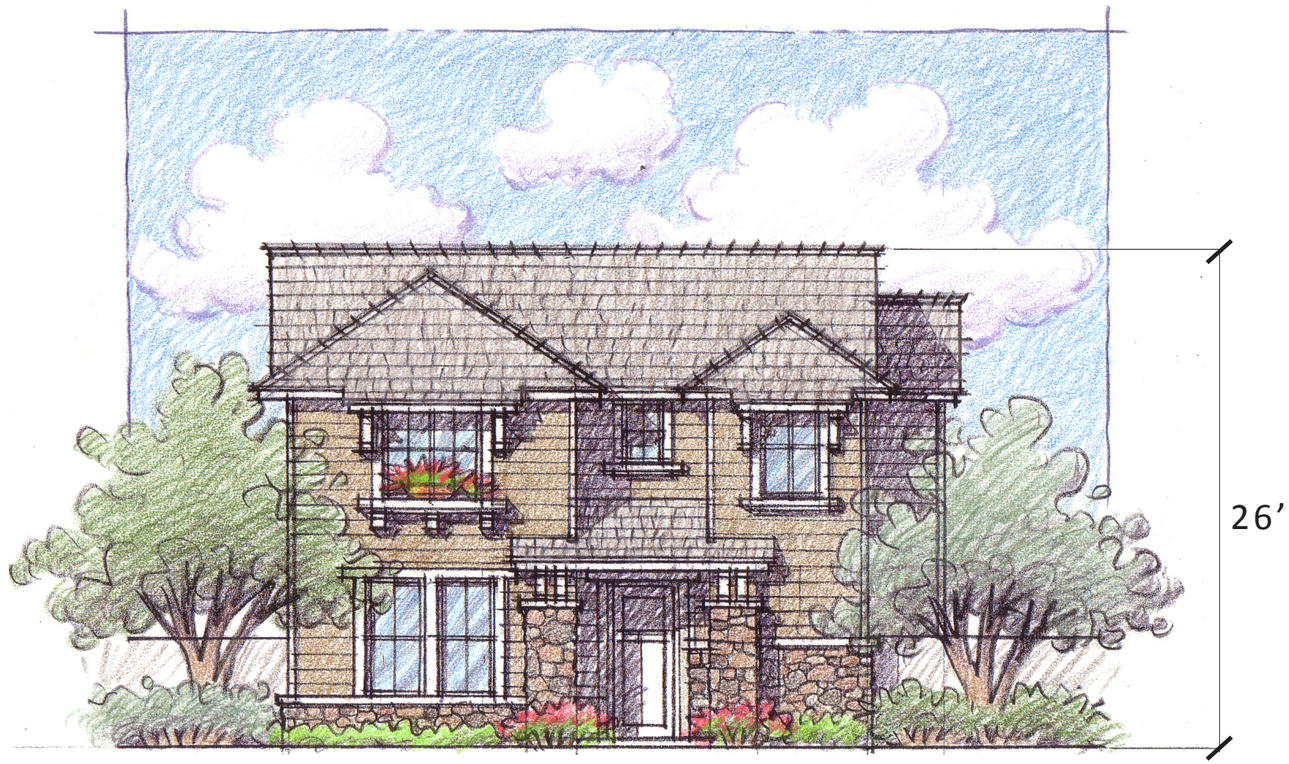
Plan D - Elevations



Second Floor - 916 S.F.

First Floor - 680 S.F.

Plan E - Two Story (1,596 S.F.)



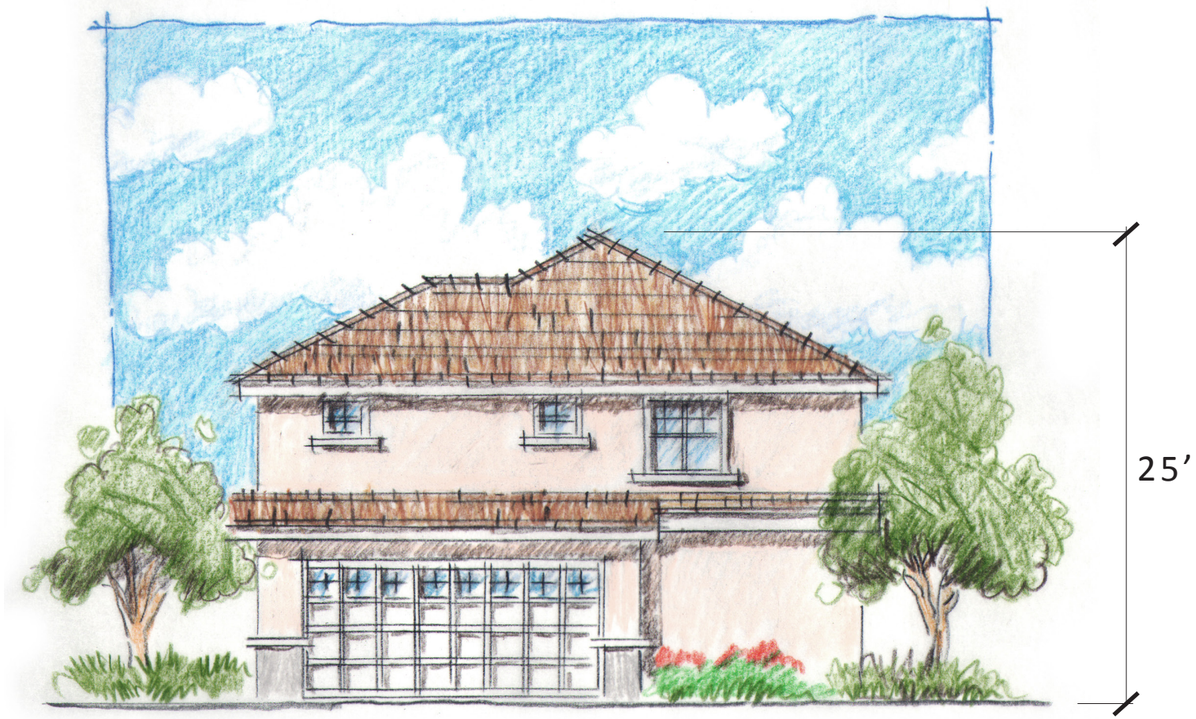
Farmhouse - Plan E - Front

Approximate Scale

0 5 10

Plan E - Elevations

Americana - Plan E - Front



Americana - Plan E - Rear

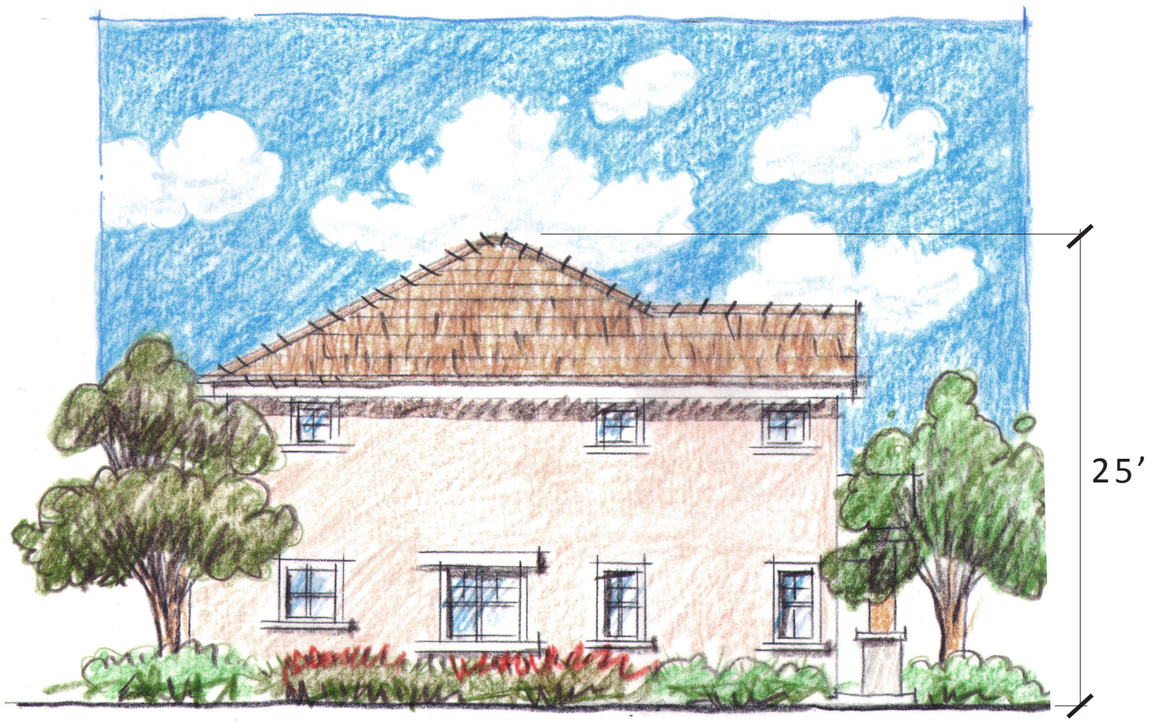
Approximate Scale

0 5 10

Plan E - Elevations

Orcutt Key Site 3

COUNTY OF SANTA BARBARA, CA



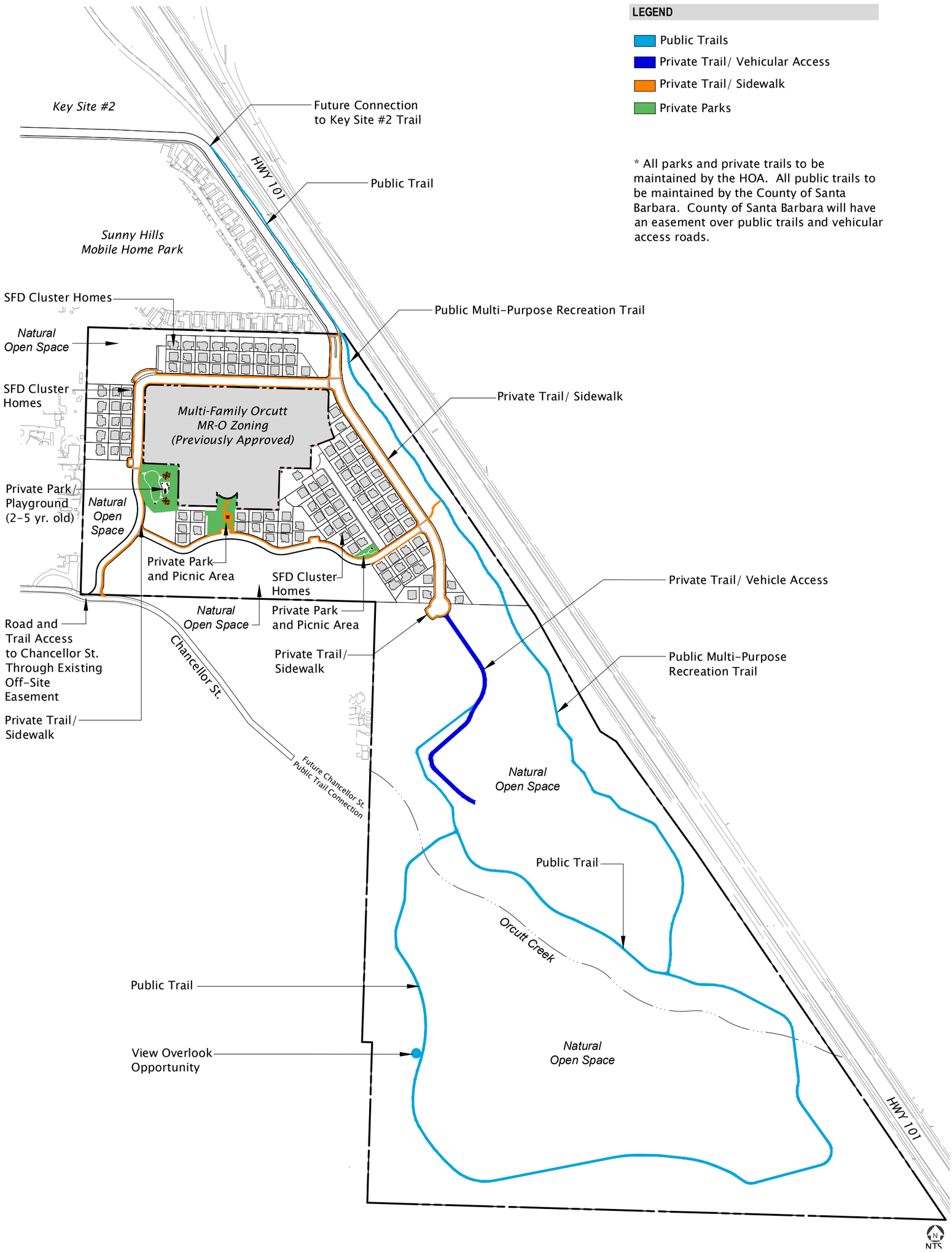
Americana - Plan E - Left

Americana - Plan E - Right

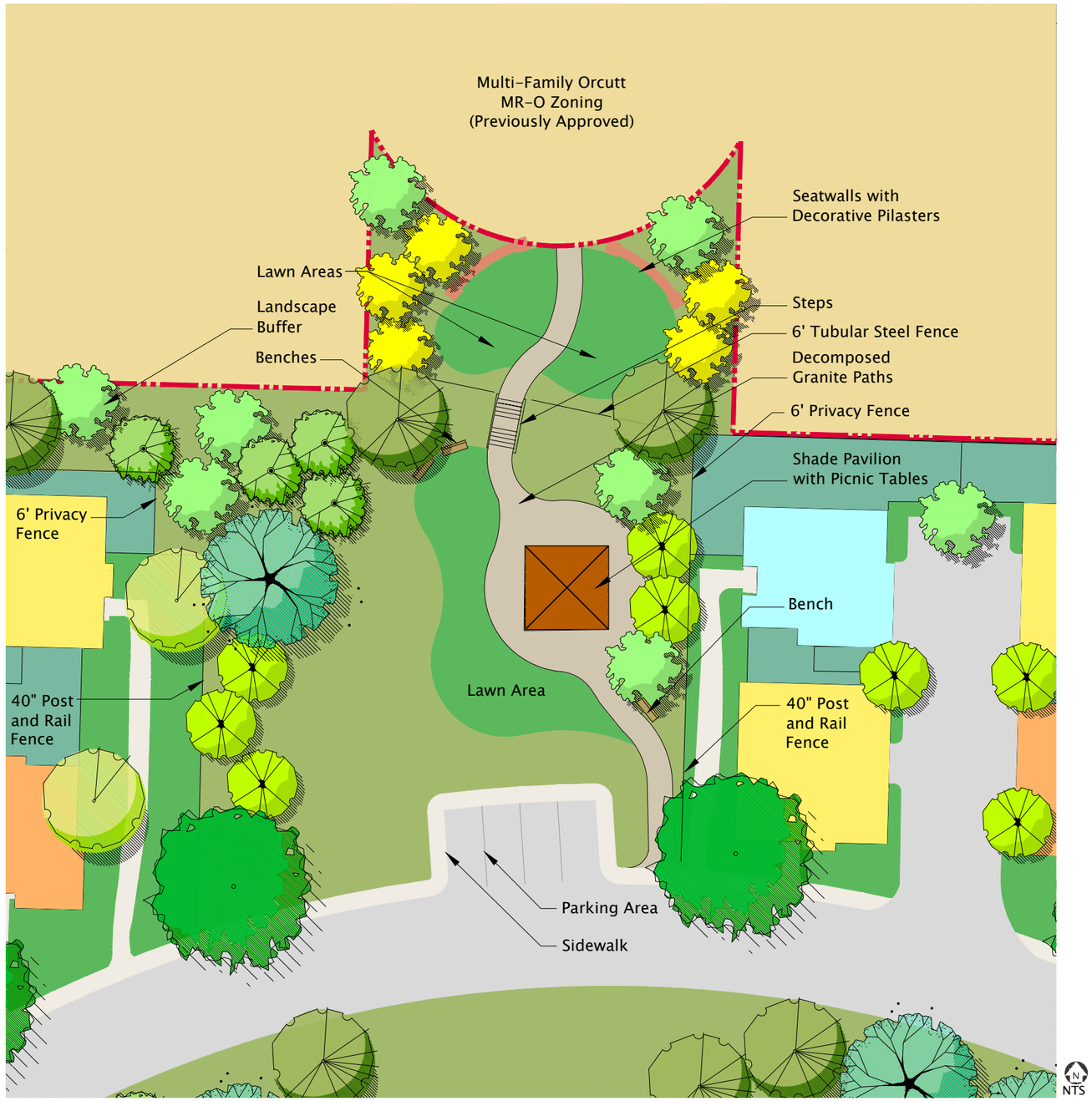
Approximate Scale

0 5 10

Plan E - Elevations



Parks and Trails Plan



CONCEPTUAL PLANT LEGEND

Non-Drought Tolerant

- Small Tree
- Medium Tree
- Large Tree
- Shrubs And Groundcovers

Drought Tolerant

- Small Tree
- Medium Tree
- Large Tree
- Shrubs And Groundcovers

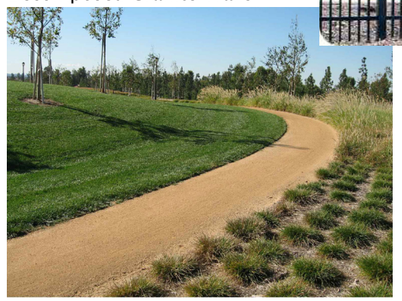
Other Designated Landscaped Areas

- Private Landscape Areas (Backyards)
- Natural Open Space

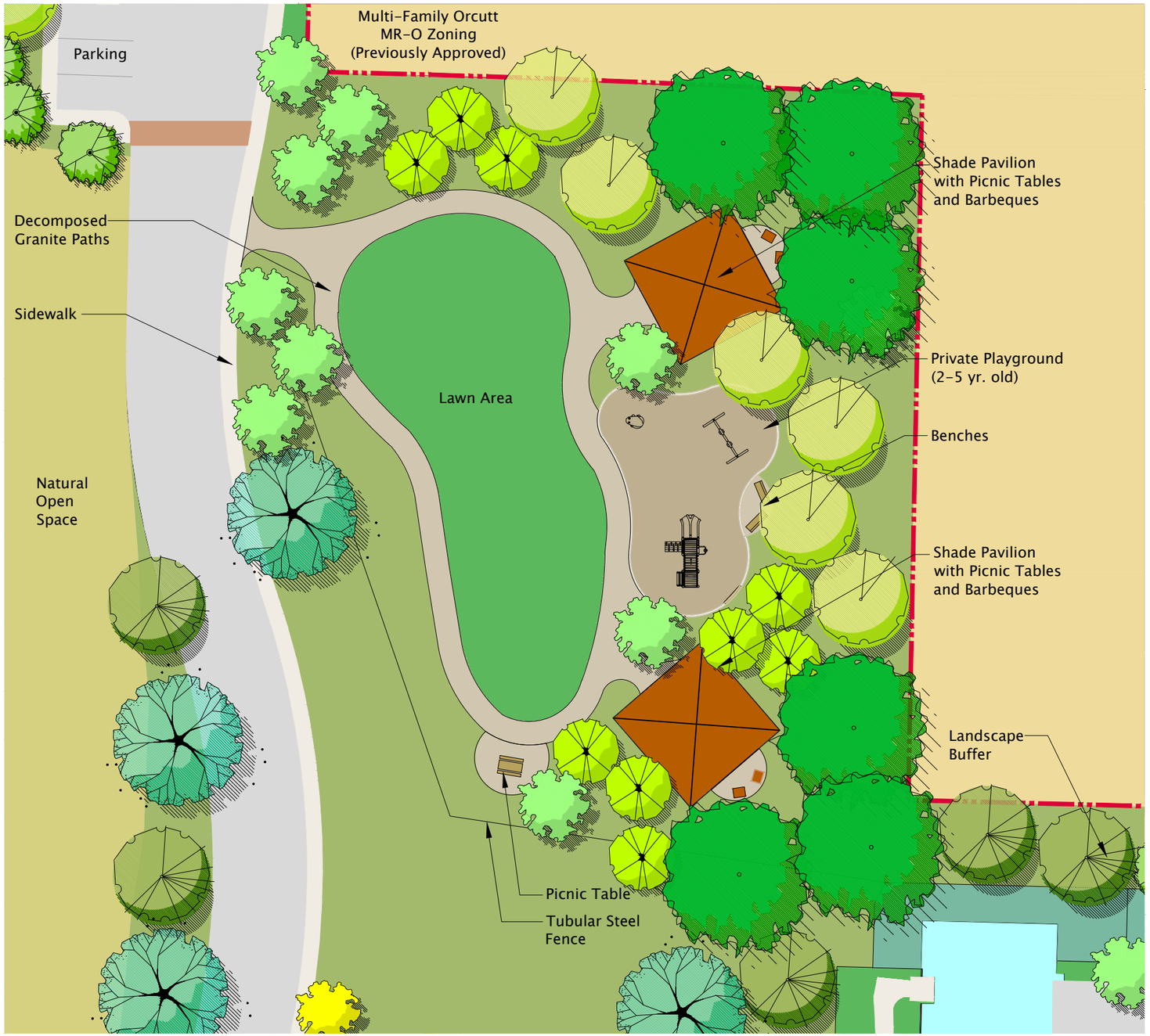
Note: Refer to Plant List for Conceptual Plant Legend

6' Tubular Steel Fence

Decomposed Granite Trails



Park Concept



CONCEPTUAL PLANT LEGEND

Non-Drought Tolerant

- Small Tree
- Medium Tree
- Large Tree
- Shrubs And Groundcovers

Drought Tolerant

- Small Tree
- Medium Tree
- Large Tree
- Shrubs And Groundcovers

Other Designated Landscaped Areas

- Private Landscape Areas (Backyards)
- Natural Open Space

Note: Refer to Plant List for Conceptual Plant Legend

Shade Pavilion
with Picnic Tables

Playground Equipment (2-5 years old)

Private Playground Enlargement: 2-5 yrs.

CONCEPTUAL PLANT LEGEND

Non-Drought Tolerant

- Small Tree
- Medium Tree
- Large Tree
- Shrubs And Groundcovers

Drought Tolerant

- Small Tree
- Medium Tree
- Large Tree
- Shrubs And Groundcovers

Other Designated Landscaped Areas

- Private Landscape Areas (Backyards)
- Natural Open Space

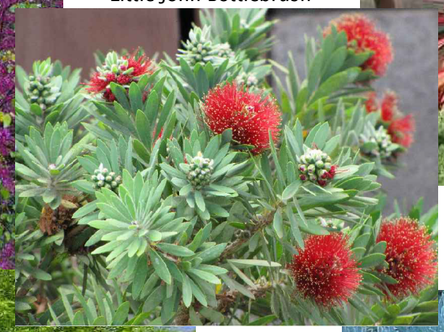
Note: Refer to Plant List for Conceptual Plant Legend

Picnic Areas

Decorative Seatwall

Western Redbud

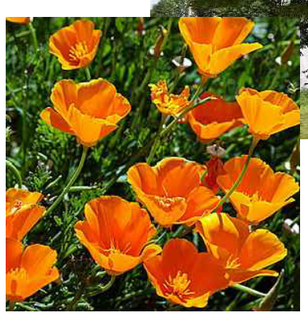
New Zealand Flax


Little John Bottlebrush

Honey Locust

Blue Chalk Sticks

Heuchera


California Poppy

Mexican Feather Grass

CONCEPTUAL PLANT LEGEND

Non-Drought Tolerant

Small Tree

Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud
Lagerstroemia indica	Crape Myrtle
Magnolia g. 'Little Gem'	Southern Magnolia
Malus 'Madonna'	Flowering Crabapple
Prunus cerasifera 'Atropurpurea'	Purple Leaf Plum

Medium Tree

Liquidambar styraciflua	Sweet Gum
Fraxinus angustifolia 'Raywood'	Raywood Ash
Ginkgo biloba 'Autumn Gold'	Maidenhair Tree
Gleditsia triacanthos	Honey Locust
Koelreuteria paniculata	Golden Rain Tree
Nyssa sylvatica	Sour Gum
Pistacia chinensis	Chinese Pistache
Pyrus kawakamii	Evergreen Pear
Robinia x ambigua 'Idahoensis'	Idaho Locust

Large Tree

Calocedrus decurrens	Incense Cedar
Cinnamomum camphora	Camphor Tree
Jacaranda mimosifolia	Jacaranda
Liriodendron tulipifera 'Fastigiata'	Tulip Tree
Pinus canariensis	Canary Island Pine
Sequoia sempervirens 'Aptos Blue'	Coast Redwood
Ulmus parvifolia	Chinese Evergreen Elm

Shrubs And Groundcovers

Agave attenuata	Agave
Anigozanthus spp.	Kangaroo Paw
Bouganvillea 'San Diego Red'	Bouganvillea
Callistemon viminalis 'Little John'	Little John Bottlebrush
Camellia japonica	Camellia
Cistus 'Sunset'	Magenta Rockrose
Coprosma kirkii	Creeping Mirror Plant
Cotoneaster horizontalis	Cotoneaster
Euphorbia characias ssp. wulfenii	Euphorbia
Hemerocallis spp.	Daylily
Heuchera sanguinea	Coral Bells
Lavandula angustifolia	English Lavender
Leonitis leonurus	Lion's Tail
Loropetalum chinense	Fringe Flower
Myoporum parvifolium	Myoporum
Nasella tenuissima	Mexican Feather Grass
Nephrolepis cordifolia	Southern Sword Fern
Osmanthus fragrans	Sweet Olive
Pennisetum setaceum 'Rubrum'	Purple Fountain Grass
Penstemon hybrids	Penstemon
Pittosporum tenuifolium	Pittosporum
Phormium spp.	New Zealand Flax
Rosa spp.	Rose
Rosmarinus officinalis	Rosemary
Salvia spp.	Sage
Senecio mandraliscae	Blue Chalk Sticks
Trachelospermum jasminoides	Star Jasmine
Lawn (Tall Fescue Blend)	

Note:
Planter areas designated as Non-Drought Tolerant planting may include plants from the Drought Tolerant planting list and will be grouped separately to optimize efficient irrigation practices.

Irrigation Statement:
The irrigation system will be a combination of low flow spray, drip, and bubbler emission devices. The watering schedule will be programmed and operated by an automatic controller that will regulate water usage to maximize water efficiency. The system will be designed so it reduces the amount of overspray, drift, and wasted water.

Drought Tolerant

Small Tree

Cercis occidentalis	Western Redbud
X Chitalpa tashkentensis 'Pink Dawn'	Chitalpa
Hakea laurina	Sea Urchin Hakea
Lagunaria patersonii	Primrose Tree

Medium Tree

Aesculus californica	California Buckeye
Albizia julibrissin	Silk Tree
Arbutus 'Marina'	Strawberry Tree
Lyonothamnus floribundus	Catalina Ironwood
Melaleuca quinquinervia	Cajeput Tree
Umbellularia californica	California Laurel

Large Tree

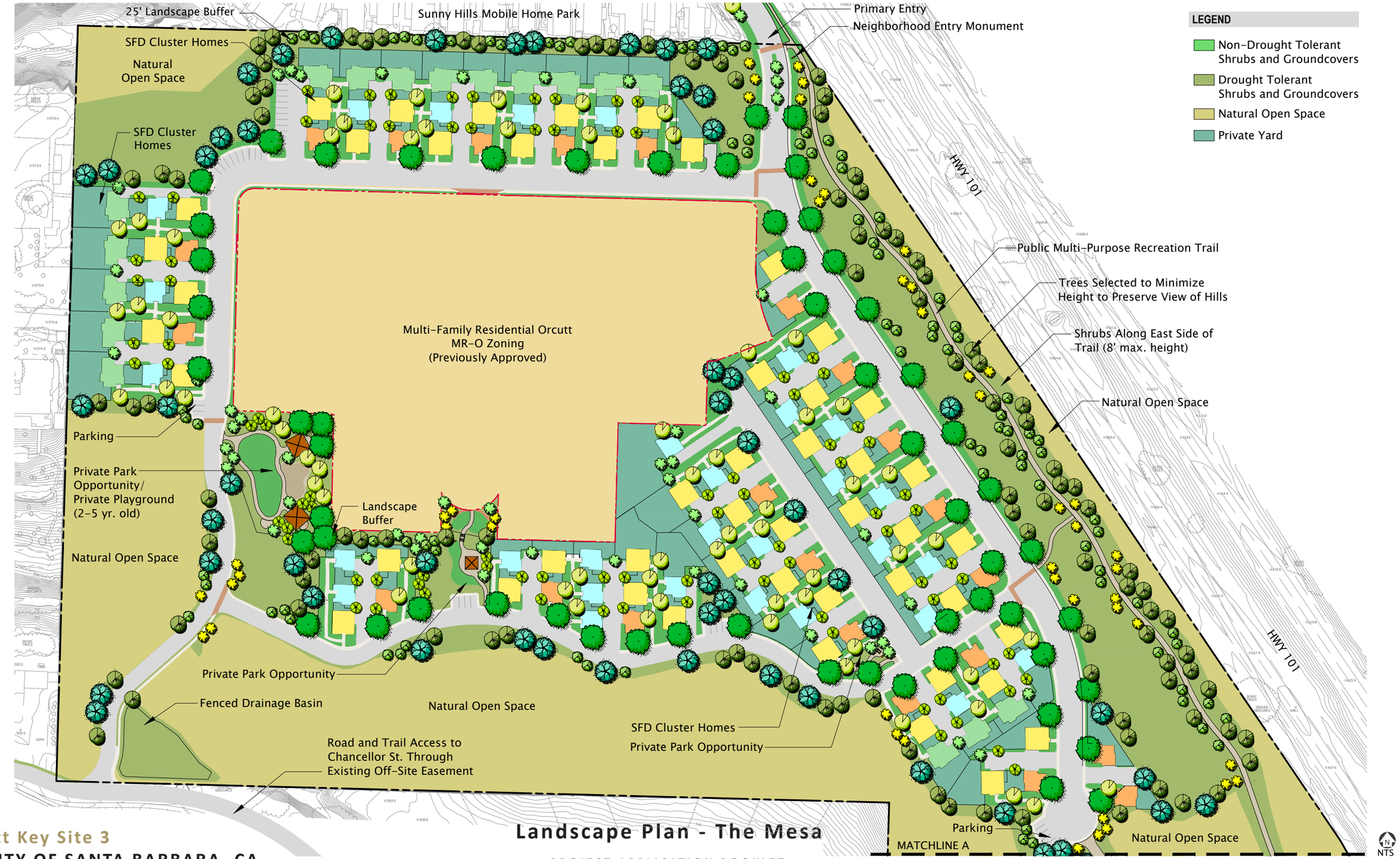
Quercus agrifolia	Coast Live Oak
Quercus suber	Cork Oak
Quercus tomentella	Island Oak

Shrubs And Groundcovers

Arctostaphylos spp.	Manzanita
Baccharis pilularis	Dwarf Coyote Bush
Carpenteria californica	Bush Anemone
Ceanothus spp.	California Lilac
Cercocarpus betuloides	Mountain Mahogany
Dendromecon harfordii	Island Bush Poppy
Eriogonum grande rubescens	Red Buckwheat
Eschscholzia californica	California Poppy
Fremontodendron californicum	Flannel Bush
Garrya elliptica	Coast Silk Tassel
Heteromeles arbutifolia	Toyon
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye
Lupinus spp.	Lupine
Mimulus aurantiacus	Sticky Monkey Flower
Muhlenbergia rigens	Deer Grass
Nassella pulchra	Purple Needle Grass
Penstemon heterophyllus	Foothill Penstemon
Prunus ilicifolia	Holly-Leafed Cherry
Rhamnus californica	Coffeeberry
Rhus integrifolia	Lemonade Berry
Romneya coulteri	Matilija Poppy
Sambucus mexicana	Elderberry
Sidalcea malviflora	Checkerbloom
Salvia spp.	Sage

Other Designated Landscape Areas

- Private Landscape Areas (Backyards)
- Natural Open Space

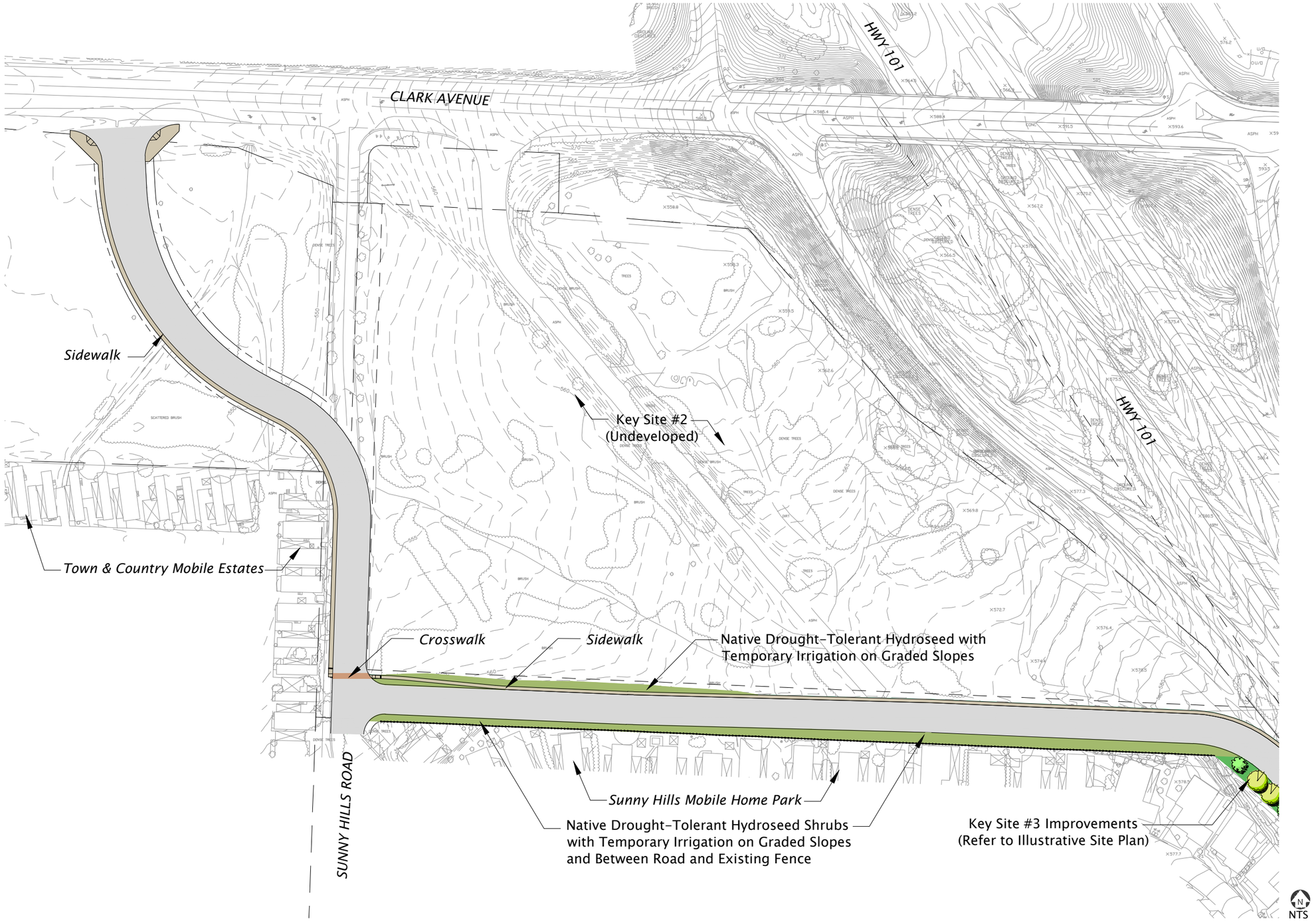


Orcutt Key Site 3

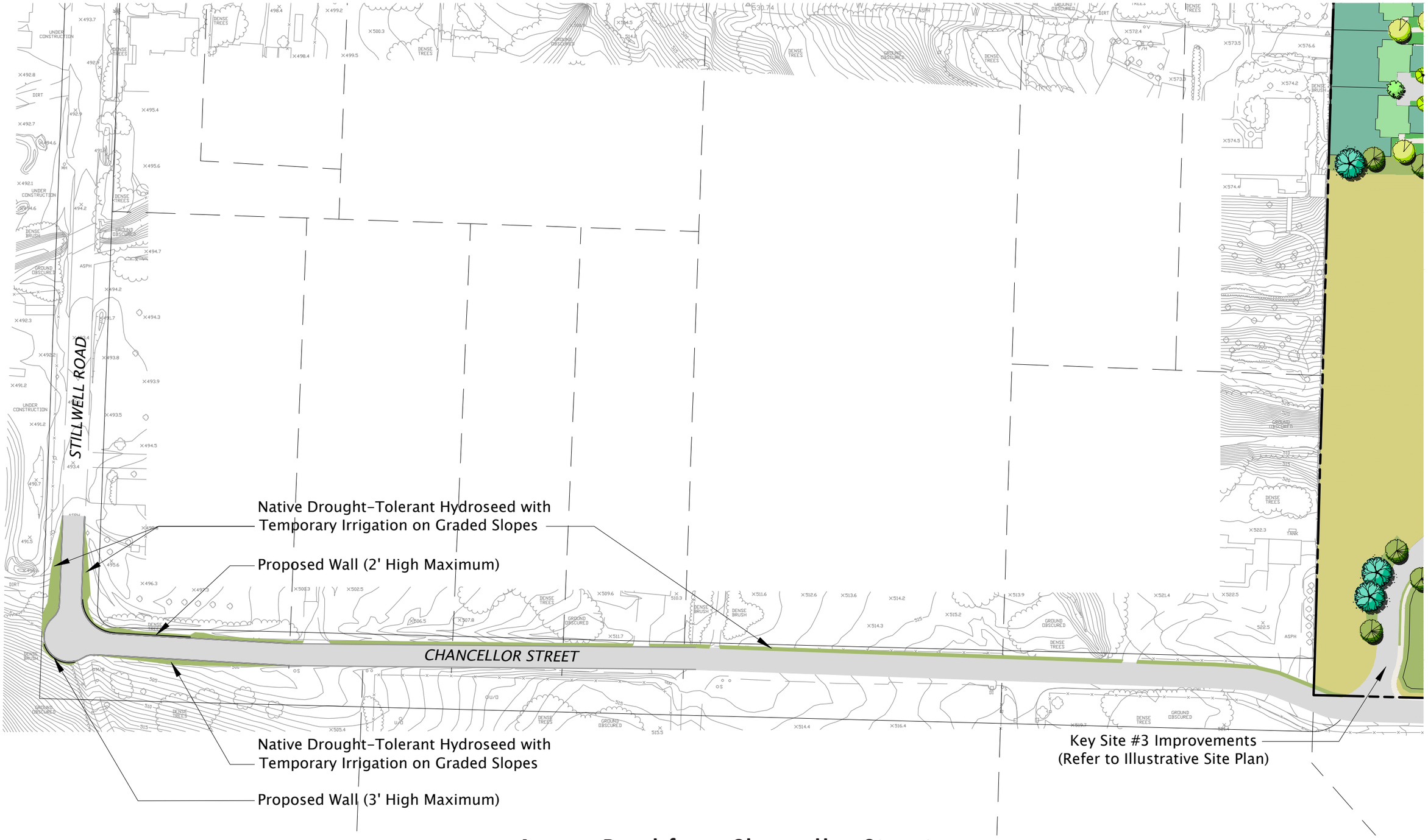
COUNTY OF SANTA BARBARA, CA

Landscape Plan - The Mesa

Project Entry from Key Site #2



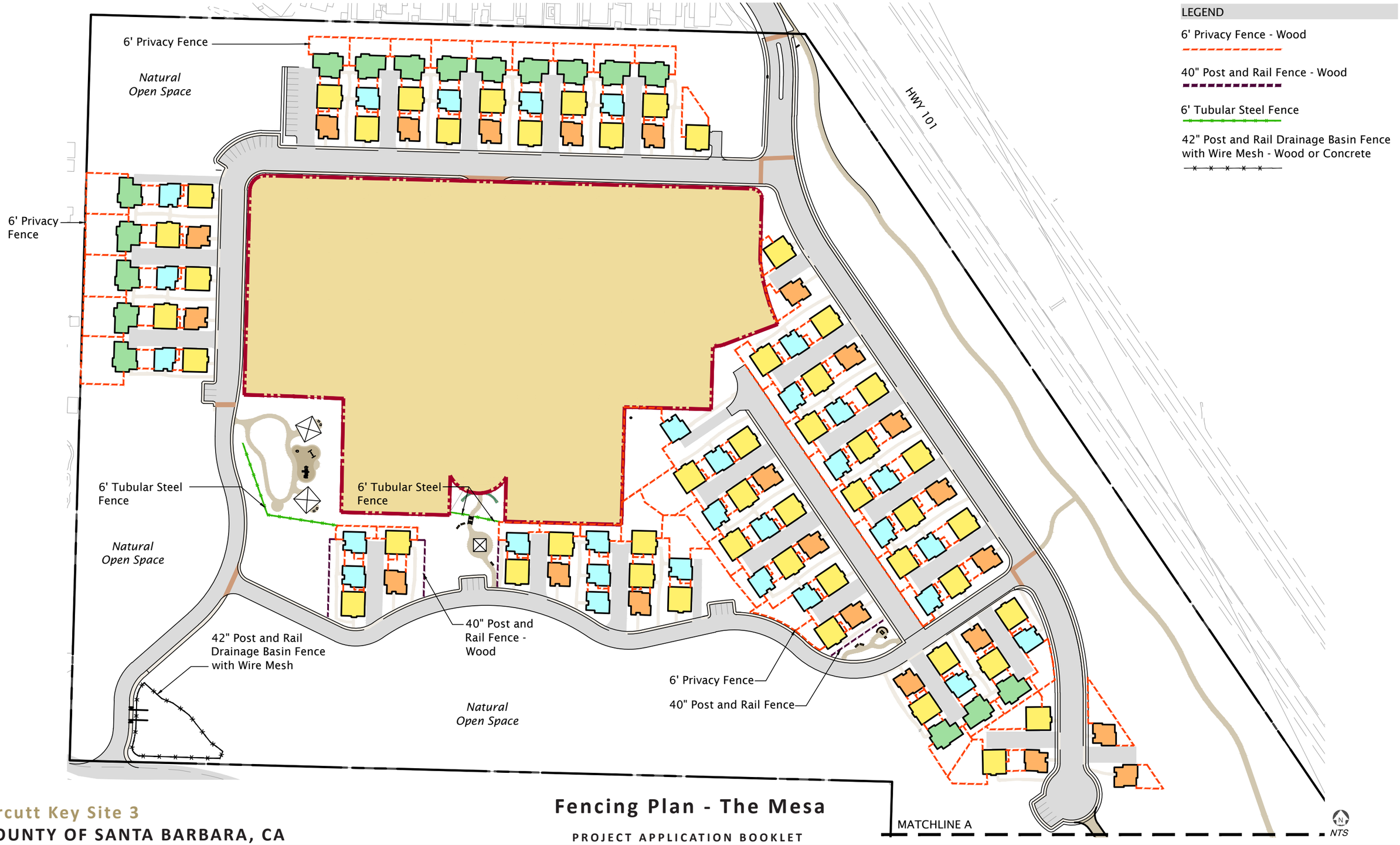
Access Road from Clark Avenue



Access Road from Chancellor Street

Orcutt Key Site 3

COUNTY OF SANTA BARBARA, CA



Orcutt Key Site 3

COUNTY OF SANTA BARBARA, CA

Fencing Plan - The Mesa

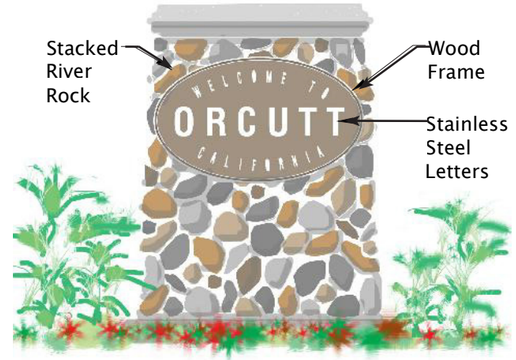
PROJECT APPLICATION BOOKLET

FEBRUARY 2016

Decomposed Granite Public
Multi-Purpose Recreation Trail

Benches and Trash Receptacles

Playground Equipment



Proposed Residential Neighborhood
Entry Monument

Picnic Area Beneath Trees

Decorative
Streetlights

Sidewalks and Landscaped Parkways

Decorative Intersection
Paving Treatment

Drinking Fountain

6' Tubular Steel Fence

40" Post and Rail Fence

Benches

Decorative Landscape Walls

6' Privacy Fence

42" Post and Rail Drainage Basin
Fence with Wire Mesh

Amenities and Fencing - Conceptual Images

(page intentionally left blank)

COUNTY OF SANTA BARBARA

Excerpt from:
NORTH
BOARD OF ARCHITECTURAL REVIEW
APPROVED MINUTES
Meeting Date: February 28, 2014

Public Works Department
Conference Room A
620 West Foster Road
Santa Maria, CA 93455
(805) 934-6250

Vacant
Robert W. Jones
Michael C. Maglinte **Vice-Chair**
Vacant
Kevin J. Small, **Chair**

Vacant, **Alternate**
Vacant, **Alternate**
John Karamitsos, **Supervising Planner**
Leticia I. Miguel, **NBAR Secretary**

The regular meeting of the Santa Barbara County North Board of Architectural Review was called to order by the Chair, Kevin Small, at 9:59 A.M., in the Public Works Department, Conference Room A, 620 West Foster Road, Santa Maria, California.

BOARD MEMBERS PRESENT:

Kevin J. Small - Chair
Robert W. Jones
Michael C. Maglinte - Vice Chair

STAFF MEMBERS PRESENT:

Leticia I. Miguel - Board Assistant Specialist
John Karamitsos - Supervising Planner, Development Review North
Dana Eady - Planner, Development Review North

REPORTERS: None.

NUMBER OF INTERESTED PERSONS: None.

VI. STANDARD AGENDA:

1. 13BAR-00000-00268 Key Site 3 Tract Map Orcutt
13DVP-00000-00010 (John Zorovich, Planner) **Jurisdiction: N/A**
13TRM-00000-00001
13GPA-00000-00005
13RZN-00000-00001

Request of John Franklin, agent for the owner, SB Clark, LLC, to consider Case No. 13BAR-00000-00268 for **further conceptual review of a new development plan proposing 125 single family units.** No structures currently exist on the parcel. The proposed project will require approximately 163,000 cubic yards of cut and approximately 116,750 cubic yards of fill. The property is a 146.49 acre parcel zoned RR-10 and MR-0 and shown as Assessor's Parcel 129-151-026 located at **Key Site 3, Orcutt Community Plan, South of Clark and West of HWY 101** in the Orcutt area, Fourth Supervisorial District. **(Continued from 01/24/14)**

NBAR COMMENTS:
a. Planner to confirm that all parking meets LUDC requirements.
b. OK to return for Preliminary Review.

Project received further conceptual review only. No action taken. Applicant may return for preliminary/final approval.

RECORDING REQUESTED BY
CHICAGO TITLE

RECORDING REQUESTED BY,
AND WHEN RECORDED, RETURN TO:
ORCUTT UNION SCHOOL DISTRICT
C/O LAW OFFICE OF RICHARD L. HAMILTO
100 Howe Avenue, Suite 230N
Sacramento, CA 95825
ATTN: Richard L. Hamilton

97-080203

Recorded
Official Records
County of
Santa Barbara
Kenneth A Pettit
Recorder
8:00am 31-Dec-97

CCO		1.00
A.R.		1.00
CTII	MF	15

Space above this line for Recorder's use only

NO FEE PER GOV. CODE 6103

SCHOOL MITIGATION AGREEMENT

This SCHOOL MITIGATION AGREEMENT ("Agreement") is entered into this ____ day of ____, 1997, by and between M.V.S., Inc. ("Owner"), whose address is 300 Esplanade Dr., Ste., 350, Oxnard, California 93030, and the ORCUTT UNION SCHOOL DISTRICT ("District"), whose address is 501 Dyer Street, Orcutt California.

RECITALS:

A. Owner is the owner of undeveloped property known as Key Site #3, APN 129-151-26, (the "Property") in the unincorporated area of the County of Santa Barbara and within the boundaries of the District which is depicted on Exhibit "A" and more particularly described on Exhibit "B" attached hereto.

B. Development of the Property consistent with land use approvals will result in District being required to provide additional school facilities to serve the student population which will be generated as a result of such development.

C. It is acknowledged that the State of California (the "State") has the primary obligation to assist local school districts in the funding of school facilities. It is further acknowledged that the timing and adequacy of State funding is unpredictable and that District and Owner may not be able to rely upon State funding to finance the particular school facilities necessary to serve the student population which may be generated by development of the Property.

D. The District has presented Owner with data demonstrating that future development in general as well as the development of the Property specifically will impact the District's school facilities needs and further demonstrating that the Statutory Fees authorized by Government Code Sections 58080 and 65995 are not adequate to mitigate that impact. The District has further advised Owner that state funding is currently unavailable for school construction.

Description: Santa Barbara,CA Document-Year.DocID 1997.80203 Page: 1 of 15
Order: dan3 Comment:

E. Given the uncertainties of State funding, District and Owner have determined it is in their mutual best interest to enter into this Agreement for the purpose of financing school facilities necessary to serve the student population needs which will be generated by development of the Property.

AGREEMENT

NOW THEREFORE, in consideration of the above recitals and the terms and conditions set forth, the Owner and District hereby agree as follows:

ARTICLE 1

MITIGATION PURPOSE and CALCULATION

Section 1.1 Purpose of Agreement. The purpose of this Agreement is to establish a means of fully mitigating the impact upon District of Owner's development of the Property.

District and Owner acknowledge that under the provision of current California law, District is limited in the assessment of School Fees upon Owner to the rate of $1.27 per square foot of assessable space (statutory fees). Owner has, by entering into this Agreement, voluntarily agreed to provide additional financing to District in order to assist in providing School Facilities at the earliest possible date.

Section 1.2 School Impact Mitigation Payments. Owner shall make the additional school impact mitigation fee payments to District in cash as follows:

The amount of $2.27 per square foot of assessable residential space, being $1.00 in excess of the projected District demand for single family housing of $1.27 per square foot of assessable space. For purposes of this Agreement, the term "assessable space," shall have the same meaning as set forth in Government Code Section 65995(b)(1). Said base figure of $1.27 per square foot shall be adjusted based on the inflationary allowance contained in applicable California law. If California law is enacted subsequent to January 1, 1997 either increasing the base figure beyond the inflationary allowance or allowing any other fee or charge in excess of $1.00, the mitigation impact payment shall be increased accordingly, but in the case of any other fee or charge, the mitigation impact payment shall only increase in the amount in excess of $1.00. Said mitigation impact payment shall be made to the District at or prior to the issuance of a building permit by Santa Barbara County for each new single family residence to be built on the Property.

Section 1.3 Option to form Community Facilities District. As an alternative to payment under Section 1.2, a Mello-Roos Community Facilities District ("CFD") satisfactory to the District may be created at Owner's expense as a means of establishing the additional school impact mitigation fees as a tax and a means of collecting the tax. The CFD tax formula shall allow Owner the option of paying all of the additional school impact mitigation fees at the time of obtaining a land use permit. A second option shall allow for partial payment of the additional

Description: Santa Barbara,CA Document-Year.DocID 1997.80203 Page: 2 of 15
Order: dan3 Comment:

school impact mitigation fees at the time of a land use permit with the remainder of the additional school impact mitigation fees collected as an ongoing tax for the life of any bonds that may be sold. A third option shall allow for no payment of the additional school impact mitigation fees at the time of a land use permit with all of the additional school impact mitigation fees being paid as an ongoing tax.

Section 1.4 District Waiver of Other Rights and Claims. By entry into this Agreement, payment of the additional school impact mitigation fee payments as provided herein, Owner and its successors and assigns shall be deemed to have fulfilled and mitigated their entire obligation to assist in financing school facilities to serve the student population to be generated by development of the Property. As a result, District hereby covenants that, so long as Owner timely performs its obligations hereunder, District shall not assert or pursue any additional claims for mitigation of the impact of Owner's Property on District or seek to impose or secure any additional fees, charges, dedications, or other form of requirements in respect to the Property. District shall provide Owner, when requested, with reasonable certification of compliance or approvals required from District by any local agency as a condition to any approval by the local agency or the issuance of any permit, license, or any other entitlement by any other local agency. This Section 1.4 shall not release Owner's Property from indebtedness for any ad valorem real property taxes, such as general obligation bonds, which have been or may be levied on the Property.

ARTICLE II

REPRESENTATIONS AND WARRANTIES

Section 2.1 Representations and Warranties of the District. District represents, covenants, and warrants to Owner that it is a public school district duly organized and existing under the laws of the State of California; that it is authorized through formal action by the Board of Trustees at a duly noticed public meeting, to enter into this Agreement, and to carry out its obligations under and pursuant to the Agreement; and that this Agreement is not in conflict with any other contract or agreement to which District is a party.

Section 2.2 Representations and Warranties of Owner. Owner represents, covenants, and warrants to District that Owner has the power to enter into this Agreement and has duly authorized the execution and delivery of this Agreement in accordance with the Constitution and laws of the State of California; and that this Agreement is not in conflict with any other contract, document, or agreement executed by Owner.

Description: Santa Barbara,CA Document-Year.DocID 1997.80203 Page: 3 of 15
Order: dan3 Comment:

ARTICLE III

MISCELLANEOUS

Section 3.1 Assignment.

a) Assignment by Owner. Nothing in this Agreement shall in any way limit the right or ability of Owner to transfer, assign, encumber, hypothecate, or in any way convey (collectively a "transfer") any interest of Owner in the Property without the consent of District. However, Owner covenants for the benefit of the District that after a transfer of Owner's legal title of all or a portion of the Property, Owner shall, within ten (10) days after the transfer, provide District with a copy of a fully executed agreement between Owner and the transferee showing that the transferee has accepted full responsibility for the payment of any unpaid school impact mitigation payments under Section 1.2 with respect to the Property so transferred. Until such time as the District has received said agreement, Owner shall remain jointly and severably liable for any unpaid school impact mitigation payments on the Property so transferred. District covenants and agrees that it will cooperate with Owner and will promptly execute any documents reasonably required by Owner or Owner's assignee or transferee in connection with the assignment or transfer of Owner's rights and obligations hereunder.

(i) a transfer which consists of a conveyance for financing for the purpose of securing loans of funds;

(ii) the conveyance or dedication of any portion of the Property to the District or other appropriate governmental agency or the granting of easements or permits to facilitate the development of the Property; and

(iii) a transfer consisting of a change in the form of ownership or ownership interests (including, without limitation) a sale of stock or transfer in a general or limited partnership interest).

Section 3.2 Successors. This Agreement shall be binding and inure to the benefit of the parties and their respective successors or assigns.

Section 3.3 Consents. Unless otherwise herein provided, whenever approval, consent, acceptance, or satisfaction (collectively, a "Consent") is required of a party pursuant to this Agreement, it shall not be unreasonably withheld, conditioned, or delayed. Unless provision is made for specific time period, consent or disapproval shall be required to be given within thirty (30) days after receipt of the written request for Consent. If a party shall disapprove, the reasons therefore shall be stated in reasonable detail in writing.

Section 3.4 Entire Agreement Amendments. This Agreement constitutes the entire agreement between District and Owner with respect to the subject matter set forth herein and supersedes all prior discussions, negotiations, and agreements on said subject. This Agreement cannot be

Description: Santa Barbara,CA Document-Year.DocID 1997.80203 Page: 4 of 15
Order: dan3 Comment:

amended, except in writing by Owner and District, duly executed by their authorized agents.

Section 3.5 Exhibits. The Exhibits to which reference is made herein, are deemed incorporated into this Agreement in their entirety by reference thereto. The Exhibits are as follows:

A - Map of the Property
B - Legal Description of the Property

Section 3.6 Time. Time is of the essence of this Agreement and of each and every term, provision, and condition hereof.

Section 3.7 Notices. Any notice to either party shall be in writing and given by delivering the same to such party in person or by sending the same by registered mail, return-receipt requested, with postage prepaid, to the following addresses:

If to the District: Orcutt Union School District
501 Dyer Street
Orcutt, CA 93455

If to the Owner:

Either party may change its mailing address at any time by giving written notice of such change to the other party in the manner provided herein. All notices under this Agreement shall be deemed given, received, made, or communicated on the date personal delivery is effected, or, if mailed, on the delivery date or attempted delivery date shown on the return-receipt.

Section 3.8 Collection Costs and Attorneys Fees. In the event either party is required to institute collection proceedings or a legal action for enforcement of any of the terms or conditions set forth herein, the prevailing party shall be entitled to recover its reasonable costs and expense, including without limitation, litigation expenses and attorneys' fees. Such expenses shall include reasonable costs of investigation and formal and informal discovery proceedings. All such costs and expenses shall be deemed to have accrued on commencement of such action and shall be enforceable whether or not such action is prosecuted to final judgment.

Section 3.9 Recordation. Owner shall record this Agreement against the Property within ten (10) days after the date this Agreement is approved by District's Board of Trustees at a duly noticed public meeting. Recording fees shall be paid for by Owner. Immediately after such recordation, Owner shall deliver a conformed copy of the recorded Agreement to District.

In the alternative, District may record the Agreement at Owner's expense.

Description: Santa Barbara,CA Document-Year.DocID 1997.80203 Page: 5 of 15
Order: dan3 Comment:

Upon Owner's written request, and at no expense to District, District agrees to execute an appropriate writing canceling this Agreement and removing the same of record with respect to any lot or parcel that has made all of the school impact mitigation payments required herein.

Section 3.10 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

IN WITNESS WHEREOF, the Owner and District have executed this Agreement on the day and year first above written.

OWNER:

By: M.V.S., INC.
Owner

DISTRICT:
ORCUTT UNION SCHOOL DISTRICT

By: _____
District Superintendent and Secretary to Board of Trustees

BY: _____

Rob Buchanan, Board President
Orcutt Union School District

Description: Santa Barbara,CA Document-Year.DocID 1997.80203 Page: 6 of 15
Order: dan3 Comment:

Upon Owner's written request, and at no expense to District, District agrees to execute an appropriate writing canceling this Agreement and removing the same of record with respect to any lot or parcel that has made all of the school impact mitigation payments required herein.

Section 3.10 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

IN WITNESS WHEREOF, the Owner and District have executed this Agreement on the day and year first above written.

OWNER:

By: M.V.S., INC. _____
Owner

DISTRICT:
ORCUTT UNION SCHOOL DISTRICT

By: _____
District Superintendent and Secretary to
Board of Trustees

BY: _____

Rob Buchanan, Board President
Orcutt Union School District

Description: Santa Barbara,CA Document-Year.DocID 1997.80203 Page: 7 of 15
Order: dan3 Comment:

STATE OF CALIFORNIA,

COUNTY OF Santa Barbara } S.S.

On December 1, 1997, before me, DAVID Long, a Notary Public in and for said County and State, personally appeared Jack C Garvin + Rob Buchanan

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

FOR NOTARY SEAL OR STAMP

DAVID LONG
Commission # 1130632
Notary Public — California
Santa Barbara County
My Comm. Expires Mar 26, 2001

STATE OF CALIFORNIA,

COUNTY OF _____ } S.S.

On _____, before me, _____, a Notary Public in and for said County and State, personally appeared _____

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

FOR NOTARY SEAL OR STAMP

TE 160 Legal (2-94)

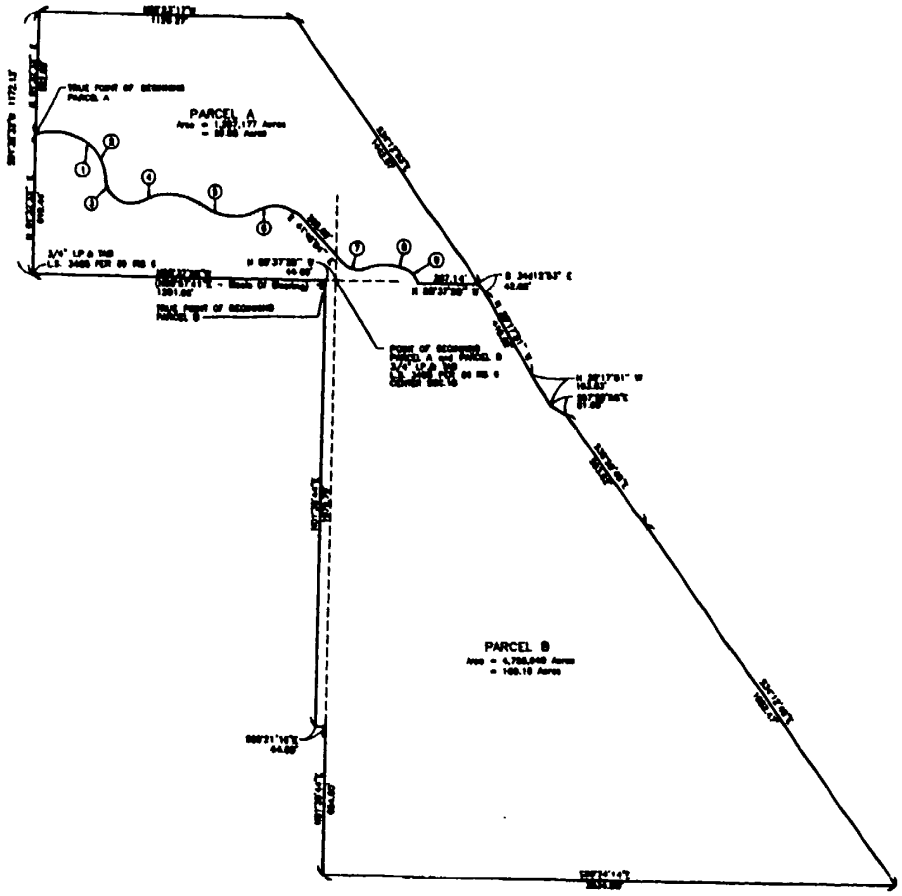
This form is furnished by **Chicago Title Company**

STATE OF CALIFORNIA)
) ss.
COUNTY OF VENTURA)

On Nov. 5, 1997, before me LINDA EHRHARDT personally appeared MARTIN V. SMITH, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

EXHIBIT A



CURVE DATA

	R	L	Δ
1	257.23'	324.68'	72°19'17"
2	215.41'	117.13'	31°09'17"
3	106.25'	204.71'	110°23'35"
4	255.34'	302.48'	67°52'29"
5	223.26'	234.03'	60°03'31"
6	161.88'	217.26'	76°53'52"
7	93.67'	104.74'	64°04'13"
8	273.18'	183.26'	38°26'06"
9	95.08'	92.21'	55°34'06"

REGISTERED PROFESSIONAL ENGINEER JOHN R. DICKERSON NO. 18481 EXP. 6-30-01 CIVIL STATE OF CALIFORNIA

400 0 200
SCALE IN FEET
1"=400'

ORCUTT COMMUNITY PLAN
KEY SITE 3 (SMITH)

OWNERS:
M.V.S. INC
300 ESPLANADE DR. SUITE 350
OXNARD, CA 93030
(805) 988-2015

VCE
CIVIL ENGINEERING • SURVEYING
• 397 Mobil Avenue, Suite B •
• Camarillo, California 93010, (805)-389-6460 •

FILE: VCE\1145\par-1117.DWG 11-19-97

Exhibit B

Parcel A

Those portions of the East half of Section 18; of the Southeast quarter of the Northwest quarter of said Section 18; all in Township 9 North, Range 33 West, San Bernardino Meridian of the County of Santa Barbara, State of California, according to the Official Plat thereof lying Southerly and Westerly of the Southwesterly line of U.S. Highway 101, which Southwesterly line is described as the Southwesterly line of the tract of land described as Parcels One and Three in the Deed to the State of California recorded July 6, 1955, as Instrument No. 12016 in Book 1323, Page 424 of Official Records

Beginning at a 3/4 inch iron pipe set and tagged L.S. 3485 at the center of Section 18 per Book 89, Page 6 of Record of Surveys in the office of the County Recorder of said County; thence from said point of beginning along the Northerly line of the Southwest quarter of said Section 18 with a bearing for this line of South 89°57'41" West, being used as the basis of bearing; and along the following twenty-four courses and distances;

1st: North 88°37'28" West, a distance of 44 feet to a point;

2nd: Thence North 88°37'28" West, a distance of 1291.98 feet to a 3/4 inch iron pipe set and tagged L.S. 3485 per Book 89, Page 6 of Record of Survey;

3rd: Thence North 01°32'33" East, a distance of 619.44 feet to the true point of beginning;

4th: Thence, from said true point of beginning, North 01°32'33" East, a distance of 552.69 feet to a point;

5th: Thence South 88°23'17" East, a distance of 1126.27 feet to a point;

6th: Thence South 34°12'53" East, a distance of 1442.97 feet to a point;

7th: Thence North 88°37'28" West, a distance of 267.14 feet to a point on a curve concave Southwesterly having a radius of 95.08 feet;

8th: Thence along the arc of said curve through a central angle of 55°34'06", a distance of 92.21 feet to a point on a curve concave Southerly having a radius of 273.18 feet;

9th: Thence along the arc of said curve through a central angle of 38°26'06" a distance of 183.26 feet to a point on a curve concave Northerly having a radius of 93.67 feet;

10th: Thence along the arc of said curve through a central angle of 64°04'13" a distance of 104.74 feet to a point;

11th: Thence North 41°48'04" West a distance of 262.60 feet to a point on a curve concave southerly having a radius of 161.88 feet;

12th: Thence along the arc of said curve through a central angle of 76°53'52" a distance of 217.26 feet to a point on a curve concave northerly having a radius of 223.26 feet;

13th: Thence along the arc of said curve through a central angle 60°03'31" a distance of 234.03 feet to a point on a curve concave southerly having a radius of 255.34 feet;

14th: Thence along the arc of said curve through a central angle of 67°52'29" a distance of 302.48 feet to a point on a curve concave northeasterly having a radius of 106.25 feet;

15th: Thence along the arc of said curve through a central angle of 110°23'35" a distance of 204.71 feet to a point on a curve concave southwesterly having a radius of 215.41 feet;

16th: Thence along the arc of said curve through a central angle of 31°09'17" a distance of 117.13 feet to a point on a curve concave southerly having a radius of 257.23 feet;

17th: Thence along the arc of said curve through a central angle of 72°19'17" a distance of 324.68 feet to the true point of beginning of Parcel "A".

The above described parcel of land contains 29.55 acres.

JOHN R. DICKERSON
R.C.E. 18481
EXPIRES: 6/30/01

REGISTERED PROFESSIONAL ENGINEER
JOHN R. DICKERSON
No. 18481
Exp 6/30/01
CIVIL
STATE OF CALIFORNIA

Exhibit B

Parcel B

Those portions of the West half of the Southeast quarter of Section 18, Township 9 North, Range 33 West, San Bernardino Meridian, in the County of Santa Barbara, State of California, according to the Official Plat thereof, lying Southerly and Westerly of the Southwesterly line of U.S. Highway 101, which Southwesterly line is described as the Southwesterly line of the tract of land described as Parcels One and Three in the Deed to the State of California recorded July 6, 1955, as Instrument No. 12016 in Book 1323, Page 424 of Official Records

Beginning at a 3/4 inch iron pipe set and tagged L.S. 3485 at the center of Section 18 per Book 89, Page 6 of Record of Surveys in the office of the County Recorder of said County; thence from said point of beginning along the Northerly line of the Southwest quarter of said Section 18 with a bearing for this line of South 89°57'41" West, being used as the basis of bearing; and along the following twenty-eight courses and distances;

1st: North 88°37'28" West, a distance of 44 feet to the true point of beginning;

2nd: Thence South 01°38'44" West, a distance of 1979.79 feet to a point;

3rd: Thence South 88°21'16" East, a distance of 44.00 feet to a point;

4th: Thence South 01°38'44" West, a distance of 654.60 feet to a point;

5th: Thence South 88°24'14" East, a distance of 2534.00 feet to a point;

6th: Thence North 34°12'49" West, a distance of 1952.47 feet to a point;

7th: Thence North 35°50'49" West, a distance of 593.82 feet to an angle point;

8th: Thence North 57°58'56" West, a distance of 81.95 feet to an angle point;

9th: Thence North 29°17'51" West, a distance of 163.63 feet to a point;

10th: Thence continuing along the same bearing North 29°17'51" West, a distance of 419.82 feet to a point;

11th: Thence North 34°12'53" West, a distance of 42.02 feet to a point;

12th: Thence North 88°37'28" West, a distance of 267.14 feet to a point on a curve concave Southwesterly having a radius of 95.08 feet;

13th: Thence along the arc of said curve through a central angle of 55°34'06", a distance of 92.21 feet to a point on a curve concave Southerly having a radius of 273.18 feet;

14th: Thence along the arc of said curve through a central angle of 38°26'06" a distance of 183.26 feet to a point on a curve concave Northerly having a radius of 93.67 feet;

15th: Thence along the arc of said curve through a central angle of 64°04'13" a distance of 104.74 feet to a point;

16th: Thence North 41°48'04" West a distance of 262.60 feet to a point on a curve concave southerly having a radius of 161.88 feet;

17th: Thence along the arc of said curve through a central angle of 75°53'52" a distance of 217.26 feet to a point on a curve concave northerly having a radius of 223.26 feet;

18th: Thence along the arc of said curve through a central angle 60°03'31" a distance of 234.03 feet to a point on a curve concave southerly having a radius of 255.34 feet;

19th: Thence along the arc of said curve through a central angle of 67°52'29" a distance of 302.48 feet to a point on a curve concave northeasterly having a radius of 106.25 feet;

20th: Thence along the arc of said curve through a central angle of 110°23'35" a distance of 204.71 feet to a point on a curve concave southwesterly having a radius of 215.41 feet;

21st: Thence along the arc of said curve through a central angle of 31°09'17" a distance of 117.13 feet to a point on a curve concave southerly having a radius of 257.23 feet;

22nd: Thence along the arc of said curve through a central angle of 72°19'17" a distance of 324.68 feet to a point on the westerly line of said Parcel B;

23rd: Thence South 1°32'33" West along said westerly line a distance of 619.44 feet to a point;

24th: Thence South 88°37'28" East a distance of 1291.98 feet to the true point of beginning.

The above described parcel of land contains 109.16 acres.

JOHN R. DICKERSON
R.C.E. 18481
EXPIRES: 6/30/01

REGISTERED PROFESSIONAL ENGINEER
JOHN R. DICKERSON
No. 18481
Exp 6/30/01
CIVIL
STATE OF CALIFORNIA

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 PER LAND USE AND DEVELOPMENT CODE §35-104 TO AMEND THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE BY AMENDING THE SANTA BARBARA COUNTY ZONING MAP FOR PORTIONS OF ASSESSOR'S PARCEL NUMBER 129-151-026 FROM RR-10 TO PRD-119 ZONING.	RESOLUTION NO.: 20- ___ CASE NO.: 13RZN-00000-00001

WITH REFERENCE TO THE FOLLOWING:

A. WHEREAS on December 20, 1980, by Resolution No. 80-566, the Board of Supervisors of the County of Santa Barbara adopted the Comprehensive Plan for the County of Santa Barbara; and

B. WHEREAS on July 22, 1997, by Resolution No. 97-314, the Board of Supervisors of the County of Santa Barbara adopted the Orcutt Community Plan.

C. WHEREAS on July 10, 2001, by Resolution No. 01-225, the Board of Supervisors of the County of Santa Barbara adopted amendments (Case No. 01-GP-005) to various water policies, development standards and actions of the Orcutt Community Plan.

D. WHEREAS on September 21, 2004, by Resolution No. 04-261, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 04-GPA-00000-00011), including text amendments to Action OT-O-2.2 to support revitalization efforts in Old Town Orcutt.

E. WHEREAS on July 25, 2006, by Resolution No. 06-236, the Board of Supervisors of the County of Santa Barbara adopted the Old Town Orcutt Streetscape Concept Plan.

F. WHEREAS on July 25, 2006, by Resolution No. 06-238, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 05GPA-00000-00006), including amendments to the Land Use Designations Map, the Parks, Recreation, and Trails Map, and Development Standard KS30-2.

G. WHEREAS on February 24, 2009, by Resolution No. 09-034, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 08GPA-00000-00009), including amendments to the text and to land use designations to ensure consistency with the General Plan Housing Element Focused Rezone Program.

H. WHEREAS on December 11, 2012 by Resolution No.12-293, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 11GPA-00000-00001), including text amendments to various flood control policies, development standards and actions, and amendments to Figure 31 (Regional Basins Map).

I. WHEREAS on December 11, 2012 by Resolution No.12-294, the Board of Supervisors of the County of Santa Barbara adopted text amendments to the Orcutt Community Plan (Case No. 11GPA-00000-00002).

J. WHEREAS on June 4, 2013 by Resolution No.13-160, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 13GPA-00000-00), including amendments to Key Site 22 text and to Figure KS22-2, Figure 24 (Significant Vegetation Map), Figure 25 (Biological Habitat Map), and Figure 22-2 (Key Site 22 Map p. KS22-11).

K. WHEREAS on January 5, 2016, by Resolution No. 16-7, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (14GPA-00000-00006) amending Key Site 12 Policy 12-2A and B, which address provision of affordable housing and parks.

L. 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 Number 129-151-026, as shown in Exhibit 1A of Exhibit 1.

M. 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 the Zoning Map, at which hearing the proposed amendments were explained and comments invited from persons in attendance.

N. WHEREAS the County Planning Commission now finds that it is in the interest of the orderly development of the County and important to the preservation of the health, safety and general welfare of the residents of the County to recommend that the Board of Supervisors adopt an Ordinance amending the Zoning Map (Case No. 13RZN-00000-00001) as identified in Exhibit 1 attached hereto, as follows:

> Rezone the 130.6 acres of SB Clark, LLC land from the Residential Ranchette, 10 acre minimum parcel size (RR-10) zoning to the Planned Residential Development (PRD-119) zone district.

O. WHEREAS Section 65855 of the Government Code requires inclusion of the reason for the recommendation and the relationship of the Zoning Map Amendments to the applicable general and specific plans, which is hereby identified as:

1) Amendment of the Zoning Map reflects the established parcel boundaries resulting from the subdivision of the 8-acre MR-O-zoned area, established by Case No. 13TRM-00000-00001. Specific boundaries of the 8-acre MR-O zone on Key Site 3 were not previously established.

2) The amendments are consistent with the intent of Orcutt Community Plan Policy KS3-1, which states that “[t]he County shall consider redesignating/rezoning portions of Key Site 3 to PD/PRD 125 units only if: A. The areas identified as "Open Space" on Figure KS3-1 have been dedicated to the County or other County-approved group or agency, and B. The property owner has demonstrated compliance with Action SCH-O-1.3.” Both conditions for consideration are met with the approval of 13TRM-00000-00001. In addition the project is consistent with the Comprehensive Plan, including the adopted Orcutt Community Plan and with the Land Use and Development Code, as identified in the Attachment A of the Planning Commission staff report dated September 10, 2020.

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The above recitations are true and correct.

2. In compliance with the provisions of Section 65355 of the Government Code, the Commission recommends that the Board of Supervisors approve an Ordinance 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 130.6 acres of Assessor’s Parcel Number 129-151-026 from the Residential Ranchette, 10 acre minimum parcel size (RR-10) zoning to the Planned Residential Development (PRD-119) zone district, as identified in Exhibit 1A, based on the findings included as Attachment A of the Planning Commission staff report dated September 10, 2020. Said Ordinance is attached hereto as Exhibit 1 and is incorporated by reference.

3. A certified copy of this resolution shall be transmitted to the Board of Supervisors.

4. The Chair of this 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 Planning Commission.

PASSED, APPROVED AND ADOPTED this _____, 2020 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

_____
LAURA BRIDLEY, Chair
Santa Barbara County Planning Commission

ATTEST:

_____
JEFF WILSON
Secretary to the Commission

APPROVED AS TO FORM:

MICHAEL C. GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

EXHIBIT:

1. Ordinance to Amend Assessor Parcel Number 129-151-026
   1A. Rezone Exhibit

EXHIBIT 1

LAND USE DEVELOPMENT CODE (ZONING MAP AMENDMENT)

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 35-1 OF THE SANTA BARBARA COUNTY LAND USE AND DEVELOPMENT CODE, OF CHAPTER 35, ZONING, OF THE SANTA BARBARA COUNTY CODE BY AMENDING THE COUNTY ZONING MAP WITHIN THE ORCUTT COMMUNITY PLAN AREA BY REDESIGNATING A PORTION OF ASSESSOR PARCEL NUMBER 129-151-026 FROM RR-10 TO PRD-119.

Case No. 13RZN-00000-00001

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 130.6 acres on existing Assessor's Parcel Number ("APN") 129-151-026 shown on the map attached hereto as Exhibit 1A 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 1A, dated "(*date of Board of Supervisors Approval*)", which redesignates the zoning on 130.6 acres on existing APN 129-151-026 as follows:

> Rezone the 130.6 acres of SB Clark, LLC land from the Residential Ranchette, 10 acre minimum parcel size (RR-10) zoning to the Planned Residential Development (PRD-119) zone district.

This amended Zoning Map 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 1A 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 1A 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 _____, 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

_____
Gregg Hart Chair, Board of Supervisors
County of Santa Barbara
State of California

ATTEST

MONA MIYASATO
County Executive Officer
Clerk of the Board of Supervisors

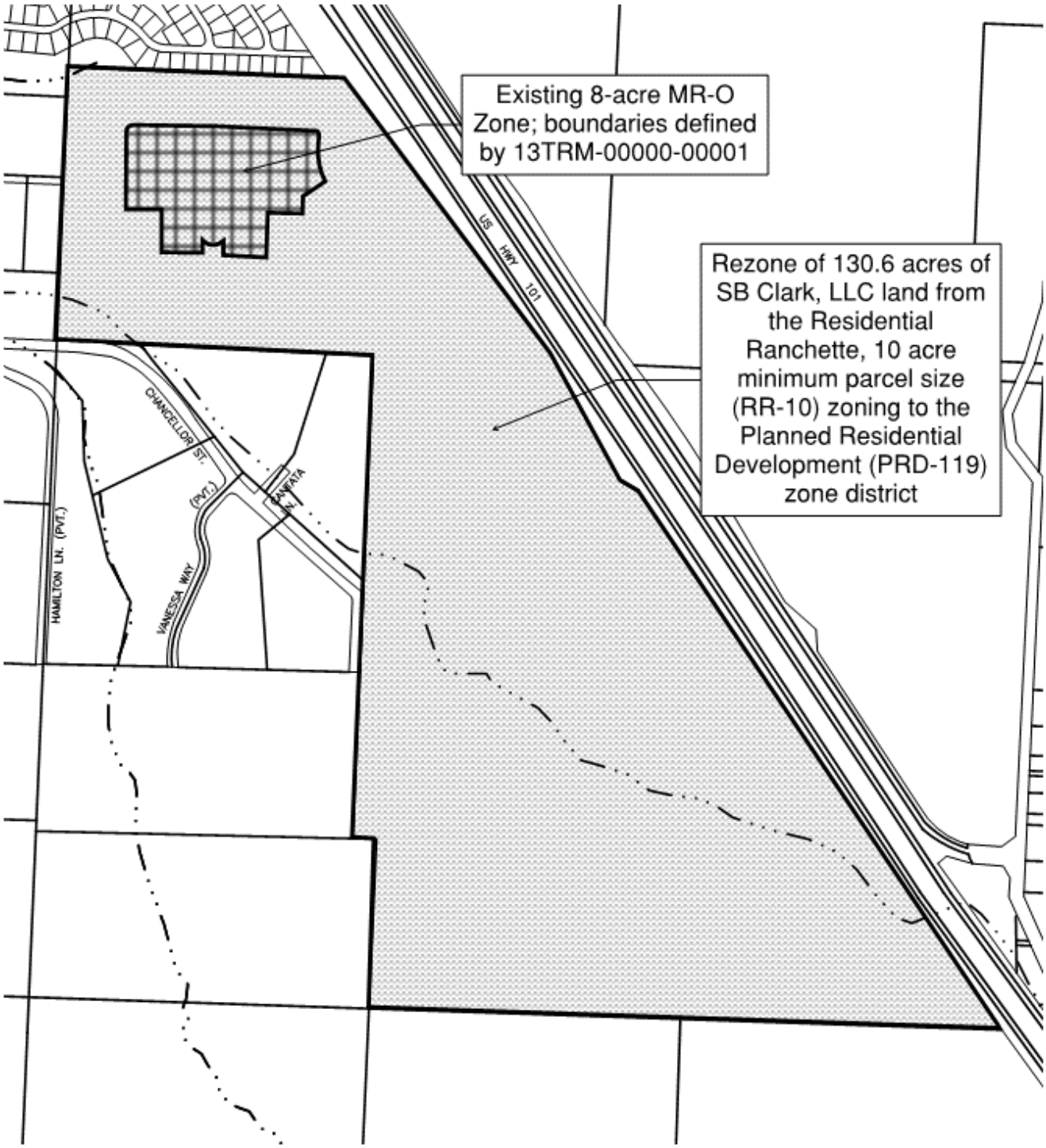
By: _____
Deputy Clerk

APPROVED AS TO FORM

MICHAEL C. GHIZZONI
County Counsel

By: _____
Deputy County Counsel

EXHIBIT 1A
Rezone Exhibit



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 AMENDMENT OF THE ORCUTT COMMUNITY PLAN; ORCUTT COMMUNITY PLAN POLICY KS3-1, DEVELOPMENT STANDARDS DEVSTDKS3-5, -6, -7, AND -10, AND FIGURE 14 (ORCUTT COMMUNITY PLAN PARKS, RECREATION AND TRAILS [PRT] MAP)	RESOLUTION NO.: 20 - _____ CASE NO.: 13GPA-00000-00005

WITH REFERENCE TO THE FOLLOWING:

A. WHEREAS on July 22, 1997, by Resolution No. 97-314, the Board of Supervisors of the County of Santa Barbara adopted the Orcutt Community Plan.

B. WHEREAS on July 10, 2001, by Resolution No. 01-225, the Board of Supervisors of the County of Santa Barbara adopted amendments (Case No. 01-GP-005) to various water policies, development standards and actions of the Orcutt Community Plan.

C. WHEREAS on September 21, 2004, by Resolution No. 04-261, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 04-GPA-00000-00011), including text amendments to Action OT-O-2.2 to support revitalization efforts in Old Town Orcutt.

D. WHEREAS on July 25, 2006, by Resolution No. 06-236, the Board of Supervisors of the County of Santa Barbara adopted the Old Town Orcutt Streetscape Concept Plan.

E. WHEREAS on July 25, 2006, by Resolution No. 06-238, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 05GPA-00000-00006), including amendments to the Land Use Designations Map, the Parks, Recreation, and Trails Map, and Development Standard KS30-2.

F. WHEREAS on February 24, 2009, by Resolution No. 09-034, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 08GPA-00000-00009), including amendments to the text and to land use designations to ensure consistency with the General Plan Housing Element Focused Rezone Program.

G. WHEREAS on December 11, 2012 by Resolution No.12-293, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 11GPA-00000-00001), including text amendments to various flood control policies, development standards and actions, and amendments to Figure 31 (Regional Basins Map).

H. WHEREAS on December 11, 2012 by Resolution No.12-294, the Board of Supervisors of the County of Santa Barbara adopted text amendments to the Orcutt Community Plan (Case No. 11GPA-00000-00002).

I. WHEREAS on June 4, 2013 by Resolution No.13-160, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 13GPA-00000-00), including amendments to Key Site 22 text and to Figure KS22-2, Figure 24 (Significant Vegetation Map), Figure 25 (Biological Habitat Map), and Figure 22-2 (Key Site 22 Map p. KS22-11).

J. WHEREAS on January 5, 2016, by Resolution No. 16-7, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (14GPA-00000-00006) amending Key Site 12 Policy 12-2A and B, which address provision of affordable housing and parks.

K. WHEREAS on June 27, 2013, an application (Case No. 13GPA-00000-00005) was submitted to: 1) amend the Comprehensive Plan and Orcutt Community Plan to change the Land Use Designation on APN 129-151-026 from Residential Ranchette to Planned Development; and 2) amend Orcutt Community Plan Policy KS3-1, Development Standards DevStdKS3-5, -6, -7, and -10, and Figure 14.

L. WHEREAS proposed amendment to the Orcutt Community Plan Parks, Recreation and Trails (PRT) Map, were included in the project description for the Key Site 3 General Plan Amendment project (Case No. 13GPA-00000-00005).

M. 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 as follows:

1) Amend Policy KS3-1 to reflect a land use designation of Planned Development, Residential 20.0, and Open Space, and to reflect zoning PRD-119 of as follows:

   Policy KS3-1*: Key Site 3 (APN 129-151-26) is designated ~~Res Ranch and~~ PD, Residential 20.0, and Open Space and zoned ~~RR-10 and~~ PRD-119, and MR-O. Any proposed development on Key Site 3 shall comply with the following development standards.*

2) Amend DevStd KS3-5 to reflect the development of public multi-use trails as follows:

   DevStd KS3-5*: The bikepath, ~~hiking~~ public multi-use trails, rest area, and secondary access roads shall be located to minimize loss of significant vegetation.*

3) Amend DevStd KS3-6 to reflect the development of secondary access from Chancellor Street as follows:

   DevStd KS3-6*: No development, other than a secondary access road ~~from Oakbrook Lane~~ to Chancellor Street, shall occur within 100 feet of the dripline of the vegetation in the southwest corner of the northern mesa, or within a 25 foot-buffer from the top of bluff of the canyon in the northeast corner of the site.*

4) Amend DevStd KS3-7 to reflect the development of secondary access from Chancellor Street as follows:

> ***DevStd KS3-7****: Primary access to the site shall be from the frontage road along US Hwy 101. The existing easement over Site 2 shall be renegotiated to accommodate development of Site 2 and to align with the "preferred access point" intersection. The developer shall coordinate with P&D, Public Works Transportation Division, and the Fire Department to ensure appropriate secondary access from ~~Oakbrook Lane.~~ Chancellor Street using the developer's existing Chancellor Street easement.*

5) Amend DevStd KS3-10 to reflect the development of public multi-use trails as follows:

> ***DevStd KS3-10****: The developer shall dedicate an easement for, and construct, a flood control/emergency access route along Orcutt Creek which can also be used as an off road Class I bikepath as well as ~~hiking~~ public multi-use trails through Key Site 3, with appropriate links to new onsite development.*

6) Amend the OCP Parks, Recreation and Trails Map (Figure 14) to show the proposed multi-use trails. The trails will be aligned in conformance with Exhibit 2. The planned trail connection between Key Site 3 and the southeast endpoint of Chancellor Street will remain to enable a future connection when development occurs there.

N. 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.

O. 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.

P. WHEREAS, in compliance with Government Code Section 65855, which requires the County Planning Commission's written recommendation on the proposed amendments and ordinances to include the reasons for the recommendation and the relationship of the proposed ordinances and amendments to applicable general and specific plans, the County Planning Commission has determined that the proposed amendments represent good planning consistent with the intent of the Orcutt Community Plan.

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 September 10, 2020.

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 Planning Commission now finds that it is 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 the County to recommend that the Board of Supervisors adopt a Resolution (Case 13GPA-00000-00005) amending the Orcutt Community Plan.

5. 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 ___ day of ___, 20___, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
LAURA M. BRIDELY, Chair
Santa Barbara County Planning Commission

ATTEST:

_____
JEFF WILSON
Secretary to the Commission

APPROVED AS TO FORM:
MICHAEL GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

EXHIBITS:
1. Board of Supervisors Resolution

ATTACHMENT 1

RESOLUTION OF THE SANTA BARBARA COUNTY BOARD OF SUPERVISORS
COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

IN THE MATTER OF AMENDMENDING THE ORCUTT COMMUNITY PLAN; ORCUTT COMMUNITY PLAN POLICY KS3-1, DEVELOPMENT STANDARDS DEVSTDKS3-5, -6, -7, AND -10, AND FIGURE 14 (ORCUTT COMMUNITY PLAN PARKS, RECREATION AND TRAILS [PRT] MAP)	RESOLUTION NO.: 20 - _____ CASE NO.: 13GPA-00000-00005

WITH REFERENCE TO THE FOLLOWING:

A. WHEREAS on July 22, 1997, by Resolution No. 97-314, the Board of Supervisors of the County of Santa Barbara adopted the Orcutt Community Plan.

B. WHEREAS on July 10, 2001, by Resolution No. 01-225, the Board of Supervisors of the County of Santa Barbara adopted amendments (Case No. 01-GP-005) to various water policies, development standards and actions of the Orcutt Community Plan.

C. WHEREAS on September 21, 2004, by Resolution No. 04-261, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 04-GPA-00000-00011), including text amendments to Action OT-O-2.2 to support revitalization efforts in Old Town Orcutt.

D. WHEREAS on July 25, 2006, by Resolution No. 06-236, the Board of Supervisors of the County of Santa Barbara adopted the Old Town Orcutt Streetscape Concept Plan.

E. WHEREAS on July 25, 2006, by Resolution No. 06-238, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 05GPA-00000-00006), including amendments to the Land Use Designations Map, the Parks, Recreation, and Trails Map, and Development Standard KS30-2.

F. WHEREAS on February 24, 2009, by Resolution No. 09-034, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 08GPA-00000-00009), including amendments to the text and to land use designations to ensure consistency with the General Plan Housing Element Focused Rezone Program.

G. WHEREAS on December 11, 2012 by Resolution No.12-293, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 11GPA-00000-00001), including text amendments to various flood control policies, development standards and actions, and amendments to Figure 31 (Regional Basins Map).

H. WHEREAS on December 11, 2012 by Resolution No.12-294, the Board of Supervisors of the County of Santa Barbara adopted text amendments to the Orcutt Community Plan (Case No. 11GPA-00000-00002).

I. WHEREAS on June 4, 2013 by Resolution No.13-160, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (Case No. 13GPA-00000-00), including amendments to Key Site 22 text and to Figure KS22-2, Figure 24 (Significant Vegetation Map), Figure 25 (Biological Habitat Map), and Figure 22-2 (Key Site 22 Map p. KS22-11).

J. WHEREAS on January 5, 2016, by Resolution No. 16-7, the Board of Supervisors of the County of Santa Barbara adopted amendments to the Orcutt Community Plan (14GPA-00000-00006) amending Key Site 12 Policy 12-2A and B, which address provision of affordable housing and parks.

K. WHEREAS on June 27, 2013, an application (Case No. 13GPA-00000-00005) to: 1) amend the Comprehensive Plan and Orcutt Community Plan to change the Land Use Designation on APN 129-151-026 from Residential Ranchette to Planned Development; and 2) amend Orcutt Community Plan Policy KS3-1, Development Standards DevStdKS3-5, -6, -7, and -10, and Figure 14.

L. WHEREAS proposed amendment to the Orcutt Community Plan Parks, Recreation and Trails (PRT) Map, were included in the project description for the Key Site 3 General Plan Amendment project (Case No. 13GPA-00000-00005).

M. 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 as follows:

1) Amend Policy KS3-1 to reflect a land use designation of Planned Development, Residential 20.0, and Open Space, and to reflect zoning PRD-119 of as follows:

   Policy KS3-1*: Key Site 3 (APN 129-151-26) is designated ~~Res Ranch and~~ PD, Residential 20.0, and Open Space and zoned ~~RR-10 and~~ PRD-119, and MR-O. Any proposed development on Key Site 3 shall comply with the following development standards.*

2) Amend DevStd KS3-5 to reflect the development of public multi-use trails as follows:

   DevStd KS3-5*: The bikepath, ~~hiking~~ public multi-use trails, rest area, and secondary access roads shall be located to minimize loss of significant vegetation.*

3) Amend DevStd KS3-6 to reflect the development of secondary access from Chancellor Street as follows:

   DevStd KS3-6*: No development, other than a secondary access road ~~from Oakbrook Lane~~ to Chancellor Street, shall occur within 100 feet of the dripline of the vegetation in the southwest corner of the northern mesa, or within a 25 foot-buffer from the top of bluff of the canyon in the northeast corner of the site.*

4) Amend DevStd KS3-7 to reflect the development of secondary access from Chancellor Street as follows:

   DevStd KS3-7*: Primary access to the site shall be from the frontage road along US Hwy 101. The existing easement over Site 2 shall be renegotiated to accommodate*

development of Site 2 and to align with the "preferred access point" intersection. The developer shall coordinate with P&D, Public Works Transportation Division, and the Fire Department to ensure appropriate secondary access from ~~Oakbrook Lane.~~ Chancellor Street using the developer's existing Chancellor Street easement.

5) Amend DevStd KS3-10 to reflect the development of public multi-use trails as follows:

***DevStd KS3-10**: The developer shall dedicate an easement for, and construct, a flood control/emergency access route along Orcutt Creek which can also be used as an off road Class I bikepath as well as ~~hiking~~ public multi-use trails through Key Site 3, with appropriate links to new onsite development.*

6) Amend the Parks, Recreation and Trails Map (Figure 14) to show the proposed multi-use trails. The trails will be realigned in conformance with Exhibit 2. The planned trail connection between Key Site 3 and the southeast endpoint of Chancellor Street will remain to enable a future connection when development occurs there.

N. WHEREAS the proposed amendments are consistent with the Santa Barbara County Comprehensive Plan and the requirements of California Planning, Zoning, and Development laws.

O. 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 65351 of the Government Code.

P. WHEREAS the County conducted consultations with Native American tribes as required by Government Code Section 65352.3 and 65352.4.

Q. 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 and has endorsed and transmitted a written recommendation to the Board of Supervisors pursuant to Government Code Section 65354.

R. WHEREAS, in compliance with Government Code Section 65855, which requires the County Planning Commission's written recommendation on the proposed amendments and ordinances to include the reasons for the recommendation and the relationship of the proposed ordinances and amendments to applicable general and specific plans, the County Planning Commission has determined that the proposed amendments represent good planning consistent with the intent of the Orcutt Community Plan.

S. WHEREAS this Board 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 65356 of the Government Code, the above- described changes are hereby adopted as amendments to the Orcutt Community Plan and Comprehensive Plan.
3. Pursuant to provisions of Government Code Section 65357, the Clerk of the Board is hereby directed to make the documents amending the Santa Barbara County Comprehensive Plan, including the diagrams and text, available to the public for inspection.
4. The Chair and the Clerk of this Board are hereby authorized and directed to sign and certify all maps, documents, and other materials in accordance with this Resolution, to reflect the above-described action by the Board.
5. Pursuant to the provisions of Government Code Section 65357, the Clerk of the Board is hereby authorized and directed to send endorsed copies of said maps to the planning agency of each city within this County.

PASSED, APPROVED AND ADOPTED this ___ day of _____, 20___, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

_____
Gregg Hart, Chair
Chair, Board of Supervisors
County of Santa Barbara

MONA MIYASATO, COUNTY EXECUTIVE OFFICER
CLERK OF THE BOARD

By _____
Deputy Clerk

APPROVED AS TO FORM:
MICHAEL GHIZZONI
COUNTY COUNSEL

By _____
Deputy County Counsel

EXHIBITS:

1. Amendment to Language of Orcutt Community Plan Policy KS3-1 and Development Standards DevStdKS3-5, -6, -7, and -10
2. Amendment to Orcutt Community Plan Parks, Recreation, and Trails Map (Figure 14)

EXHIBIT 1

ORCUTT COMMUNITY PLAN AMENDMENT
Orcutt Community Plan Policy KS3-1 and Development Standards DevStdKS3-5, -6, -7, and -10

Amended language shown below:

Proposed Orcutt Community Plan Amendments	
OCP Policy	**Proposed Text Amendment**
Policy KS3-1	Key Site 3 (APN 129-151-26) is designated ~~Res Ranch and~~ PD, Residential 20.0, and Open Space and zoned ~~RR-10 and~~ PRD-119, and MR-O. Any proposed development on Key Site 3 shall comply with the following development standards.
DevStd KS3-5	The bikepath, ~~hiking~~ public multi-use trails, rest area, and secondary access roads shall be located to minimize loss of significant vegetation.
DevStd KS3-6	No development, other than a secondary access road ~~from Oakbrook Lane~~ to Chancellor Street, shall occur within 100 feet of the dripline of the vegetation in the southwest corner of the northern mesa, or within a 25 foot-buffer from the top of bluff of the canyon in the northeast corner of the site.
DevStd KS3-7	Primary access to the site shall be from the frontage road along US Hwy 101. The existing easement over Site 2 shall be renegotiated to accommodate development of Site 2 and to align with the "preferred access point" intersection. The developer shall coordinate with P&D, Public Works Transportation Division, and the Fire Department to ensure appropriate secondary access from ~~Oakbrook Lane.~~ Chancellor Street using the developer's existing Chancellor Street easement.
DevStd KS3-10	The developer shall dedicate an easement for, and construct, a flood control/emergency access route along Orcutt Creek which can also be used as an off road Class I bikepath as well as ~~hiking~~ public multi-use trails through Key Site 3, with appropriate links to new onsite development.
Orcutt Community Plan PRT Map	The OCP PRT Map is revised to show the proposed multi-use trails. The trails will be realigned in conformance with the approved final development plans. The planned trail connection between Key Site 3 and the southeast endpoint of Chancellor Street will remain to enable a future connection when development occurs there.

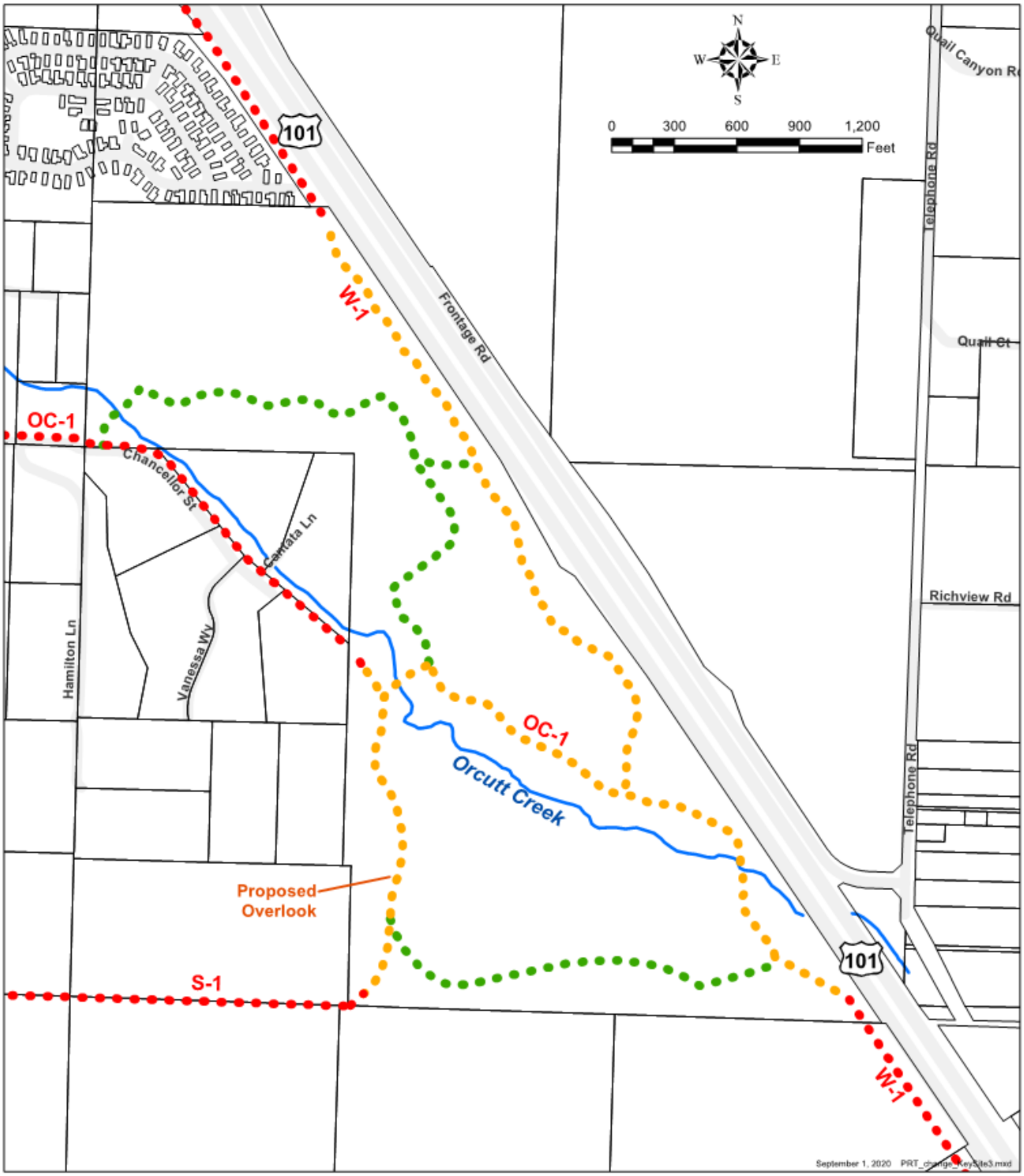
EXHIBIT 2

ORCUTT COMMUNITY PLAN

Amendment to Parks, Recreation and Trails Map

Exhibit 2 : Orcutt Community Plan PRT Map Changes

- Proposed Trail according to Adopted PRT Map (to Remain on PRT Map)
- Proposed Realignment of Previously Adopted Trail on PRT Map
- Proposed New Trail to be Added to PRT Map



ATTACHMENT J: KEY SITE 3 FINAL SEIR (14EIR-00000-00007)

Link: https://www.countyofsb.org/plndev/projects/keysite3.sbc

Documents (Volumes 1 and 2):

- https://cosantabarbara.app.box.com/s/bmkuzdo5tt5ey14k0q4m1775qsrtnbgr/file/718039945730
- https://cosantabarbara.app.box.com/s/bmkuzdo5tt5ey14k0q4m1775qsrtnbgr/file/718037954184

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	CLASS I PROJECT-SPECIFIC IMPACTS (Significant and Unavoidable)	
4.1 Aesthetics/Visual Resources		

Impact AES-1. The proposed residential development of the upper mesa would alter the predominantly rural aesthetic character of the project site, which serves as a prominent "Gateway Parcel" to the community of Orcutt.	**AES-1(a). Architectural and Landscape Guidelines**. The **owner/**applicant shall develop and implement Architectural and Landscape Guidelines that include the components listed below. The Guidelines shall incorporate the guidance from the applicable OCP Development Standards (DevStds VIS-O-1.1, VIS-O.3.1, VIS-O-3.4, KS3-14 through KS3-17, KS3-19 through KS3-21, etc.) **and** include clear criteria and requirements to guide the design, layout, and landscaping of all residential development. All future development shall comply with the Guidelines. Enforcement of compliance with the Guidelines shall be the responsibility of the Planning and Development Department (P&D).
	• Tract landscaping. Landscaping installed as part of tract improvements shall be consistent with approved landscape plans. Landscaping guidelines shall describe the following elements:
	  ○ Landscaping shall consist of drought-tolerant native and/or Mediterranean type species, and shall provide screening along the project perimeters;
	  ○ Only natural fiber, biodegradable materials shall be used;
	  ○ Fuel management techniques shall be used, including, but not limited to, fire resistive landscaping, defensible space features, and strictly controlled vegetation within defensible space;
	  ○ Fire-resistant vegetation shall be used in tract landscaping.
	• Individual House Landscaping. Landscaping Plans for the front yards of individual houses shall be prepared by a qualified Landscape Architect, and shall be designed to screen and blend the proposed development into the surrounding area while preserving identified viewsheds. Individual lot landscaping plans shall incorporate plants that are drought-tolerant native and/or Mediterranean type species. Only natural fiber, biodegradable materials shall be used for plantings.
	• Architectural Guidelines. Natural building materials and colors compatible with surrounding terrain (earth-tones and non-reflective paints) shall be used on exterior surfaces of all structures, including fences and walls. Color combinations used on individual home roofs, walls, and facias shall be selected as to avoid high contrast, such as very dark brown adjacent to white. Roof vents shall be the same earthtone shade as the surrounding roof surface. Materials shall be denoted on building plans.
	
	Plan Requirements and Timing. The **owner/**applicant shall submit Design Guidelines to P&D and the Board of Architectural Review for review and approval prior to final map recordation. Guidelines shall be recorded with the final map for the tract. A copy of the Guidelines shall be submitted with grading, building, and landscaping plans prior to zoning clearance approval for individual lot development. **Common area/tract landscaping shall be installed prior to**
		~~Class I (Significant and unavoidable)~~
		Potential impacts to the project site under the current development proposal are greater than those analyzed in the OCP EIR, even after the application of all feasible mitigation, and cumulative impacts related to change in visual character would remain significant and unavoidable (Class I).

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	occupancy clearance for the first single family dwelling. A landscape plan in conformance with the approved Guidelines shall be reviewed and approved prior to issuance of Zoning Clearance for individual lot development. The Guidelines shall be included in Covenants, Conditions and Restrictions (CC&Rs), and monitored by a Homeowners Association (or similar entity) with oversight by County P&D. **Monitoring**. For both **common area/**tract and individual house projects, P&D **compliance monitoring staff** shall ensure compliance **prior to occupancy clearance** ~~upon completion of tract improvements, and as needed~~. **AES-1(b). Graffiti Control**. A Homeowner's Association, **owner/**applicant or successor shall clean up any graffiti on sound walls in the project site within 72 hours. If the problem persists, as determined by P&D, a plan for preventing recurrence shall be submitted to P&D for review and approval, and shall be implemented as approved. Suggested anti-graffiti measures include the use of vertical landscaping or vines along affected wall surfaces and/or the use of anti-graffiti paint. **Plan Requirements and Timing**. This condition shall be printed on final subdivision improvement plans and included in the project's CC&Rs. A graffiti prevention plan shall be submitted by the **owner/**applicant or Homeowners Association upon determination of need by P&D. **Monitoring**. P&D shall review plans and CC&Rs for conformance prior to final map clearance and confirm compliance prior to issuance of **zoning clearance** ~~building permits~~. P&D shall also site inspect and respond to complaints.	
CLASS I CUMULATIVE IMPACTS (Significant and Unavoidable)		
4.1 Aesthetics/Visual Resources		
Cumulative Impacts to Aesthetics (Visual Character)	Mitigation Measures AES-1(a) and AES -1(b) would apply.	Potential impacts to the project site under the current development proposal are greater than those analyzed in the OCP EIR, even after the application of all feasible mitigation, and cumulative impacts related to change in visual character would remain significant and unavoidable (Class I).

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
4.3 Biological Resources		
Cumulative Biological Resources Impacts	Cumulative development in the Orcutt area has permanently eliminated tracts of native plant communities, and some native plant communities are now classified as rare or threatened. The proposed project, including development of the MR-O zone, would contribute incrementally to habitat loss within the Orcutt area, particularly in southern Orcutt where a number of key sites feature important sensitive resources. Native habitats support native wildlife species, many of which cannot survive in, or do not adapt to, the noise and disturbance associated with residential and urban developments. Species that do tolerate developed, landscaped, and disturbed sites include aggressive, non-native species that further displace native plants and wildlife, or may prey upon native species. The proposed project, both directly and indirectly, will contribute to the gradual reduction and fragmentation of native habitats (including sensitive habitats), loss of native plant species diversity and populations, and reduction in and potential loss of native wildlife diversity and populations. While many of the impacts to specific special status species are mitigated to a level less than significant in this SEIR, the project's contribution to cumulative impacts to sensitive habitats and to habitat loss in general would be potentially significant.	Cumulative impact of development of the key site in the broader OCP area was already addressed in the OCP EIR and determined to be significant and unavoidable (Class I).
4.10 Public Services and Facilities		
Cumulative Wastewater Impacts	Although the required payment of impact mitigation fees would ensure that the project's contribution to wastewater demands would be less than significant at a project level, development on the project site would have an average wastewater demand of 0.028 MGD, which is approximately 10% of the projected Orcutt area residential demand, and approximately 4% of the projected total demand. This would be a cumulatively considerable contribution.	The project's contribution to cumulative impacts would be significant and unavoidable (Class I).
Cumulative Solid Waste Impacts	Cumulative development of Key Site 3 would exceed the 40-ton per year cumulative County threshold for solid waste. Hence, cumulative development in the Orcutt area would exacerbate the exceedances anticipated from cumulative development of Key Site 3.	Cumulative development would result in a significant and unavoidable impact (Class I) to solid waste generation and the project's contribution to this impact would be cumulatively considerable.

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
CLASS II PROJECT-SPECIFIC IMPACTS (Less than Significant with Mitigation)		
4.2 Air Quality		
Impact AQ-3. Sensitive receptors on the proposed project site would be exposed to hazardous air pollutants at levels that may cause acute and chronic health risks. The proposed residences closest to Highway 101 would be exposed to air pollutants that exceed significance thresholds.	**~~AIR~~AQ-3. Indoor Air Pollution.** The mitigation actions listed below would apply to all residences within 300 feet of the centerline of U.S. 101: • *Forced air ventilation with filter screens on outside air intake ducts shall be provided for all residences within 300 feet of the centerline of U.S. 101. The filter screens shall be capable of removing at least 85% of the particulate matter including fine particulate matter (PM<2.5 micron).* • *A brochure notifying the future residents of the need for maintaining the filter screens shall be prepared and provided at the time of ownership exchange. In addition, a notice of the diesel particulates risk hazard and the need for screen maintenance shall be placed in the property title.* • *Windows and doors shall be fully weatherproofed with caulking and weather-stripping that is rated to last at least 20 years.* **Plan Requirements and Timing**. The above-noted emissions avoidance measures shall be incorporated into the project and shown on the plans submitted for zoning clearance**.** The brochure and the specifications for the filter screens shall also be submitted to Planning and Development (P&D) for review prior to zoning clearance approval. **Monitoring**. P&D shall review the hazard avoidance measures and confirm acceptable wording in the brochure and the suitability of the proposed screens prior to issuance of zoning clearance. County building inspectors shall check for installation of the filter screens and adequate weather-proofing in the appropriate units prior to issuance of certificate of occupancy.	These mitigation actions would provide for the removal of particulates prior to entering into the indoor environment, thereby reducing the overall exposure of individual residents. With this reduction in exposure to **hazardous air pollutants ~~HAPs~~**, the combined exposure from time spent both indoors and outdoors would be below significance thresholds. With implementation of the required mitigation measures, impacts to sensitive receptors due to proximity to U.S. 101 would be reduced to less than significant (Class II).
4.3 Biological Resources		
Impact BIO-1. Construction and development activities, together with multi-use paths and construction of the span bridge for secondary access, as well as the proposed amendment to the OCP associated with residential development of Key Site 3 could result in direct loss of sensitive habitats, including riparian vegetation.	Mitigation KS3-BIO-2 requires mitigation focused on coast live oak trees. Mitigation KS3-BIO-3, which was incorporated into the Final OCP as DevStd KS3-5, requires that the location of the bike path, hiking trails, and rest area be sited to minimize vegetation removal. In addition, the following mitigation measures would also be required to mitigate impacts to sensitive habitats on-site (primarily) Central Dune Scrub. **BIO-1(a) Sensitive Habitat Restoration Plan**. (modification of OCP EIR Mitigation Measures BIO-3 and BIO-3.2) To mitigate for effects on sensitive vegetation from the project, from development of Key Site 3, including the span bridge and multi-use trail, the **owner/**applicant shall hire a qualified biologist to develop a Habitat Restoration Plan with the goal of restoring up to 0.12 acre of Central Coast Live Oak Riparian Forest and 0.02 acre of Central Dune Scrub at a	The above mitigation measures would protect native habitats through inclusion of setbacks, native landscape buffers, and restoration of degraded areas and the selective placement of the multiuse trail and span bridge to minimize loss of significant vegetation. Mitigation Measure BIO- 1(a) would require restoration of disturbed sensitive habitats, while Mitigation Measure BIO-1(d) would protect native habitats from

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	minimum ratio of 2:1 (habitat restored to habitat impacted). The Habitat Restoration Plan shall be implemented for a period of not less than five years, or until restoration has been completed successfully as determined by P&D. Off-site habitat acquisition and off-site restoration and/or enhancement may be considered if onsite restoration is not feasible as long as the off-site proposals result in equal compensatory value. Replacement ratios for off-site mitigation may be different than those required for onsite mitigation. The Habitat Restoration Plan shall include, at a minimum, the following components: • Description of the project/impact site (i.e.: location, responsible parties, areas to be impacted by habitat type); • Goal(s) of the compensatory mitigation project [type(s) and area(s) of habitat to be established, restored, enhanced, and/or preserved; specific functions and values of habitat type(s) to be established, restored, enhanced, and/or preserved]; • Description of the proposed compensatory mitigation-site (location and size, ownership status, existing functions and values of the compensatory mitigation-site); • Implementation plan for the compensatory mitigation-site (rationale for expecting implementation success, responsible parties, schedule, site preparation, planting plan); • Maintenance activities during the monitoring period, including weed removal as appropriate (activities, responsible parties, schedule); • Monitoring plan for the compensatory mitigation-site, including no less than quarterly monitoring for the first year (performance standards, target functions and values, target acreages to be established, restored, enhanced, and/or preserved, annual monitoring reports); • Success criteria based on the goals and measurable objectives; said criteria to be, at a minimum, at least 80 percent survival of container plants and 30 percent relative cover by vegetation type; • An adaptive management program and remedial measures to address negative impacts to restoration efforts; • Notification of completion of compensatory mitigation and agency confirmation; and • Contingency measures (initiating procedures, alternative locations for contingency compensatory mitigation, funding mechanism). **Plan Requirements and Timing**. The Habitat Restoration Plan shall be submitted to P&D for review and approval prior to issuance of **Zoning Clearance** ~~Land Use Permits~~. If habitat restoration is to take place off-site, the above requirements shall also apply, and, in addition, proof of purchase or an easement controlling off-site acreage shall also be submitted to P&D prior to issuance of **Zoning Clearance** ~~Land Use permits~~. **Monitoring**. The restoration shall be monitored by a **P&D** qualified biologist for five years. P&D	invasion by non-natives by requiring locally native species in landscaping adjacent to open space areas. Taken together, these mitigation measures would offset the small amounts of acreages potentially lost due to the proposed development. With the above mitigation measures, impacts to sensitive habitats due to construction would be less than significant (Class II).

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	shall oversee implementation of the Habitat Restoration Plan ~~through periodic monitoring~~ **to ensure that monitoring by a P&D qualified biologist is conducted on a yearly basis,** and a final restoration site inspection **is conducted** upon completion of the Habitat Restoration Plan. **BIO-1(b) Oak Tree Avoidance**. (Modification of Mitigation KS3-BIO-2 in OCP EIR). The **owner/**applicant shall modify the proposed development to either incorporate and/or avoid oak trees or their driplines. The following shall be graphically depicted on all final grading and building plans: • The location and extent of dripline**s** for all trees and the type and location of any fencing. • Development shall be located **25 feet** outside of the driplines of all preserved oak trees. Equipment storage and staging areas shall be designated on approved grading and building plans outside of dripline areas. • Paving **over soil** shall be **a** pervious material (i.e., gravel, brick without mortar) where access roads or driveways encroach within 25 feet of the dripline of an oak tree**, except on bridges over Orcutt Creek**. • Permanent tree wells or retaining walls shall be specified on approved plans and shall be installed prior to **the issuance of Zoning Clearance** ~~approval of Land Use Permits~~. A County-approved arborist/biologist shall oversee such installation. • Drainage plans shall be designed such that oak tree trunk areas are properly drained to avoid ponding. • All utilities shall be placed in development envelopes or within or directly adjacent to roadways and driveways or in a designated utility corridor in order to minimize impacts to trees. The following shall be printed as conditions on all final grading**, zoning clearance,** and building plans: • No grading or development shall occur within the driplines of oak trees that occur in the construction area. • All individual oak trees or groups of trees within 50 feet of proposed ground disturbances shall be temporarily fenced with bright orange construction fencing prior to and throughout all grading and construction activities. The fencing shall be installed 25 feet outside the dripline of each oak tree or group of trees, and shall be staked every six feet. • No construction equipment shall be parked, stored, or operated within 25 feet of any oak tree dripline. • No fill soil, rocks, or construction materials shall be stored or placed within 25 feet of the dripline of a specimen oak tree. • No artificial surface, pervious or impervious, shall be placed within 25 feet of the dripline of any oak tree, except for County-approved project access roads. • Any roots encountered that are one inch in diameter or greater shall be cleanly cut. This shall	

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	be done under the direction of a County-approved arborist/biologist. • Any construction activity required within three feet of an oak tree's dripline shall be done with hand tools. • No permanent irrigation shall occur within the dripline of any existing oak tree. • Only designated trees shall be removed. All grading and construction plans shall clearly delineate those trees to be removed and those to remain. • Maintenance of oak trees shall be accomplished through water-conserving irrigation techniques. **Plan Requirements and Timing**. Final grading**, zoning clearance,** and building plans submitted to P&D for review and approval shall include the above protection measures. **Monitoring**. P&D shall ensure that final plans include this measure prior to **zoning clearance issuance** ~~land use clearance~~ for grading and subdivision improvements. Permit compliance staff shall site inspect and verify installation of protective barriers prior to **the** commencement **of** grading activities. Thereafter, site inspections shall be conducted at a minimum of once per week through all phases of development to ensure compliance with the above measures. **BIO-1 (c) Central Dune Scrub and Central Coast Live Oak Riparian Forest Avoidance** (modification of Mitigation Measure BIO-23 from the OCP EIR). Unnecessary impacts to Central Dune Scrub and Central Coast Live Oak Riparian Forest shall be avoided through installation of bright orange construction fencing placed a minimum of 30 feet outside the edge of these habitats to prevent additional impacts. The fencing shall be installed prior to initiation of ground disturbance activities and shall remain in place until construction is complete. These areas shall be considered Environmentally Sensitive Areas (ESA) in which no vehicles, people, materials, or equipment will be allowed while fencing is in place. Grading **and zoning clearance** plans shall show the location of these habitats and protective fencing. **Plan Requirements and Timing**. Grading **and zoning clearance** plans showing the location of Central Dune Scrub and Central Coast Live Oak Riparian Forest and protective fencing ~~,~~ shall be submitted to P&D for review and approval prior to **zoning clearance issuance** ~~land use clearance~~ for grading and subdivision improvements. **Monitoring**. P&D **compliance monitoring staff shall** inspect the site prior to initiation of ground disturbance and shall inspect the site a minimum of once per week to ensure protective ~~fence~~ **fencing** is in place. P&D shall oversee implementation of the Habitat Restoration Plan. **BIO-1(d) Landscaping Plan**. The project landscape plan shall indicate the locations and species of plants to be installed throughout the development, including areas adjacent to open space. Drought tolerant, locally native plant species shall be selected in consultation with a	

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	qualified biologist. Invasive non-native plant species that occur on the California Invasive Plant Council Lists shall not be permitted. Species selected for planting in setbacks shall be similar to those species found in adjacent native habitats. **Plan Requirements and Timing**. The landscape plan shall be submitted to P&D for review and approval prior to final map clearance. **Monitoring**. P&D **compliance monitoring staff** shall inspect the site prior to occupancy to ensure compliance.	

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
Impact BIO-2. Construction and development of Key Site 3 as well as the proposed amendment to the OCP would result in potential impacts to Orcutt Creek.	Mitigation Measure KS3-BIO-1 included a restriction on development within 150 feet of the northern bank of Orcutt Creek and anywhere south of the creek, with the exception of a bike path. KS3-BIO-7 would also prevent contamination of Orcutt Creek from urban run-off. In addition, KS3-BIO-6 requires adherence to standards for lighting adjacent to open space areas. Mitigation Measures BIO-1(a), BIO-1(b), BIO-2(b), BIO-3(a), BIO-3(b), and BIO-3(c) would apply. Increased storm water run-off is not expected to result in impacts to Orcutt Creek as they are anticipated to be directed towards various drainage basins on-site. The following additional mitigation measures are also required to mitigate impacts to wetland habitats. **BIO-2(a) Avoidance of Impacts to Orcutt Creek.** The **owner/**applicant shall design bridge crossings over Orcutt Creek such that impacts to the stream channel are minimized. No permanent structures shall be placed within the stream channel. Construction of the bridge shall occur during the low-flow period of the year when water within the creek is minimal or absent. In addition, all utilities shall either be attached to the underside of the bridge or shall be drilled under the creek bed such that trenching through the creek is avoided. A County-approved biologist shall be present during bridge construction as well as when drilling beneath the creek bed to ensure that frac-out (excessive drilling pressure causing drilling mud to breach the surface) does not occur. Storm water drain outfalls shall incorporate energy dissipaters to reduce the speed at which storm water flows into Orcutt Creek. Removal of riparian habitat shall be avoided to the greatest extent feasible. Where riparian habitat cannot be avoided, a Streambed Alteration Agreement (SAA) may be required from the CDFW, and a restoration plan shall be developed in accordance with Mitigation Measure BIO-1(a) above. Restoration shall occur on-site at a minimum of 2:1 (acres of habitat restored for acres of habitat impacted). **Plan Requirements and Timing**. The **owner/**applicant shall submit bridge designs and copies of the SAA (if applicable) and restoration plan (if applicable) to P&D prior to **zoning clearance** issuance ~~of land use clearance~~ for grading and subdivision improvements. **Monitoring**. P&D shall oversee implementation of the ~~SAA~~ **Streambed Alteration Agreement** and restoration plan as well as shall inspect the bridge to ensure compliance. P&D and/or a County-approved biologist shall be present during all bridge construction and utility installation activities. **BIO-2(b) Agency Coordination.** Impacts to Orcutt Creek may require permits from **the United States Army Corps of Engineers (**USACE**)**, **Regional Water Quality Control Board (**RWQCB**)**, and **California Department of Fish and Wildlife (**CDFW**)**. The **owner/**applicant shall obtain correspondence from applicable state and federal agencies regarding compliance of the proposed development with state and federal laws.	Implementation of ~~the~~ Policy BIO-O-2.1 would reduce lighting impacts, and Mitigation Measure BIO-1(d) would ensure that only native species are used for landscaping near riparian (open space) areas. Mitigation Measures BIO-1(a) and BIO-2(a) would minimize permanent loss of riparian habitat by requiring restoration for disturbed areas, and Mitigation Measures BIO-1(b) and (c) would provide for avoidance and minimization of impacts to oak trees, which are common within the riparian habitat on-site. Mitigation Measure BIO-2(a) and BIO-2(c-d) would prescribe measures that avoid impacts to Orcutt Creek. Mitigation Measure BIO-2(b) would require consultation with regulatory agencies to ensure that applicable federal and state laws are followed. Taken together, implementation of the above mitigation measures would reduce impacts to Orcutt Creek and riparian habitat to a less than significant level (Class II).

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	Plan Requirements and Timing. The **owner/**applicant shall submit copies of correspondence and/or permits (as applicable) **from** ~~with~~ applicable agencies to P&D prior to **zoning clearance** issuance **for** ~~of~~ grading **and subdivision improvements** ~~permits~~. **Monitoring**. P&D **compliance monitoring staff** shall review agency correspondence and shall ensure that the project meets any requirements outlined by the agencies. **BIO-2(c) Outlet Structures.** Outlet structures for energy dissipation shall minimize disturbance to the natural drainage and avoid the use of unnatural materials, such as concrete, grouted rock, and asphalt rubble. Where hard bank materials must be used, natural rock, gabions, crib wall or other more natural means of energy dissipation shall be preferred. Rock grouting shall only be used if no other feasible alternative is available as determined by P&D and Flood Control. **Plan Requirements and Timing**: Plans shall be submitted for review and approval by P&D and Flood Control. Plans shall be submitted prior to **Zoning Clearance issuance** ~~approval of a Land Use Permit~~ for grading **and subdivision improvements**. Structures shall be installed during grading operations. **Monitoring**: P&D compliance monitoring staff and/or Building & Safety inspectors shall ensure construction according to plan. **BIO-2(d) Equipment Storage-Construction.** The **owner/**applicant shall designate one or more construction equipment filling and storage areas within the designated development to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. **Plan Requirements and Timing**: The ~~Applicant~~ **owner/a**~~A~~pplicant shall designate the P&D approved location on all **land use, grading. and building plans** ~~Land Use permits~~. The **owner/**applicant shall install the area prior to commencement of construction. **Monitoring**: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.	
Impact BIO-3. Development of the proposed project would result in impacts to wildlife movement through direct loss of habitat and disruption of wildlife corridors. Further impacts to wildlife	Those mitigation measures above which aim to preserve habitat would apply as well as BIO-1(a). In addition, the following mitigation measures are also required to mitigate impacts to wildlife corridors on-site: **BIO-3(a) Development Restriction.** The **owner/**applicant shall restrict trail development within the Open Space Area to the minimum area necessary. All trails and bicycle paths shall be sited	The ~~above measures and considering the~~ majority of the site ~~will be preserved as a contiguous patch of open space~~, ~~which includes~~ **including** Orcutt Creek, will be preserved **as a contiguous patch of open space** ~~and aid~~ to

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
movement would occur due to disturbance of habitat by domestic animals, and increased levels of noise, light, and human presence.	and designed to minimize erosion and removal of native vegetation and to encourage sustainable low maintenance. To the maximum extent feasible, trails shall follow existing dirt roads and trail alignments. Where this is not possible, prior to final trail alignment of these trail segments, the proposed trail route shall be surveyed by a P&D-qualified botanist. The botanist, in consultation with P&D, shall reroute the trail alignment to avoid sensitive species. Bicycle path construction shall avoid removal of riparian vegetation to the maximum extent feasible. **Plan Requirements and Timing**: The **owner/**applicant shall dedicate, through a dedication on the final map, the open space in fee to the County for open space and public trails purposes, as identified on **the** approved Development Plan and Tentative Tract Map, and shall develop the trail system including fencing and signage and any necessary trail structures to standards and specifications of the Orcutt Community Plan (Orcutt Multiple Use Trails Plan and Trail Siting and Design Guidelines) and the County Community Services Department, Parks Division. The developer shall be responsible for the construction and maintenance of the trail system for two years, at which time the Orcutt Community Facilities District, would assume maintenance responsibility. Prior to recordation of the final map ~~recordation the lot line adjustment and land use clearance~~ for the final development plan: (1) The **owner/**applicant shall submit trail system plans, including specific alignment and landscaping, fencing, and signage, and maintenance funding/responsibility, for review and approval by Planning and Development (P&D) and Community Services Department - Parks Division; (2) A performance security for trail installation and maintenance shall be submitted by the **owner/**applicant to P&D for review and approval. Timing: The trail system shall be constructed as part of initial tract improvements, prior to the issuance of occupancy clearance for dwellings along the perimeter of the open space. **Monitoring**: P&D Permit Compliance staff and Parks Division staff shall monitor trail and bike path installation in accordance with the approved plans. **BIO-3(b)Open Space Management Plan.** The **owner/**applicant shall develop an Open Space Management Plan (OSMP) in consultation with County staff. Areas designated as Open Space within Key Site 3 shall be described within the OSMP and shall be managed in perpetuity to ensure long-term protection of native plant communities, as well as wildlife habitat in the open space areas on site. The OSMP is intended as a tool to guide approved future uses within the Open Space Area, such as trail development/maintenance and other recreational uses, ensuring that required on-site mitigation measures are implemented as they relate to the above mentioned resources. Implementation of applicable measures within the Open Space Area shall remain the responsibility of the project **owner/**applicant within the five year monitoring period with the County's responsibilities limited to monitoring and enforcement of applicable mitigation measures embodied in the OSMP. The restoration plan identified in Mitigation Measure BIO-1(a) may also be incorporated as part of the OSMP if the restoration areas are located in the open space.	maintain regional connectivity**. Preservation of this on-site open space, in addition to implementation of**~~,~~ these mitigation measures would reduce impacts to wildlife movement to a less than significant level (Class II).

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	Plan Requirements and Timing. The OSMP shall be prepared by a County-approved biologist and shall include the following: • Introduction, including a summary of applicable conditions of approval that make the Plan necessary; the stated purpose and Goal of the Plan (usually this will be based on the mitigation requirements), and a discussion of financial mechanisms and any necessary agreements required to support the Open Space Management Area; • Survey and Mapping Methods, including habitat type references such as Holland (1986) and Sawyer, Keeler-Wolf and Evens (2009); • Description of Environmental Setting, including description of project and open space area (topography, soils, vegetation, wildlife, functions and values of habitats, etc.); • Management Goals and Objectives; (Examples include: (1) to ensure long-term protection of native plant communities, cultural resources, and wildlife habitat in the open space areas on site; (2) to establish baseline conditions upon which adaptive management will be determined and success will be measured; and (3) to provide an overview of the operation, maintenance, administrative and personnel requirements to implement management goals); • Provisions for Adaptive Management, including remedial actions if necessary; • Monitoring and reporting for 5 years; and • Detailed maps showing locations of resources, trails, fuel management requirements, and locations of all proposed actions (e.g., restoration areas, weed removal areas, etc.). The Final OSMP shall be submitted to the County for review prior to **zoning clearance issuance** ~~land use clearance~~ for grading and subdivision improvements. **Monitoring**. The County will review the Final OSMP to ensure that it meets the specified purpose and objectives of this mitigation. **BIO-3(c) Wildlife Impact Avoidance** (includes modification of Mitigation Measures BIO-6 and KS3-BIO-6 in the OCP EIR). The **owner/**applicant shall design the development to incorporate the following measures to reduce impacts to wildlife following occupancy: • Roadway widths adjacent to open space areas shall be reduced to the minimum width possible while maintaining Fire Department Requirements for emergency access. • Appropriate signage warning residents of the potential presence of wild animals on roadways and bike paths shall be installed along roads adjacent to open space areas. In addition, interpretative educational signage discussing sensitive resources on-site (e.g., Orcutt Creek, central dune scrub, oak woodland, rare plants and animals etc.) shall be installed along all bike paths, hiking trails and rest areas. Information on educational signage shall be developed by a County-approved biologist. Such signage shall be maintained by the developer or HOA **for two years, at which time the Orcutt Community Facilities district would assume maintenance responsibility**.	

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	• Utilities, such as electrical, water and sewer, shall be installed under paved roads and sidewalks wherever possible. • Information brochures shall be provided to potential buyers and included as an attachment to the subdivision's CC&Rs outlining the impacts associated with non-native animals, (especially feral cats and dogs), impacts associated with introduction of invasive landscaping plants, and impacts associated with use of pesticides. The information brochures shall also inform potential buyers of the potential for wild animals, such as coyotes, to prey upon domestic animals. **Plan Requirements and Timing**. Grading**, zoning clearance,** and building plans shall include the above measures and shall be submitted to P&D for review and approval prior to issuance of **zoning** ~~land use~~ clearance for grading and subdivision improvements. The information brochure shall be submitted to P&D for review and approval prior to zoning clearance for the first residence. **Monitoring**. P&D shall site inspect upon completion of construction. **BIO-3(d)Fence Design.** Project fencing for accessory components (i.e. roads, trail, etc.) shall be designed to minimize impacts to wildlife. Fencing shall not block wildlife movement. Where fencing is required for public safety concerns, the fence shall be designed to permit wildlife movement by incorporating design features such as: • A minimum **of** 18 inches between the ground and the bottom of the fence to provide clearance for small animals; • A minimum **of** 12 inches between the top two wires, or top the fence with a wooden rail, mesh, or chain link instead of wire to prevent animals from becoming entangled; and • If privacy fencing is required near open space areas, openings at the bottom of the fence measure at least 16 inches in diameter shall be installed at reasonable intervals to allow wildlife movement. **Plan Requirements and Timing**. Grading**, zoning clearance,** and building plans shall include the above measures and shall be submitted to P&D for review and approval prior to issuance of **zoning** ~~land use~~ clearance for grading and subdivision improvements. The information brochure shall be submitted to P&D for review and approval prior to zoning clearance for the first residence. **Monitoring**. P&D shall site inspect upon completion of construction. **BIO-3(e)Lighting Plan** (modification of OCP EIR Mitigation Measure KS3-BIO-6). The applicant**/owner** shall develop a lighting plan for the entire development that shall reduce light pollution in open space habitat areas. All exterior lighting features within 100 feet of open space	

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	shall include **the** installation of hoods **so that the lights are fully shielded and full cut-off** to prevent "spill-over" into adjacent habitat. Night lighting of public areas shall be kept at the minimum necessary for safety purposes. Excessive night lighting shall not be permitted within 100 feet of open space areas. No lighting shall be permitted along the multi-use trail along Orcutt Creek. Use of high-intensity floodlights on residential lots shall be restricted as stated above, and all residential lighting shall be **fully** shielded **and full cut-off**. **Plan Requirements and Timing**. The **owner/**applicant shall submit the Lighting Plan to Planning and Development (P&D) **and the Board of Architectural Review** for review and approval prior to issuance of **Zoning Clearance** ~~Land Use Permits~~. **Monitoring**. P&D **permit compliance monitoring staff** shall site inspect all exterior light fixtures after installation to ensure compliance.	

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
Impact BIO-4. Construction activities may permanently degrade native habitat through vegetation removal, subsequent weed invasion, erosion, and siltation.	**BIO-4(a) Construction Best Management Practices (BMPs)**. ~~In addition to the BMPs outlined in WR-2(b) in Section 4.12 of this SEIR, the~~ **The** following BMPs shall be implemented: • Installation of construction fencing five (5) feet outside of the disturbance limits of active grading areas. The disturbance areas and fencing shall not encroach closer than 30 feet to sensitive habitats. • Designation of a 15 mph speed limit in all construction areas. • Designation of equipment washout and fueling areas to be located within the limits of grading at a minimum of 500 feet from Orcutt Creek and/or other sensitive resources. Washout areas shall be designed to fully contain polluted water and materials for subsequent removal from the site. • Mufflers shall be used on all construction equipment and light trucks shall be in good operating condition. • Drip pans shall be placed under all stationary vehicles and mechanical equipment. • All trash that may attract predators shall be properly contained, removed from the work site weekly, and disposed of regularly. Following completion of -construction, all trash and construction debris shall be removed from the work areas immediately. • Sensitive vegetation removed by accident during construction shall be restored. **Plan Requirements and Timing**. ~~Revised g~~**G**rading and construction plans showing all BMPs shall be submitted to P&D for review and approval prior to **zoning clearance issuance** ~~approval of land use clearance~~ for grading and subdivision improvements. **Monitoring**. P&D **building and safety** shall oversee implementation of BMPs through periodic construction site inspections of at least once per week throughout the duration of construction activities. **BIO-4(b) Invasive Weed Prevention**. All disturbed areas shall be hydroseeded with a mix of locally native species upon completion of work in those areas. In areas where construction is ongoing, hydroseeding shall occur where no construction activities have occurred within six (6) months since ground disturbing activities ceased. If exotic species invade these areas prior to hydroseeding, weed removal shall occur in consultation with a qualified biologist, and in accordance with the habitat restoration plan. **Plan Requirements and Timing**. This measure shall be included on all grading**, zoning clearance,** and construction plans. P&D shall review and approve the list of native seed to be used for hydroseeding, prior to **zoning clearance issuance** ~~land use clearance~~ for grading and subdivision improvements. P&D shall be notified when hydroseeding occurs. **Monitoring**. P&D **permit compliance and/or building and safety grading inspector** shall	Mitigation Measure BIO-3(a), in combination with Mitigation Measure WR-2(b) would protect Orcutt Creek from increased erosion and sedimentation that could result from disturbed surfaces during construction of the project and would reduce impacts from prevent wildlife from being harmed by activities related to the construction of the project. Mitigation Measure BIO-4(b) would prevent the establishment of invasive, non-native plant species in areas disturbed by construction activities. Implementation of these measures would reduce the construction impacts to less than significant (Class II).

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	ensure disturbed areas are not left barren for greater than six months.	
Impact BIO-5. Impacts to special status plants could occur as a result of development of Key Site 3.	OCP EIR Mitigation BIO-29 requires a mitigation plan wherever impacts to rare plants occur and encourages consultation with CDFW. Restoration meeting the requirements of Mitigation Measure BIO-1(a) (habitat restoration plan) would be applied as a modification of OCP EIR BIO-29, where special status plants cannot be avoided, and where they occur in an area of sensitive habitat such as central dune scrub. The following additional mitigation measures are also required: **BIO-5(a) Special Status Plant Surveys**. Prior to any vegetation removal, grubbing, or construction activities, seasonally timed special status plant surveys shall be conducted by a County-approved biologist in any building areas no more than two years before initial ground disturbance. The purpose of the surveys is to document the number, if any, of sensitive plants within construction areas so that mitigation can be accomplished. The surveys shall coincide with the bloom periods for each species ~~listed above~~ and all special status plant species identified on-site shall be mapped onto a site-specific aerial photograph and topographic map at a scale of no less than 1”=200’. Surveys shall be conducted in accordance with the most current protocols established by the CDFW, USFWS, and the local jurisdictions if said protocols exist. **Plan Requirements and Timing**. A report of the rare plant survey results shall be submitting to P&D for review prior to **zoning clearance issuance** ~~land use clearance~~ for grading and subdivision improvements~~, and prior to zoning clearance for development of each estate lot, if grading on each of these lots is not conducted concurrent with subdivision improvements serving the estate lots~~. Mapped locations of rare plants shall be shown on grading plans. **Monitoring**. P&D shall ensure that the rare plant surveys have been completed. **BIO-5(b) Special Status Plant Avoidance and Minimization**. If List 1B species are found during the special status plant species surveys, the **owner/**applicant shall avoid impacting these plant species to the greatest extent feasible. If avoidance is not feasible, the project shall mitigate impacts to special status plans pursuant to Mitigation Measure BIO-6(c). Rare plant occurrences that are not within the immediate disturbance footprint, but are located within 50 feet of disturbance limits shall have bright orange protective fencing installed at least 30 feet beyond their extent to protect them from harm. **Plan Requirements and Timing**. The **owner/**applicant shall submit revised tract and/or development plans, as applicable, indicating the location of rare plants to P&D for review and approval prior to **zoning clearance issuance** ~~land use clearance~~ for grading and subdivision improvements. P&D **permit compliance monitoring staff** shall inspect the site prior to initiation of ground disturbance activities to ensure the protective fencing is installed properly.	Implementation of restoration per Mitigation Measure BIO-4(a) and the above mitigation measures BIO-5(a) through BIO-5(c) would offset impacts to special status plant species by requiring appropriately timed sensitive plant surveys, avoidance and minimization of impacts to special status plant species, and a mitigation plan for impacts to formally-listed rare plants. Implementation of these mitigation measures would effectively reduce impacts to special status plant species to a less than significant level (Class II).

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	Monitoring. P&D shall ensure that the proposed development avoids impacts to rare plant species to the greatest extent feasible. The protective fencing shall be monitored weekly until construction is complete. **BIO-5(c) Special Status Plant Mitigation**. If avoidance of List 1B species is not feasible, seed shall be collected from on-site rare plants and/or from other local populations of plants, prior to removal. Seed shall be distributed in areas not destined for development that have the appropriate habitat characteristics necessary to support the restoration. Permits shall be obtained by the developer prior to seed collection from the federal and/or state government, where applicable. Existing occurrences to be protected could also be enhanced to increase the areal extent and numbers of the occurrence. Topsoil may also be salvaged and distributed over temporarily disturbed areas following completion of construction activities. The total number or total acreage for each special status plant species shall be determined prior to initiation of ground disturbance activities in any areas containing such species and shall be restored on-site at a County-approved location at a 2:1 ratio for each species. Restoration may be focused in areas temporarily disturbed by grading activities and may coincide with Central Dune Scrub and/or Central Maritime Chaparral habitat restoration (if appropriate), but should occur south of Orcutt Creek to the greatest extent feasible. A restoration plan that includes monitoring requirements and follow up reporting shall be prepared in accordance with Mitigation Measure BIO-1(b) above. The plan shall be in place for no less than five years. **Plan Requirements and Timing**. The **owner/**applicant shall submit the mitigation and monitoring plan to P&D for review and approval prior to **zoning clearance issuance** ~~land use clearance~~ for grading and subdivision improvements~~, and prior to zoning clearance for development of each estate lot, if grading on each of these lots is not conducted concurrent with subdivision improvements serving the estate lots~~. **Monitoring**. P&D shall ensure that the proposed development avoids impacts to rare plant species to greatest extent feasible. **BIO-5(d) CDFW and USFWS Consultation**. If the results of the rare plant surveys indicate that rare plants listed under CESA or FESA occur on-site, and they cannot feasibly be avoided by the proposed development, consultation with CDFW and/or USFWS shall be required. If any state or federally listed plant is identified onsite, and cannot be avoided, then an incidental take permit from the CDFW will be required which would likely include avoidance and minimization measures similar to BIO-6(b) A mitigation plan developed in accordance with Mitigation Measure BIO-2(a) shall be developed and submitted to CDFW as well as the County for approval. **Plan Requirements and Timing**. If applicable, a copy of the CESA Incidental Take Permit shall	

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	be filed with P&D prior to **zoning clearance issuance** ~~land use clearance~~ for grading and subdivision improvements~~, and prior to zoning clearance for development of each estate lot, if grading on each of these lots is not conducted concurrent with subdivision improvements serving the estate lots~~. **Monitoring**. P&D shall ensure that all required documentation is received prior to initiation of construction activities and shall oversee implementation of mitigation plans.	
Impact BIO-6. Implementation of the proposed project would result in potential impacts to special status animal species.	**BIO-6(a) Worker Environmental Awareness Program (WEAP)**. Prior to initiation of construction activities (including staging and mobilization), all personnel associated with project construction shall attend WEAP training, conducted by a **County-approved** qualified biologist, to aid workers in recognizing special status resources that may occur in the project area. The specifics of this program shall include identification of the sensitive species and habitats, a description of the regulatory status and general ecological characteristics of sensitive resources, and review of the limits of construction and mitigation measures required to reduce impacts to biological resources within the work area. A fact sheet conveying this information shall also be prepared for distribution to all contractors, their employers, and other personnel involved with construction of the project. All employees shall sign a form documenting provided by the trainer indicating they have attended the WEAP and understand the information presented to them. The form shall be submitted to the County to document compliance. **Plan Requirements and Timing**. P&D shall be notified by the developer of the date and time the training is scheduled so that they may attend. Fact sheets shall be reviewed and approved by P&D prior to conducting the training. All employees shall sign a sheet documenting their attendance. **The WEAP training shall be completed prior to zoning clearance issuance for grading and tract improvements.** **Monitoring**. P&D shall ensure that worker trainings occur prior to initiation of **ground disturbance and** construction activities **as well as during construction as needed**. **BIO-6(b) Special Status Bats Avoidance and Minimization**. The following measures are designed to reduce the potential for adverse impacts to bat species. • To the extent feasible removal of suitable roosting trees should be avoided. • Surveys for roosting bats shall be conducted by a **County-approved** qualified biologist **in suitable habitat** no more than 14 days prior to **the initiation of ground disturbing activities and/or** vegetation removal. The surveys shall **focus on trees located within the disturbance area** ~~include the entire area of disturbance area and focus on the trees located within the impact area~~. If active roosts are located, **the locations shall be mapped, and a buffer ranging in size from 100 to 500 feet around the roost within the project site shall be determined and demarcated by a County-approved biologist with bright orange construction fencing.** ~~all~~ **All** construction work shall be conducted outside **of the** ~~a~~ buffer	Implementation of these mitigation measures would reduce direct impacts to special status animal species to less than significant (Class II).

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	zone **until** ~~from the roost to be determined by the qualified biologist. Work may resume within this buffer zone when~~ the **County-approved** qualified biologist determines that bats are not occupying roosting trees. • ~~To the extent feasible and if applicable, night time work shall be kept to a minimum and lighting used shall be as dim as legally possible, should be directed to where it is needed to avoid light spillage and any upward lighting should be minimized.~~ **Plan Requirements and Timing**. The name, qualifications, scope **of biological surveys**, and contact information for the surveying biologist must be submitted to P&D in advance of the surveys. A report of the results of the bat survey shall be submitted to P&D for review and approval prior to **zoning clearance issuance for** initiation of ground-disturbing activities. **The above measures shall be included on all grading, building, and zoning clearance plans.** **Monitoring**. **The owner/applicant shall retain a qualified County-approved biologist to monitor all construction activities as warranted to ensure compliance.** P&D will review and approve **the** reports. A **County-approved** qualified biologist shall be present during the initial ground-disturbing activity within roosting habitat. **BIO-6(c) Nesting Bird Surveys**. For construction activities occurring during the nesting season (generally February 1 to September 15), surveys for nesting birds covered by the California Fish and Game Code and the Migratory Bird Treaty Act shall be conducted by a **County-approved** qualified biologist no more than 14 days prior to vegetation removal. The surveys shall include the entire area of impact plus a 200-foot buffer around the site. If active nests **(nests with eggs or chicks)** are located, all construction work shall be conducted outside a buffer zone from the nest to be determined by the qualified biologist. The buffer shall be a minimum of 50 feet for non-raptor bird species and at least 150 feet for raptor species. Larger buffers may be required depending upon the status of the nest and the construction activities occurring in the vicinity of the nest. The buffer area(s) shall be closed to all construction personnel and equipment until the adults and young are no longer reliant on the nest site. A qualified biologist shall confirm that breeding/nesting is completed and young have fledged the nest prior to removal of the buffer. **Plan Requirements and Timing**. Surveys shall be conducted during the time when birds are active, and shall be sufficient to reliably conclude presence/absence. The name, qualifications, scope, and contact information for the surveying biologist must be submitted to P&D in advance of the surveys. A report of the nesting bird survey results, if applicable, shall be submitted to P&D for review and approval prior to **zoning clearance issuance for** initiation of ground disturbance activities. **Monitoring**. **P&D shall confirm that the owner/applicant has retained a County-approved biologist to monitor compliance with the above measures and that reports are submitted**	

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	at weekly intervals during construction. Active nests shall be monitored at a minimum of once per week until it has been determined that the nest is no longer being used by either the young or adults. **BIO-6(d)American Badger Avoidance and Minimization**. A minimum of two weeks prior to initiation of ground disturbing activities, a survey for badger burrows shall be conducted within the disturbance footprint by a County-approved biologist. If the project is phased, a survey shall be required prior to each phase of construction. Dens found within the survey area shall be mapped and monitored using a tracking medium, remote camera system, and/or spotlighting at night for a minimum of three days to assess the presence of badgers. Inactive dens shall be collapsed by hand with a shovel to prevent badgers from re-using them during construction. Active dens located within the survey area shall be avoided during the breeding season (March 1 through June 30). A minimum buffer of 50 feet around the active den within the project site shall be demarcated by construction fencing. The fencing shall be installed one foot above ground to permit movement of badgers in and out of the buffer zone. Once the biologist has determined that active dens are no longer in use, the den shall be collapsed by shovel. Prior to grading activities occurring outside of the breeding season, badgers may be discouraged from using currently active dens by partially blocking the entrance of the den with sticks, debris, and soil for 3 to 5 days. Access to the den would be incrementally blocked to a greater degree over this period. This would cause the badger to abandon the den site and move elsewhere. After badgers have stopped using active dens within the project study area, the dens would be collapsed by hand with a shovel. **Plan Requirements and Timing**. The name, qualifications, scope, and contact information for the surveying biologist must be submitted to P&D **and CDFW** in advance of the surveys. **The above measures shall be included on all grading, building and zoning clearance plans for grading and tract improvements.** A report of the results of the badger survey shall be submitted to P&D for review and approval prior to **zoning clearance issuance for** initiation of ground-disturbing activities. **Monitoring**. P&D will review and approve **the** reports. A **County-approved** qualified biologist shall be present during the initial ground-disturbing activity. **BIO-6(e) Legless Lizard, Coast Patch-nosed Snake, and Horned Lizard Relocation**. At a minimum of two weeks prior to initiation of ground disturbing activities and vegetation removal, a County-approved biologist shall conduct capture and relocation efforts for silvery legless lizards, coast patch-nosed snakes, and coast horned lizards within the limits of grading. If the project is phased, a survey shall be required prior to each phase of construction. Designated open space areas on-site or at County-approved off-site locations shall be identified for release of captured individuals. Surveys for legless lizards, coast patch-nosed snakes, and horned lizards shall	

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	include raking of leaf litter and sand under shrub and trees in suitable habitat within the disturbance footprint to a minimum depth of eight inches. Captured animals shall be placed into containers with sand or moist paper towels and released in the designated areas within three hours. In addition to preconstruction surveys, the biologist shall be on-site during initial grading activities to relocate any California legless lizards that are unearthed during excavation. If in good health, they shall be immediately relocated to the designated relocation area. If injured, the animals shall be turned over to a CDFW-approved specialist until they are in a condition suitable for release into the designated release area, or deposited at an approved vertebrate museum. During capture and relocation, weekly monitoring reports shall be submitted by the biologist to P&D. **Plan Requirements and Timing**. The name, qualifications, scope, and contact information for the surveying biologist must be submitted to P&D in advance of the surveys. Proposed relocation areas shall be identified and approved by P&D prior to beginning the work. A report of the results of the capture and relocation efforts shall be submitted to P&D for review prior to **the issuance of zoning clearance for** initiation of ground-disturbing activities. **Monitoring**. P&D shall review the reports for compliance and shall inspect the site during construction to ensure compliance. **BIO-6(f) Burrowing Owl Avoidance and Minimization**. Pre-construction surveys shall be conducted **no more than two weeks prior to ground-disturbing activities by a County-approved biologist** for burrowing owls in accordance with CDFW-adopted survey protocols (California Burrowing Owl Consortium, 1993). This could entail surveys for winter residents in December and January, in addition to peak nesting season (April 15 through July 15) surveys. All suitable habitat, potential or known burrows or burrowing owls identified onsite **and within the 500 foot buffer** shall be assessed and mapped. Survey results will be valid only for the season during which the survey is conducted. Surveys shall cover all suitable habitat on-site plus a 500-foot buffer where feasible. If no burrowing owls or habitat are detected, no further action is required. If, during pre-construction surveys, burrowing owls are detected on-site or within the survey area, all burrowing owls and occupied burrows shall be counted, mapped as stated above, and avoided by establishing a buffer around the occupied burrow(s). The buffer shall be a minimum of 300 feet around nest burrows and 100 feet around non-nest burrows. Buffers shall be demarcated with highly visible construction fencing and no ground disturbance activities shall occur within this buffer until the qualified biologist has determined that the burrow is no longer occupied **based on regular monitoring**. If an occupied burrow cannot be avoided, passive relocation may be implemented by the County-approved biologist with guidance from the CDFW. No burrowing owls may be trapped. Passive relocation shall be limited to the non-breeding	

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	season (typically between April 15 and July 15). Passive relocation may involve installation of one-way doors at burrow entrances for a minimum of five days. Once the County-approved biologist has determined that the burrow is no longer occupied, the burrow may be hand excavated to prevent re-occupancy. **Plan Requirements and Timing**. The name, qualifications, scope **of biological surveys**, and contact information for the surveying biologist must be submitted to P&D in advance of the surveys. The biologist implementing the above mitigation measure must also submit documentation of coordinating this effort with the CDFW prior to implementation. The above impact avoidance measure shall be included on all grading**, zoning clearance,** and construction plans prior to **zoning clearance issuance** ~~approval of land use permits~~. A report on the implementation of impact avoidance measures used shall be submitted to **P&D** ~~the County~~ and CDFW upon completion of the construction project. **Monitoring**. P&D and CDFW will review reports and P&D will approve reports. The **owner/**applicant shall retain a qualified County-approved biologist to monitor all **construction activities as warranted to ensure compliance. The County-approved biologist shall submit monitoring reports to P&D permit compliance monitoring staff.**	
4.4 Cultural Resources		
Impact CR-1. Construction of the proposed project could adversely affect known historical and archeological resources on the project site.	**CR-1(a). Avoidance of CA-SBa-3812H and CA-SBa-3813H**. Development within 25 feet of the boundaries of CA-SBa-3812H and CA-SBa-3813H shall be avoided. If impacts to all or any of these resources cannot be avoided, as determined by the **owner/**applicant with concurrence from P&D staff, then the recommendations presented in the 2006 Heritage Discoveries report shall be implemented as described in Table 4.4-1 of this EIR and in accordance with Mitigation Measure CR-1(c) (incorporates OCP EIR ARCH-3 and modification of OCP EIR KS3-HA-1). **Plan Requirements and Timing**. Prior to final map clearance, the **owner/**applicant shall conduct Extended Phase 1 testing as necessary, (to be determined on a site by site basis in consultation with **P&D** ~~the County Archaeologist~~) to define site boundaries with respect to proposed development. Prior to final map clearance, the **owner/**applicant shall submit for P&D approval a revised site plan that avoids grading and development within the sites and a 25-foot buffer. **Monitoring**. P&D shall review revised grading and improvement plans and verify that avoidance of the site and the buffer area is achieved. P&D shall field check development operations to ensure compliance with avoidance requirements. **CR-1(b). Cultural Resources Buffer**. For resource sites that are avoided in accordance with Mitigation Measure CR-1(a), the **owner/**applicant shall temporarily fence the archaeological site	With the application of ~~the above m~~**M**itigation ~~m~~**M**easures **CR-1(a) through CR-1(d)**, direct impacts to known cultural resources would be reduced to a less than significant level (Class II). A buffer of 25 feet for avoided resource sites was determined to be effective in the OCP EIR (refer to Mitigation Measure KS3-ARCH-1). For sites that cannot be avoided, artifact collection, recordation and mitigation of impact excavations would reduce impacts to less than significant. Note that potential indirect impacts to cultural resources are discussed below in Impact CR-2.

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	and a 25-foot buffer area, with chain link fencing flagged with color or other material authorized by P&D, where ground disturbance is proposed within 100 feet of the site (incorporates OCP EIR ARCH-6 as modified by OCP EIR KS3-ARCH-1). **Plan Requirements**: The fencing requirement shall be shown on **zoning clearance,** ~~approved~~ grading**,** and building plans. **Timing:** Fencing shall be in place prior to issuance of grading permits and pre-construction meeting. **Monitoring**: P&D compliance monitoring staff shall verify installation of fencing by reviewing photo documentation or by site inspection prior to approval of grading permits and ensure fencing remains in place throughout grading and construction through site inspections. **CR-1(c). Artifact Curation**. If avoidance cannot be achieved for CA-SBa-3812H and CA-SBa-3813H, the **owner/**applicant shall have a P&D approved archaeologist conduct the work recommended in the 2006 Heritage Discoveries report as described in Table 4.4-1 of this EIR (additional artifact collection and completion of Phase 3 studies if necessary). All work shall be consistent with the County Cultural Resource Guidelines and funded by the **owner/**applicant (incorporates OCP EIR ARCH-4). **Plan Requirements and Timing**. Prior to implementing Mitigation Measure CR-1(c), the **owner/**applicant shall submit a work plan to P&D for review and approval. An artifact curation agreement with an accredited facility shall be submitted to P&D prior to the start of fieldwork. All fieldwork shall be completed prior to **zoning clearance** issuance ~~of land use permit~~ for grading and subdivision improvements. All reports shall be received by P&D prior to **zoning clearance** issuance ~~of land use permits~~ for grading and subdivision improvements. Notes and/or depictions of plan components shall be included on plans prior to **zoning clearance** issuance ~~of grading permits~~. **Monitoring**. P&D shall approve work plans and ensure that a curation agreement is in place prior to **the** start of fieldwork. P&D shall ensure that archaeological reports have been received prior to issuance of **zoning clearance** ~~land use permits~~ for grading. **CR-1(d) Prevention of Damage to Cultural Resources from Other Uses**. Off-road vehicle use, unauthorized collecting of artifacts, and other activities other than development which could destroy or damage archaeological or cultural sites shall be prohibited. Signs shall be posted on the property to discourage these types of activities (modification of OCP EIR Mitigation Measure ARCH-7). **Plan Requirements and Timing**. This condition shall be in effect during both the construction and operational phase of the development. The **owner/**applicant shall prepare a signage plan for	

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	P&D review and approval prior to **zoning clearance issuance** ~~approval of land use permit~~ for grading and subdivision improvements. The **owner/**applicant shall install the required signage prior to issuance of grading permits and shall maintain the signs throughout the construction phase. Maintenance of the signs throughout the operational phase shall be the responsibility of the HOA or similar organization. **Monitoring**. P&D **permit compliance monitoring staff** shall verify installation of signs prior to issuance of grading permits, and shall spot check in the field.	

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
Impact CR-2. Due to the cultural sensitivity of the project site, previously unidentified, subsurface historical, archeological, or paleontological resources may be unearthed during development of the project.	**CR-2(a) Archaeological Monitoring**. The **owner/**applicant shall have all initial earth disturbances throughout the Key Site, including grading, grubbing, scarification and placement of fill, monitored by a P&D approved archaeologist in compliance with the provisions of the County Cultural Resource Guidelines. **Plan Requirements and Timing**: Prior to **zoning clearance** issuance ~~of a land use permit~~ for grading and subdivision improvements, the **owner/**applicant shall submit for P&D review and approval, a contract or Letter of Commitment between the **owner/**applicant and the archaeologist, consisting of a project description and scope of work, and once approved, shall execute the contract. **Monitoring**: The **owner/**applicant shall provide P&D compliance monitoring staff with the name and contact information for the assigned onsite monitor(s) prior to **zoning clearance** ~~grading permit~~ issuance and pre-construction meeting. P&D compliance monitoring staff shall confirm monitoring by archaeologist and P&D grading inspectors shall spot check field work. **CR-2(b) Stop Work at Encounter**. The **owner/**applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event cultural remains are encountered during grading, construction, landscaping or other construction-related activity (incorporates OCP EIR ARCH-10). Cultural resource remains may include artifacts, shell, bone, features, foundations, and trash pits, etc. The **owner/**applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the County Cultural Resource Guidelines provisions for Phase 2 and Phase 3 investigations. All work shall be funded by the **owner/**applicant (incorporates OCP EIR ARCH-1 through ARCH-8). **Plan Requirements and Timing**: This condition shall be printed on all building**, zoning clearance,** and grading plans. **Monitoring**: P&D permit processing planner shall check plans prior to **zoning clearance** issuance ~~of land use permit~~ for grading and subdivision improvements, and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.	Implementation of the Mitigation Measures CR-2(a) and CR-2(b) would reduce impacts associated with the potential to unearth unknown historical, archeological, or paleontological resources during grading and construction to a less than significant level (Class II).
Impact CR-3. Development of Key Site 3 could result in indirect impacts to identified or unidentified historical, archeological, or paleontological resources.	Mitigation Measures CR-2(a), CR-2(b), CR-1(c), and CR-1(d) would be applied, which would require site monitoring of known sites, contingencies for the discovery of as-yet-undiscovered cultural resources; temporary construction-phase fencing of known sites including a 25-foot buffer area; and prohibition of off-road vehicle use and unauthorized collecting of artifacts.	With implementation of ~~the above m~~**M**itigation ~~m~~**M**easures **CR-2(a), CR-2(b), CR-1(c), and CR-1(d)**, indirect impacts to identified or unidentified historical, archeological, or paleontological resources would be reduced to a less than significant level (Class II).

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
4.5 Fire Protection		
Impact FP-1. The proposed development would add 125 new residential units, which would be located within this high fire hazard area.	**FP-1(a) Fire/Vegetation Management Plan.** To address the risk to residential development within designated high fire hazard areas, the **owner/**applicant shall prepare fire/vegetation management plans that meet the County Fire Development Standards. The vegetation management plan shall describe all actions that will be taken to reduce wildfire risks to the structure(s) in the high fire hazard areas. The plan shall include: • A copy of the site plan that indicates topographic reference lines • A copy of the landscape plan • Methods and timetables for controlling, changing or modifying areas on the property (elements of the plan shall include removal of dead vegetation, litter, vegetation that may grow into overhead electrical lines, certain ground fuels, and ladder fuels as well as the thinning of live trees) • A maintenance schedule for the landscape/vegetation management plan **Plan Requirements and Timing**. A Fire/Vegetation Management Plan that, at a minimum, contains the above listed components shall be submitted to the Fire Department and Planning and Development for review and approval prior to Zoning Clearance **issuance** ~~approval~~ for the first residential structure. Vegetation management of areas outside the identified building envelope shall be the responsibility of the Homeowners Association with the maintenance schedule and responsibilities noted in the CC&Rs. **Monitoring**. Permit compliance and/or the Fire Department shall inspect to verify landscaping is in compliance with the plan ~~once~~ prior to issuance of occupancy permits and once each year to monitor landscape maintenance. **FP-1(b) Fire Prevention Construction Techniques.** Residential development shall abide by the following construction standards: • Structures along the perimeter or exposed to internal open space areas shall have one-hour rated exterior fire walls, with exteriors being more than 2 inches, and must not contain vinyl or plastic window frames or rain gutters or down spouts. • All structures in the development shall have non-wood Class A roofs, with the ends of tile blocked, spark arresters visible from the street, proper vent screens, and non-combustible gutters and down spouts. No combustible paper in or on attic insulation shall be allowed. • Decks, gazebos, patio covers, etc. must not overhang slopes and must be one-hour construction (e.g., by using 2 x 4s). Front doors shall be solid core, minimally 1 ¾ inch thick. Garage doors shall be non-combustible. Wooden or plastic fences or vegetation growing on fences for lots along the project site perimeter shall not be used. • All new power lines shall be installed underground in order to prevent fires caused by arcing wires.	Implementation of ~~the above m~~**M**itigation ~~m~~**M**easures **FP-1(a) and FP-1(b)** would ensure that fire hazard impacts would be potentially significant but mitigable (Class II). Pertinent mitigation measures from Sections 4.3, *Biological Resources* and 4.4, *Cultural Resources* (including BIO-5(a), BIO-5(b), BIO-6(a-d), BIO-7(a-f), CR-2(b), OCP EIR ARCH-10) would be applied, and with the incorporation of these measures, secondary impacts would be less than significant. Potential impacts to biological resources resulting from vegetation management plans are discussed in Section 4.3, *Biological Resources*.

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	Plan Requirements and Timing. Where appropriate, all of the structural safeguards described above shall be graphically depicted and printed on all building and construction plans. Accordance with these requirements shall be demonstrated as part of the building inspection process, and all measures shall be installed prior to occupancy. **Monitoring**. Fire Department inspectors shall inspect the site prior to occupancy clearance for each residence and annually to ensure compliance.	
4.6 Geologic Processes		
Impact G-4. Cut and fill of soils on the project site during grading could result in substantial erosion or loss of topsoil. Measures to minimize erosion from cut slopes would be necessary.	**G-4. Reduction of Soil Erosion from Cut Slopes**. Grading and construction shall be in accordance with recommendations by Earth Systems Pacific, dated February 10, 2006. These recommendations include, but are not limited to, the following measures to minimize impacts related to soil erosion. • Cut slopes and fill over cut slopes should be over excavated and rebuilt as compacted fill slope. • Compacted fill slopes should not exceed a 2:1 (horizontal to vertical) slope, and any proposed constructed fill slope exceeding 10 feet shall be evaluated by a qualified geotechnical engineer with any recommended additional stability measures (retaining walls, etc.) implemented. Slopes should be vegetated with groundcover, shrubs, and trees which possess deep, dense root structure and require a minimum of irrigation. • All imported soil should be non-expansive. • All cut areas shall be over excavated such that a minimum of 3 feet in building in the Northern Mesa Area (northern third of the property). • A program of over-excavation, scarification, moisture conditioning, and compaction of the soils in the building and surface improvement areas is required to provide more uniform soil moisture and density, and to provide appropriate pavement and foundation support. • During or soon after the rainy season when on-site soils may be susceptible to temporarily high soil moisture conditions, the contractor and construction schedule should allow adequate time during grading for aerating and drying the soil to near optimum moisture content prior to compaction. • Voids created by the removal of materials or utilities, and extending below the recommended over-excavation depth, should be immediately called to the attention of the soils engineer. No fill should be placed unless the soils engineer has observed the underlying soil. **Plan Requirements and Timing**. Elements of the approved study shall be reflected on grading and building plans as required. **Monitoring**. The Owner/Applicant shall demonstrate that the submitted plans conform to required study components. Grading and building inspectors shall ensure compliance in the field.	Through adherence to the recommendations in the geotechnical studies in accordance with Mitigation Measure G-4 as well as the erosion control measures required by implementation of a SWPPP/Erosion Sediment Control Plan and Mitigation Measure WR-2(d), the potential for soil erosion would be reduced to a less than significant level (Class II).

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
4.7 Greenhouse Gas Emissions		
Impact GHG-1. The project would generate short-term as well as long-term GHG emissions. The proposed project would exceed the 4.9 MT CO2e/SP/year threshold, and would incrementally contribute to climate change. However, these emissions would not hinder or delay achievement of state GHG reduction targets established by AB 32.	**GHG-1. GHG Reduction Plan**. The project shall reduce operational GHG emissions through implementation of one or more of the following measures: A. Prior to **zoning clearance** ~~permit~~ issuance, develop a project GHG Reduction Plan that reduces annual GHG emissions from the project by a minimum of 81.2 MT CO2e (0.24 MT CO2e per person per year) over the operational life of the project. The plan will be implemented on site by the project **owner/**applicant and may include, but is not be limited to, the following components: 1. Alternative fuel vehicles 2. Energy conservation policies 3. Energy efficient equipment, appliances, heating and cooling 4. Energy efficient lighting 5. Green building and roofs 6. Water conservation and recycling 7. Renewable energy production 8. Trip reduction 9. Carbon sequestration; or B. If GHG emissions cannot be reduced through compliance with a Climate Action Plan, other County GHG reduction plan, or project GHG Reduction Plan, purchase carbon offsets to reduce GHG emissions below threshold levels. **Plan Requirements and Timing**. Applicable elements of the approved Climate Action Plan, other County GHG reduction plan, or project GHG Reduction Plan shall be reflected on project site plans prior to **zoning clearance issuance** ~~permit approval~~. If GHG emissions cannot be reduced through compliance with such a plan, purchased carbon offsets hall be approved by P&D staff prior to permit approval. **Monitoring**: **Permit** ~~Condition~~ compliance **monitoring staff** shall monitor and verify implementation of measures included in the GHG Reduction Plan to ensure implementation of mitigation measures included in the plan.	Implementation of Mitigation Measure GHG-1 would reduce GHG emission impacts to a less than significant level (Class II). Implementation of Mitigation Measures OCP EIR AQ-3 and AQ-11, would further reduce GHG emissions.
4.8 Land Use		

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
Impact LU-1. The proposed project would result in a change in character of the site and the scale of development on the site. This would present potential quality of life compatibility issues.	Mitigation measures and OCP development standards related to long-term compatibility conflicts are discussed in Section 4.10, *Noise*, and Section 4.1, *Aesthetics/ Visual Resources*. Mitigation Measures N-2(a), N-2(b), and AES-1 would apply. No additional mitigation measures are required, as no additional significant impacts were identified.	Impacts would be less than significant with the incorporation of the above mitigation measures (Class II).
4.9 Noise		
Impact N-1. Project construction could intermittently generate high noise levels on and adjacent to the project site. Project construction would take place adjacent to existing residences, thereby temporarily exposing sensitive receptors to noise levels exceeding County thresholds.	**N–1(a) Construction Timing Limitations.** Noise-generating construction activity for site preparation and for future development shall be limited to the hours between 8:00 A.M. and 5:00 P.M., Monday through Friday. No construction shall occur on weekends or on State or County holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. **Plan Requirements and Timing**. The **owner/**applicant shall provide and post signs stating these restrictions at all construction site entries. Signs shall be posted prior to commencement of construction and maintained throughout construction. Violations may result in suspension of permits. **Monitoring**. The **owner/**applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints. **N-1(b) Notification of Temporary Construction Noise.** The **owner/**applicant shall provide all adjacent property owners with a construction activity schedule and construction routes at least one week in advance of construction activities. Any alterations or additions shall require one week notification. **Plan Requirements and Timing**. The **owner/**applicant shall submit a copy of the schedule and mailing list to Permit Compliance staff. Schedule and mailing list shall be submitted 2 weeks prior to initiation of any earth movement. **Monitoring**. Permit Compliance shall perform periodic site inspections to verify compliance with activity schedules.	With implementation of the required mitigation measures, short-term construction noise impacts would be reduced to less than significant (Class II).

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	N-1(c) Construction Noise Attenuation Techniques. Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded to Planning and Development's satisfaction. For all construction activity on the project site, noise attenuation techniques shall be employed as needed to ensure that noise remains within levels allowed by Santa Barbara County noise standards. At a minimum, such techniques shall include: • All diesel equipment shall be operated with closed engine doors and shall be equipped with factory-recommended mufflers. • Whenever feasible, electrical power shall be used to run air compressors and similar power tools. • Air compressors and generators used for construction shall be surrounded by temporary acoustical shelters if within 300 feet of any sensitive receptor. **Plan Requirements and Timing**. The **owner/**applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans. Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities. This condition shall be printed on all grading and construction plans. **Monitoring**. The **owner/**applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance.	

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
Impact N-2. Development of residential units adjacent to U.S. 101 would expose future residents to noise levels exceeding County standards.	**N-2(a) Solid Noise Barriers.** Solid noise barriers shall be installed along the eastern property lines of dwelling units that face U.S. 101. The noise barriers will provide noise protection for side-yard outdoor areas. Solid noise barriers shall be eight feet in height with reference to finish floor level of nearby dwelling unit. Acceptable materials for solid barriers are masonry, or stucco, or any combination consistent with sound wall design standards stated in OCP DevStd KS3-14 (item 3) and Mitigation Measure AES-1. All construction joints of the solid noise barrier shall be sealed with a resilient acoustical caulking to ensure the noise attenuating integrity of the sound wall. Gates shall be overlapping design to seal any cracks facing the noise source. **Plan Requirements and Timing**. Sound walls shall be shown on site, landscape, grading and building plans prior to **zoning clearance** issuance ~~of a Land Use Permit~~ for grading. Plans shall note the location, height, and specifications for all sound walls and shall be installed prior to occupancy clearance for the first residence. **Monitoring.** Permit Compliance and grading and/or building inspectors shall perform site inspections to ensure compliance. **N-2(b) Noise-Resistant Construction**. To ensure that the 45 dBA Ldn interior noise standard is met, the following noise-resistant construction components shall be incorporated for east-facing elevations of the proposed dwelling units nearest U.S. 101: • **Vents and roof penetrations**: Soffit vents, eave vents, dormer vents and other wall and roof penetrations shall be located on the walls and roofs facing away from the noise source (located on the north, west and south elevation) wherever possible. If kitchens or bathrooms are located on the east side, remote venting to other elevations is required. If vents are required to be located facing the noise source, a 90 degree bend shall be incorporated in the design of the ductwork or vent opening. Use of patented foam insulation solutions, such as Icynene spray foam insulation or equivalent, in walls, floors, and ceiling cavity / roof construction is required and will allow elimination of soffit vents and gable end vents, thereby eliminating a significant path for noise penetration. • **Walls**: East-facing exterior walls enclosing habitable spaces closest to U.S. 101 shall be constructed with an STC (Sound Transmission Class) rating of 30 or greater. Metal studs are preferable to wood studs for noise resistance. Construction of the east-facing walls shall include the liberal use of non-hardening acoustical sealant at all construction joints, including the header and footer construction and the edges and corners of gypsum board intersecting ceiling, walls and floor, especially behind papered joints. Acoustical sealant (Johns Manville or equivalent) shall be applied to gaps at intersecting walls, ceiling and floor before taping and spackling Gypsum Board in conventional manner. All peripheries and apertures and joints around windows shall be properly sealed. • **Acoustical Leaks**: Common acoustic leaks, such as electrical outlets, pipes, vents, ducts, flues and other breaks in the integrity of the wall, ceiling or roof insulation and construction	Implementation of Mitigation Measures N-2(a) and N-2(b) would reduce sound levels for outdoor activity areas along the eastern, noise-exposed portion of the proposed development below the County of Santa Barbara maximum level of 65 dBA Ldn. The implementation of sound noise barriers (Mitigation Measure N-2[a]) would shield exterior areas (yards and other outdoor activity areas) and first floor interior spaces, reducing exterior sound levels below 65 dBA CNEL and ensuring that interior levels in first floor interior spaces would not exceed 45 dBA Ldn. In addition, construction measures associated with Mitigation Measure N-2(b) would ensure that interior noise levels, including second floor interior spaces, would remain below 45 dBA Ldn. The use of walls for sound mitigation presents potential secondary visual impacts related to deficient design of the sound walls and improper upkeep. Mitigation Measure AES-1 in Section 4.1, *Aesthetics/Visual Resources*, would apply to solid noise barriers required by Mitigation Measure N-2(a). Impacts would be less than significant (Class II) with the required mitigation.

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	on the east sides of the dwelling units facing U.S. 101 shall be insulated, sealed and caulked with putty pads and a resilient, non-hardening caulking material, as appropriate. All such openings and joints shall be airtight to maintain sound isolation. • **Windows**: Windows for habitable spaces on all floors of affected east facing elevations for residences closest to U.S. 101 shall be of double glazed construction and installed in accordance with the recommendations of the manufacturer. The windows shall be fully gasketed, with an STC rating of 30 or better, as determined in testing by an accredited acoustical laboratory. • **Doors**: Doors directly facing U.S. 101 shall be solid core with sound dampening and fully gasketed, sealed jambs and grouted frames, with an overall STC rating of 30 or better, as determined in testing by an accredited acoustical laboratory. Doors meeting "Double Door Construction" criteria, the addition of a laminated glazed second door at least 3 inches from the primary door, shall be considered to meet the STC 30 rating. **Plan Requirements and Timing**. All construction techniques shall be incorporated into design of the residences and detailed on building plans. Plans shall note all noise-resistant construction measures. If these specifications are altered an acoustical engineering report in conjunction with submittal of zoning clearance and building permit applications shall be prepared. If alternative noise reduction techniques are designed for the project, the report shall demonstrate the achievement of an equivalent mitigation of noise impacts and provide interior Ldn values of 45 dBA or less. If recommendations conflict with other conditions of approval or county standards, the specification that is most restrictive shall prevail. All construction techniques and recommendations of the noise analysis shall be incorporated into project design and detailed on building plans. An acoustic survey shall be submitted to Planning and Development staff prior to occupancy clearance demonstrating that interior noise levels do not exceed 45 dBA. **Monitoring**. Building & Safety shall ensure that all noise control measures have been included according to the approved plans.	
4.11 Transportation and Circulation		
Impact T-1. Operation of the project would result in the addition of 995 average daily trips (70 A.M. and 88 P.M. peak hour trips) to the study area roadways and intersections. The addition of project traffic would degrade the LOS at the Clark Avenue/U.S. 101 southbound ramp intersection under P.M. peak hour conditions.	**T-1 Roadway Improvements.** The ~~project~~ **owner/**applicant shall **either** contribute fair share fees, to be determined by County Public Works staff, towards the following improvements, or shall construct **following** the improvements and develop a reimbursement agreement, to be reviewed and approved by County Public Works staff, for fair share contributions from other nearby future developments: 1. Widening ~~of the south side~~ of Clark Avenue between the realigned Sunny Hills Road and the U.S. 101 southbound ramps to provide two eastbound lanes. 2. Widening of the **Clark Avenue** southbound off-ramp to improve the operation of the southbound free right-turn lane.	With implementation of ~~the above~~ **Mitigation** ~~m~~**M**easure~~s~~ **T-1**, the U.S. 101 southbound ramps intersection would operate at LOS C (15.8 second delay) during P.M. peak hour, and project-specific impacts to the roadway network would be reduced to a less than significant level (Class II). Potential secondary environmental

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	3. Restripe **the northbound and south bound Clark Avenue** ~~of both~~ ramp intersections and the **Clark Avenue** overpass to maximize eastbound flow to the **Clark Avenue** northbound on-ramp **as described in the *Key Site 3 Residential Project Traffic and Circulation Study,* dated November 18, 2013**. **Plan Requirements and Timing**. The **improvements shall be reviewed and approved by County Public Works and/or Caltrans prior to zoning clearance issuance. The owner/application shall construct the improvements prior to occupancy clearance if they have not yet been constructed by another Key Site project, in which case fair share fees (if required) shall be completed** ~~applicant shall construct the improvements and develop a reimbursement agreement, to be reviewed and approved by County Public Works staff, for fair share contributions from other nearby future developments. Improvements shall be bonded for prior to map recordation or in place~~ prior to occupancy clearance. **Monitoring**. Completion of improvements in accordance with approved plans shall be monitored by P&D and Public Works.	impacts from these roadway improvements would include impacts to biological and cultural resources during construction of the improvements (refer to Section 4.3, Biological Resources, and Section 4.4, Cultural Resources). However, road widening on Clark Avenue would occur within the existing right-of-way, where no significant cultural or biological resources are anticipated.

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
4.12 Water Resources/Flooding		
Impact WR-1. Construction activities associated with the proposed project would disturb more than one acre of land, and could degrade water quality through increased rates of erosion and sedimentation.	**WR-1(a) Storm Water Pollution Prevention Plan (SWPPP).** The ~~Applicant~~ **owner/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. **Plan Requirements and Timing**. Prior to **zoning clearance issuance** ~~approval of a Land Use Permit~~ the **owner/**applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan to P&D's Building & Safety Division. The **owner/**applicant shall keep a copy of the SWPPP on the project site during grading and construction activities. **Monitoring**: P&D permit processing planner shall review the documentation prior to **zoning clearance issuance,** ~~approval of a Land Use Permit~~ P&D compliance monitoring staff shall site inspect during construction for compliance with the SWPPP. **WR-1(b) Equipment Washout-Construction.** The **owner/**applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The area shall be located at least 100 feet from any storm drain, water body or sensitive biological resources. **Plan Requirements and Timing**: The **owner/**applicant shall designate the P&D approved location on all **zoning clearance,** grading**,** and building permits. The **owner/**applicant shall install the area prior to commencement of construction. **Monitoring**: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.	With implementation of Mitigation Measures WR-1(a) and WR-1(b) and adherence to OCP Development Standards FLD-O-3.1 and FLD-O-3.2, construction-related impacts to water resources would be reduced to a less than significant level (Class II).

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
Impact WR-2. The proposed project would involve the addition of impervious surfaces on the currently undeveloped Key Site 3 property. These impervious surfaces would alter existing drainage patterns and increase stormwater runoff, which could potentially increase flooding and degrade water quality, respectively.	**WR-2(a) Low Impact Development (LID) Measures.** LID is a site design strategy that uses natural and engineered infiltration and storage techniques to retain stormwater runoff where it is generated to mimic a site's pre-development hydrology and reduce downstream impacts. The Environmental Protection Agency has determined that the following LID measures are highly beneficial at protecting receiving waters. In order to further reduce flooding and water quality impacts, the SWQMP and project design shall include the following LID measures, to the extent feasible: *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* • Bioretention facilities to capture and infiltrate street runoff upstream of retention basins; • Roof leader flows directed to planter boxes, amended soil, or other low-gradient vegetated areas and/or vegetated swales and buffers; • Soil amendments to increase infiltration rates; and • Rain gardens, rain barrels, and cisterns. **Plan Requirements and Timing**. Plans indicating LID techniques to be used shall be submitted by the **owner/**applicant for review and approval by the Santa Barbara County Public Works Department prior to **zoning clearance issuance** ~~land use clearance~~ for grading and subdivision improvements. Installation of structural LID technologies shall be performed by the project **owner/**applicant per approved plans and completed prior to occupancy clearance of the first home. **Monitoring**. Public Works and Planning and Development staff shall review plans and monitor compliance. **WR-2(b) Operational Erosion Control Measures**. The development shall incorporate and maintain the following operational erosion control measures into final grading and drainage plans. 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	Implementation of Mitigation Measures WR-2(a) and WR-2(b) would provide adequate water quality treatment per Public Works standard conditions and would reduce impacts associated with increased impervious surfaces to a less than significant level (Class II).

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	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. **Plan Requirements and Timing**. This requirement shall be printed on ~~final~~ grading, drainage, and landscaping plans and submitted to P&D and Flood Control for review and approval prior to **the issuance** ~~approval~~ of **zoning clearance** ~~Land Use Permits~~ for grading. Compliance with these measures shall be confirmed by P&D prior to Final Building Inspection Clearance. **Monitoring**. The **owner/**applicant shall demonstrate to P&D compliance monitoring staff and Building and Safety grading inspector(s) that all components of the required measures are in place. Compliance monitoring staff will verify compliance including on-going requirements.	
CLASS II CUMULATIVE IMPACTS (Less than Significant with Mitigation)		
4.5 Fire Protection		
Cumulative Impacts to Wildland Fire Protection	All new development will be subject to independent environmental review and regulations in place to minimize any potential health and safety risks. Impacts associated with individual developments will be addressed on a case-by-case basis as needed, in part by the application of development standards or mitigation measures for development in high fire hazards to reduce such risks. Through such development standards and mitigation measures, the proposed development would be expected to mitigate its contribution to cumulative wildland fire hazards.	Assuming that all hazards are adequately addressed for each individual development proposal, cumulative human health or wildland fire impacts would be significant but mitigable (Class II).

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
4.11 Transportation and Circulation		
Impact T-2. Under cumulative plus project conditions, project development would generate additional traffic that would further degrade the LOS at the Clark Avenue/U.S. 101 southbound and northbound ramps intersections under P.M. peak hour conditions.	**T-2 Offset of Cumulative Impacts**. The **owner/**applicant shall pay transportation fees to the County to offset project contributions to cumulative **Orcutt Transportation Improvement Plan (OTIP) identified** impacts on traffic **and circulation for the improvements listed below. This shall be considered the project's fair share of offsite OTIP improvements. The fee amount shall be determined by the County Public Works Transportation Division, based on adopted fee schedules at the time of payment.** ~~, circulation systems maintenance, including the project's fair share of offsite improvements in an amount determined by the County Public Works /Transportation Division, based on adopted fee schedules at the time of payment.~~ ~~1. Widening of the south side of Clark Avenue between the realigned Sunny Hills Road and the U.S. 101 southbound ramps to provide two eastbound lanes.~~ ~~2. Widening of the southbound off-ramp to improve the operation of the southbound free right-turn lane.~~ 1. Reconstruction of the Clark Avenue/U.S. 101 northbound ramps intersection. This includes realignment of the U.S. 101 northbound on-ramp to the east opposite the off-ramp, widening of the off-ramp to provide two separate turning lanes and widening of the on-ramp to provide two receiving lanes. 2. Signalization of the Clark Avenue/U.S. 101 northbound ramps intersection. The existing + project peak hour volumes would satisfy peak hour signal warrants. ~~3. Restripe of both ramp intersections and the overpass to maximize eastbound flow to the northbound on-ramp.~~ **Plan Requirements and Timing**. Prior to **occupancy clearance** ~~final map recordation~~, the **owner/**applicant shall submit transportation fees. **Monitoring**. Compliance shall be monitored by P&D. ~~Several improvements for the Clark Avenue corridor adjacent to the project have been developed in coordination with Caltrans and County staff to improve roadway and intersection operations under project-specific and cumulative conditions. These improvements are outlined in the mitigation measures section for project-specific Impact T-1 above. As discussed above in Mitigation Measure T-1, the project would contribute fair share fees or would construct these improvements and develop a fair share reimbursement mechanism for other key development projects in the Orcutt Area. Implementation of these measures would reduce the project's contribution to the cumulative impact at the Clark Avenue/U.S. 101 southbound ramps intersection to a less than significant level.~~	Mitigated cumulative + project LOS at the Clark Avenue/Southbound U.S. 101 ramps intersection would be 0.49/LOS A in the A.M. peak hour and 0.46/LOS A in the P.M. peak hour. Mitigated cumulative + project LOS at the Clark Avenue/Northbound U.S. 101 ramps intersection would be 0.53/LOS A in the A.M. peak hour and 0.61.LOS B in the P.M. peak hour. With implementation of the roadway improvement described in Mitigation Measure T-1, and the project's contribution to the OTIP fee program pursuant to Mitigation Measure T-2 would mitigate its contribution on cumulative impacts at this location to less than significant (Class II). As discussed under Impact T-1, potential secondary environmental impacts from these roadway modifications would include impacts to biological and cultural resources during construction of the modifications. Road widening on Clark Avenue would occur within the existing right-of-way, where no significant cultural or biological resources are anticipated. Potential biological impacts related to the improvements to the U.S. 101 / Clark Avenue interchange, including the preliminary plans for modifications to the northbound U.S. 101 on- and off-ramps, were evaluated in the biological resource studies prepared for the project (refer to Appendix C), and in Section 4.4, Biological Resources. The modifications to the northbound U.S. 101 on- and off-ramps would result in a loss of approximately 1.63 acres of non-

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
		native grassland and 0.08 acres of planted trees, primarily eucalyptus trees, and would not result in significant impacts.
CLASS III PROJECT-SPECIFIC IMPACTS (Less than Significant)		
4.1 Aesthetics/Visual Resources		
Impact AES-2. Although the proposed project would convert the upper mesa from open space to suburban development, it would not substantially obstruct scenic vistas of the Solomon Hills from the perspective of nearby public viewing areas including U.S. 101.	No mitigation measures are required.	Class III (less than significant)
Impact AES-3. Proposed street lights, security and landscape lighting, as well as reflective building materials, could produce light and glare that would adversely affect day and nighttime views in the area.	No mitigation measures are required.	Class III (less than significant)
4.2 Air Quality		
Impact AQ-1. Project construction would generate temporary increases in localized air pollutant emissions. These emissions may result in temporary adverse impacts to local air quality.	Implementation of standard dust and emissions control measures required by the SBCAPCD would ensure that construction-related air quality impacts are less than significant.	Class III (less than significant)
Impact AQ-2. The project would result in an increase in operational air pollutant emissions from the development of 125 new single-family residences and the associated energy use needs and increased vehicular traffic.	No mitigation measures would be required	Class III (less than significant)

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
Impact AQ-4. The proposed project would be consistent with the SBCAPCD 2010 Clean Air Plan because it would not generate population in excess of that used in the CAP to forecast population-related emissions.	No mitigation measures would be required	Class III (less than significant)
4.5 Fire Protection		
Impact FP-2. The proposed project would result in a reduction in the level of fire protection services.	No mitigation measures would be required	With the payment of the required fire mitigation fees, this impact would be Class III (less than significant without mitigation)
Impact FP-3. The proposed water distribution system would be able to provide fire flow pressure that meets Santa Barbara County Fire Department standards.	No mitigation measures would be required	Class III (less than significant without mitigation)
4.6 Geologic Processes		
Impact G-1. The project site may be subject to strong groundshaking, which has the potential to cause fill material to settle, destabilize slopes, and cause physical damage to structures, property, utilities, road access, and people.	No mitigation measures would be required	Class III (less than significant without mitigation)
Impact G-2. The proposed project would not require grading on slopes exceeding 20 percent because the project clusters development on the Northern Mesa Area and preserves open space areas consisting of steep slopes.	No mitigation measures would be required	Class III (less than significant without mitigation)

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
Impact G-3. Loose alluvial soils north of Orcutt Creek and loose dune sands to the south may be subject to collapse on the project site, resulting in settlement of the ground surface. However, the proposed project would not involve the placement of structures in these portions of the site.	No mitigation measures would be required	Class III (less than significant without mitigation)
4.8 Land Use		
Impact LU-2. The proposed project would rezone a portion of the project site from Residential Ranchette to Planned Residential Development, but would be consistent with the applicable policies and development standards in the Orcutt Community Plan.	No mitigation measures would be required	Class III (less than significant without mitigation)
4.9 Noise		
Impact N-3. Traffic generated by the project is anticipated to result in noise level increases along roadways in the project vicinity. Traffic-related increases in noise would not exceed the County's threshold at sensitive receptors along four studied roadway segments.	No mitigation measures would be required	Class III (less than significant without mitigation)
4.10 Public Services and Facilities		
Impact PSF-1. The proposed project could generate approximately 76 additional students. Impacts to local elementary and middle schools would be less than significant. Impacts to local high schools could	No mitigation measures would be required	Through the required payment of State-mandated impact mitigation fees, potential impacts to public schools would be adverse, but less than significant (Class III).

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
contribute to the current capacity exceedance, and payment of fair share of impact mitigation fees would be required.		
Impact PSF-2. The proposed project would require an estimated 43.5 acre-feet of water per year (AFY). An existing long-term Supplemental Water Purchase Agreement with the City of Santa Maria stipulates that the City will provide 200 AFY for the purposes of consumptive use for the proposed project. Adequate water supply would be available and groundwater resources would not be impacted.	Although not required to reduce water demands to a less than significant level, the following water conservation measures are recommended and would implement OCP EIR Mitigation Measure WAT-4, which requires the implementation of water conservation measures. **PSF-3(a). Water Conservation-Outdoor**. To improve water conservation, the **owner/**applicant shall include the following in Landscape and Irrigation Plans to be approved by P&D: a. Landscaping that reduces water use: i. Landscape with native and/or drought tolerant species. ii. Group plant material by water needs. iii. Turf shall constitute less than 20% of the total landscaped area. iv. No turf shall be allowed on slopes of over 4%. v. Extensive mulching (2” minimum) shall be used in all landscaped areas to reduce evaporation. b. Install drip irrigation or other water-conserving irrigation. **Plan Requirements and Timing**: The **owner/**applicant shall submit a landscape and irrigation plan to P&D for review and approval prior to **issuance** ~~approval~~ of zoning clearance. The **owner/**applicant shall implement all aspects of the landscape and irrigation plan in accordance with the Landscape and Performance Security Conditions. **Monitoring**: The **owner/**applicant shall demonstrate to P&D compliance monitoring staff that all required conserving landscape and irrigation features are installed prior to Final Building Inspection Clearance and landscape and irrigation are maintained per approved landscape plans. Any part of irrigation plan requiring a plumbing permit shall be inspected by building inspectors. **PSF-3(b). Water Conservation-Indoor**. Indoor water use shall be limited through the use of the following measures: a. Re-circulating, point-of-use, or on-demand water heaters shall be installed. b. Water efficient clothes washers and dishwaters shall be installed. c. Self-regenerating water softening shall be prohibited in all structures. **Plan Requirements and Timing**: The **owner/**applicant shall include all indoor water conservation measures on plans, including plumbing and electrical plans, as needed subject to P&D review and approval. Indoor water-conserving measures shall be implemented prior to Final Building Inspection Clearance.	The Supplemental Water Purchase Agreement for the project would reduce impacts to a less than significant level (Class III). The application of OCP EIR Mitigation Measure WAT-1 and the project specific Mitigation Measures PSF-3(a) and PSF-3(b) would further reduce potential groundwater and water supply impacts. Impacts to water supply would be adverse, but less than significant (Class III).

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
	Monitoring: The owner/applicant shall demonstrate compliance with all required indoor water conservation measures to P&D compliance monitoring staff prior to Final Building Inspection Clearance.	
Impact PSF-3. The Laguna County Sanitation District wastewater treatment plant has adequate capacity to serve the proposed project. However, existing off-site sewer infrastructure would not be able to accommodate the wastewater generated by the project without upgrades to this infrastructure.	Through the required payment of impact mitigation fees, potential impacts to sewer demand and infrastructure needs would be less than significant, and no mitigation is required.	Impacts are less than significant without mitigation (Class III).
Impact PSF-4. The proposed project would generate an estimated 101 tons of solid waste per year, which does not exceed Santa Barbara County's threshold of 196 tons per year.	No mitigation measures would be required	Impacts are less than significant without mitigation (Class III).
4.12 Water Resources/Flooding		
Impact WR-3. The portion of the Key Site 3 property where habitable structures are proposed is not located in a FEMA-designated 100-year flood zone.	No mitigation measures are required.	Impacts are less than significant without mitigation (Class III).
CLASS III CUMULATIVE IMPACTS (Less than Significant)		
4.1 Aesthetics/Visual Resources		
Cumulative Impact to Aesthetics (Scenic Views)	No mitigation measures are required.	The proposed project would preserve the majority of Key Site 3 as natural open space, retaining the most scenic public views of the Solomon Hills across the southern two-thirds of the site. Therefore, the project would not substantially contribute to significant cumulative impacts related to the impairment of scenic views.

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
Cumulative Impact to Aesthetics (Light and Glare)	No mitigation measures are required.	The project's potential light and glare impacts are less than significant. The Focused Housing Rezone Program EIR identified mitigation measures for potential light and glare impacts resulting from the additional 160 multi-family units on the MR-O portion of Key Site 3, and similar mitigation measures have been identified or would be expected for the other major development sites in the area: Key Sites 1, 2, and 4. Hence, the project's contribution to cumulative light and glare impacts would be adverse, but less than significant (Class III).
4.2 Air Quality		
Cumulative Impacts to Air Quality	No mitigation measures are required.	Based on Santa Barbara County thresholds, a project would have a significant cumulative impact if it were inconsistent with the adopted federal and state air quality plans of Santa Barbara County. As discussed in Impact AQ-4, the proposed project is consistent with the 2010 CAP. The 2010 CAP is the adopted state air quality plan for the County and cumulative development was determined to be less than significant without mitigation. Therefore, cumulative air quality impacts of the proposed project would be less than significant (Class III).
4.4 Cultural Resources		
Cumulative Impacts to Cultural Resources	Buildout of the Orcutt/Santa Maria area would have the potential to disturb known and unknown cultural resources. However, potential impacts to cultural resources would be addressed on a case-by-case basis through site-specific investigations and, if necessary, surveys, assessment, and documentation or other appropriate mitigation. Project-specific mitigation as discussed above would ensure that the project's contribution to cumulative impacts would be less than significant.	Mitigation applied for each specific development project in the area would reduce cumulative impacts to cultural resources to a less than significant level. No additional mitigation measures are required, and cumulative impacts

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
		are less than significant (Class III).
4.5 Fire Protection		
Cumulative Impacts to Fire Protection Services	On a cumulative basis, payment of fair share mitigation fees intended for the construction of a new fire station in the Orcutt area, would be required.	With the payment of the required fair share mitigation fees intended for the construction of a new fire station in the Orcutt area, the project's contribution to cumulative impacts to fire protection services would be adverse but less than significant.
4.6 Geologic Processes		
Cumulative Impacts to Geologic Resources	Any specific geologic hazards associated with each individual site would be limited to that site without affecting other areas. In addition, County regulations and policies (including compliance with California Building Code requirements) would be expected to reduce seismic and geologic hazards to acceptable levels.	Seismic and geologic hazards would be addressed on a case-by-case basis and would not result in cumulatively considerable impacts. Cumulative geologic hazard impacts would be adverse, but less than significant (Class III).
4.7 Greenhouse Gas Emissions		
Cumulative Greenhouse Gas Emissions Impacts	No mitigation measures are required.	Total annual per capita GHG emissions from buildout of the Key Site 3 property would not exceed the significance criterion of 4.9 CO_2e/SP/year. Therefore, cumulative GHG impacts of the proposed project would be less than significant (Class III).
4.8 Land Use		
Cumulative Impacts to Land Use	Potential land use conflicts would be addressed on a case-by-case basis.	Cumulative land use impacts would be adverse but less than significant (Class III).
4.9 Noise		
Cumulative Impacts to Noise	The project is not anticipated to result in cumulative noise impacts.	Project-specific mitigation measures would be required, and cumulative noise impacts would be adverse, but less than significant (Class III).

Table ES-1 Summary of Potentially Significant Environmental Impacts, Mitigation Measures and Significance after Mitigation

Impact	Mitigation Measures	Significance After Mitigation
4.10 Public Services and Facilities		
Cumulative Impacts to Water Supply	The OCP includes several policies and development standards regarding water supply and groundwater consumption. Specifically, Policy WAT-O-2 requires that future development under the Orcutt Community Plan must offset water demand with supplemental water supplies in order to prevent any impacts to the SMGB. Future development within the Orcutt area would be subject to OCP EIR Mitigation Measures WAT-1 would through WAT-4, which would also reduce impacts to water supply. In addition, according to the 2010 Orcutt Urban Water Management Plan (August 2011), the water supplies available to the Orcutt system are sufficient to meet the projected water demand for each multiple-dry year period because groundwater and purchased water can supply reliable water through 2030. Existing demand plus cumulative buildout demand would total 8,184 AFY while current and planned water supplies by 2020 are anticipated to be 10,903 (GSWC, August 2011).	Cumulative impacts to water supply and groundwater resources would be adverse, but less than significant (Class III).
4.12 Water Resources/Flooding		
Cumulative Impacts to Hydrology and Water Quality	Through the implementation of the policies, and development standards of the OCP, the mitigation measures identified in this SEIR, and Santa Barbara County standards, potential cumulative impacts would be reduced. As these impacts were determined to be significant but mitigable at the project level, they would not be considered cumulatively considerable.	Cumulative impacts to hydrology and water quality would be adverse, but less than significant with mitigation (Class III).
Cumulative Impacts to Flooding	Additional development proposed within the 100-year flood zone would be evaluated on a case-by-case basis and would require the development of additional retention basins in accordance with the OCP to avoid flooding impacts. Such development would be required to ensure that all structures are built above the floodplain elevation and demonstrate that such structures would not cause increased flooding elsewhere, thus reducing potential impacts.	Cumulative impacts related to flooding would be adverse, but less than significant (Class III).

Rincon Consultants, Inc.

1530 Monterey Street, Suite D
San Luis Obispo, California 93401

805 547 0900 OFFICE AND FAX

info@rinconconsultants.com
www.rinconconsultants.com

September 1, 2020
Project No: 14-00576

Shannon Reese, Planner
County of Santa Barbara, Planning and Development, North County Office
624 W. Foster Road
Santa Maria, California 93455
Via email: sreese@co.santa-barbara.ca.us

Subject: **Orcutt Key Site 3 Project, Final Subsequent Environmental Impact Report (SCH #2014061015)**
Revision Letter
Assessor's Parcel Number 129-151-026
Project Case No. 13GPA-00000-00005, 13RZN-00000-00001, 13TRM-00000-00001, 13DVP-0000-00010

Ms. Reese:

Please find attached a comparison of the requested revisions to the project description for the Orcutt Key Site 3 Project to the original project evaluated in the Final Subsequent Environmental Impact Report (Final SEIR) prepared by Rincon Consultants on behalf of the County of Santa Barbara.

The Orcutt Key Site 3 project evaluated in the Final SEIR involved a Vesting Tentative Tract Map (VTTM), Comprehensive Plan Amendment, Rezone, and Development Plan entitlements to subdivide an existing 138.6 acre parcel into 138 lots for the development of 125 single-family residential units on the northern portion of the site. Since the Draft SEIR was circulated for public review in 2015, the project description has been revised to include a landscaped buffer between the residential development area on the project site and U.S. 101 as well as a new off-site utility easement along Oakbrook Lane. These revisions to the project description have resulted in a reduction of the number of new residential units from 125 to 119.

As described, the requested revisions to the Orcutt Key Site 3 project would not result in any new or revised environmental impacts, as compared to the project as evaluated in the Final SEIR.

Sincerely,
Rincon Consultants, Inc.

Chris Bersbach, MESM
Senior Environmental Planner/Program Manager

Richard Daulton, MURP
Principal/Vice President

Attachments

Attachment 1 Revision Letter

Attachment 2 Revised Final SEIR Project Description

Orcutt Key Site 3 Project
Final Subsequent Environmental Impact Report
Revision Letter

SCH #2014061015
Project Case No. 13GPA-00000-00005, 13RZN-00000-00001, 13TRM-00000-00001, 13DVP-0000-00010

September 2020

Prepared by:
County of Santa Barbara
Planning & Development Department
624 West Foster Road
Santa Maria, California 93455-3623

With the assistance of:
Rincon Consultants, Inc.
1530 Monterey Street, Suite D
San Luis Obispo, CA 93401

I. Introduction

The proposed project evaluated in the Final Subsequent Environmental Impact Report (Final SEIR) involved a Vesting Tentative Tract Map (VTTM), Comprehensive Plan Amendment, Rezone, and Development Plan entitlements to subdivide an existing 138.6 acre parcel into 138 lots for the development of 125 single-family residential units on the northern portion of the site. Approximately 106 acres (76%) of the site was proposed as open space under the original proposal. The property is identified as Assessor's Parcel Number (APN) 129-151-026. The project site is located within the Orcutt Community Plan (OCP) area and is referred to as Key Site 3.

Since the Draft SEIR was circulated for public review in 2015, the project description has been revised to include a landscaped buffer between the residential development area on the project site and U.S. 101 and to include a new off-site utility easement along Oakbrook Lane. These revisions to the project description resulted in a reduction of the number of new residential units associated with this project from 125 to 119. Other important changes since public circulation of the Draft SEIR include new regulatory requirements and revised CEQA Guidelines, as well as changes to the cumulative project setting in Northern Santa Barbara County. This document describes and compares the potential environmental effects of the revised project to the original project evaluated in the Final SEIR.

II. Background

A Draft SEIR (SCH #2014061015) for the project was circulated for a 45-day public review period that began January 26, 2015 and concluded on March 11, 2015. On February 10, 2015 County staff conducted a public comment hearing at the Betteravia Government Center in Santa Maria regarding the Draft SEIR for the Orcutt Key Site 3 Project. The Final EIR is comprised of the revised Draft EIR, in combination with comments received and responses to all written and verbal comments received on the Draft EIR.

Based on feedback from the County of Santa Barbara Flood Control District and County Planning and Development staff, the project applicant has proposed revisions to the Key Site 3 Project which are generally consistent with Alternative 7 of the Final SEIR. These changes are discussed in detail in Section III.A below. This Revision Letter has been prepared to update the Final SEIR to describe the proposed Key Site 3 Project modifications, as well as to provide the required environmental context and information to demonstrate that the Final SEIR analysis is complete and accurate for the modified project. Pursuant to CEQA Guidelines Section 15088.5, these project modifications, associated environmental context, and information documented in this Revision Letter do not require recirculation of the Draft SEIR because they do not deprive the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the project or a feasible way to mitigate or avoid such an effect (including a feasible project alternative) that the project's proponents have declined to implement.

III. California Environmental Quality Act Updates

New regulatory requirements, as well as substantive and technical updates to the CEQA Guidelines, have come into effect since the Draft EIR was circulated for public review in 2015. The CEQA Guidelines are updated annually by the California Natural Resources Agency, with the most recent update certified and adopted in January 2020. Specific additions to the CEQA

Guidelines made in the January 2019 update that are relevant to the evaluation of the revised project include the following items:

- Energy impact analysis must address transportation equipment use, location, and other relevant factors in addition to building design;
- Water supply impact analysis requires identification of possible water supply resources over the life of the proposed project, as required by the California Supreme Court decision Vineyard Area citizens for Responsible Growth v. City of Rancho Cordova (2007) 40 Cal 4th 412. As discussed in Section 4.10, Public Services, of the Final SEIR, the Santa Maria Valley Groundwater Basin (SMGB) is the water supply resource for the Key Site 3 project;
- Wildfire analysis must evaluate potential impacts in locations in or near State responsibility areas or lands classified as very high severity zones by local agencies;
- Transportation impact analysis specifies vehicle miles traveled is the appropriate measure of transportation impacts for most projects, pursuant to SB 743; and
- Greenhouse gas emissions impact analysis was adjusted based on current appellate case law including Center for Biological Diversity v. Dept. of Fish & Wildlife (2015) and Golden Door Properties, LLC v. County of San Diego/Sierra Club, LLC v. County of San Diego (2018).

Additional information regarding substantive and technical updates to the CEQA Guidelines can be found at https://www.opr.ca.gov/ceqa/updates/guidelines/.

IV. Revisions to the Final SEIR Impact Discussions

IV.A. Modified Key Site 3 Development Plan

The proposed modifications to the Orcutt Key Site 3 project include a reduction in the original project development footprint along the U.S. Highway 101 (U.S. 101) corridor and in the northwestern corner of the project site. The development footprint reduction creates a landscaped buffer between the residential development area on the project site and U.S. 101. Single-family residential units proposed east of “Road A” would be eliminated or redistributed on areas west of “Road A,” for a net reduction of six units and four lots; one lot would be re-designated for roads and one lot would be re-designated for open space. Minor site plan changes would be made to provide a 200-foot minimum setback (or buffer) from the edge of the U.S.101 right-of-way. The reduction in lots would also allow for a reduced development footprint and distribution of residential units farther from the gully in the northwestern corner of the property.

Overall, these modifications would result in a 6-unit reduction from 125 units as originally proposed to 119 units, and would reduce the number of lots in the proposed VTTM from 138 to 134 lots. The 14 homes located on the project perimeter adjacent to the existing mobile home park to the north and single-family homes to the west would be single-story homes. The remaining 104 homes would be one- and two-story homes ranging in size from about 1,100 square feet to 1,610 square feet. The amount of open space on the project site would increase from 106 acres (76%) to 113.5 acres (82%). Additionally, average building height in the interior

portion of the mesa may increase as a result of more units being proposed as two-story to provide the proposed 119 units within the reduced development footprint. The revised site plan is shown in Figure 1 and the revised project development footprint relative to the project site is shown in Figure 2.

The project has been revised to include a new off-site utility easement along Oakbrook Lane. Additionally, an updated easement agreement would allow the public sewer line to be installed on the south side of Oakbrook Lane out to the main line on Stillwell Road. The updated easement agreement is intended to address the lack of an adequate easement for the public sewer line across Chancellor Street.

On a development-wide basis, grading operations for the revised project would result in 154,273 cubic yards of cut, 154,428 cubic yards of fill, and 155 cubic yards (net) import, as compared to 168,450 cubic yards of cut and 122,500 cubic yards of fill required for the original project. Grading operations have decreased as a result of the buffer area accepting fill on-site, the revised slopes in proposed alleys that allow for additional fill, the reduced cut associated with the revised footprint in the northwest corner of the site, and minor revisions to the slope at the south edge of the development area that resulted in adjusted cut and fill volumes. As with the original project, no offsite import or export of grading material is anticipated.

IV.B. Environmental Discussion of Proposed Project Revision

The following discussion compares the potential impacts of the revised project to the original project.

Aesthetics/Visual Resources

The revised project would result in a four-lot reduction and six fewer residential units than the original project evaluated in the Final SEIR. Units within 200 feet of U.S. 101 and near the gully in the northwestern corner of the project site would be eliminated or relocated within the reduced development footprint. The revised project would be required to comply with the OCP requirements relative to setbacks and reduced building height adjacent to existing development. As a result, average building heights in the interior portion of the mesa may increase as a result of more units being proposed as two-story to provide the proposed 119 units within the reduced development footprint. The increased setback from U.S. 101 would soften impacts to the visual character of the site from views along the highway, although the increased density and average building height required to accommodate this number of units on the reduced project footprint would incrementally increase visual impacts.

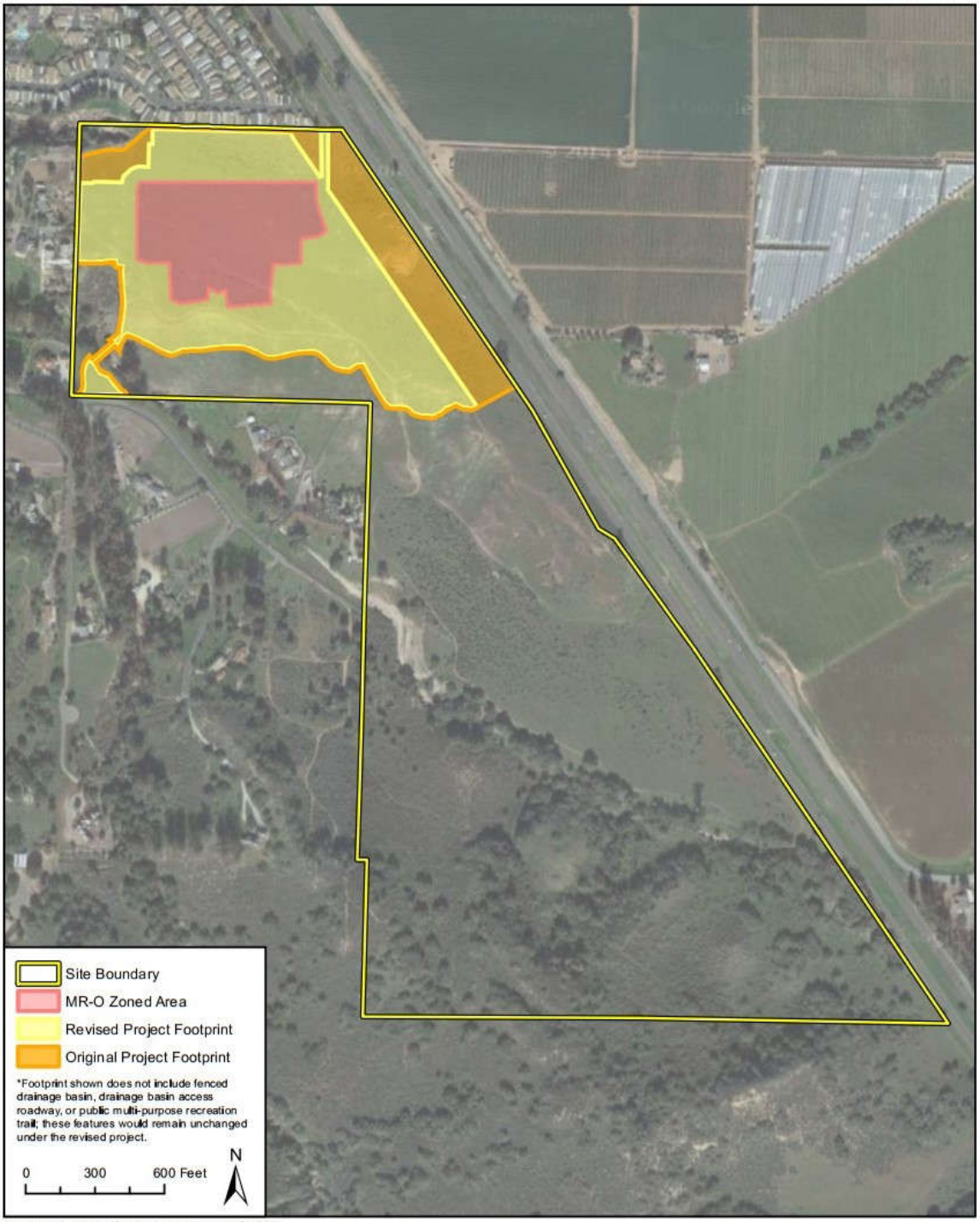
The Final SEIR alternatives analysis qualitatively described potential landscaping requirements for Alternative 7. The applicant-developed landscape plan required by Final SEIR Mitigation Measure AES-2 would apply to the 200-foot setback area between the proposed development and the U.S. 101 right-of-way. Implementation of Mitigation Measure AES-2 would require:

- Landscape plans be drought-tolerant native and/or naturalized species that would screen development on the site from surrounding land uses and U.S. 101; and
- Landscaping to incorporate continuous screening with trees or other vegetation a minimum of 15 feet tall in the buffer zone between on-site residential development and U.S. 101.

Figure 1 Revised Site Plan

Source: LC Engineering, 2015.

Figure 2 Reduced Development Footprint



Imagery provided by Google and its licensors © 2015.

Implementation of Final SEIR Mitigation Measure AES-2 within the 200-foot buffer along the U.S. 101 corridor would soften views of the site from U.S. 101 further reducing potential impacts to the visual character of the project site as compared to the original project evaluated in the Final SEIR. As with the original project, there would still be a conflict with the general scale and character of surrounding development to the north and west.

For the revised project, applicable OCP EIR measures as well as Final SEIR Mitigation Measures AES-1(a), AES-1(b), and AES-2 would reduce potential impacts to the visual character of the site to a less than significant level. However, when combined with the 160 higher-density, three-story multi-family units planned for the MR-O zoned portion of the site and other development in the Orcutt area, cumulative aesthetic impacts would be greater than those analyzed in the OCP EIR, and this impact would remain significant and unavoidable, as described in the Final SEIR.

Air Quality

The revised project would result in six fewer new residential units on a smaller footprint than the original project, constituting reduction in proposed residential development of approximately five percent. The reduced development footprint would proportionally reduce emissions and potential dust generation during the site preparation and grading phases of project construction. The revised project would also result in an overall decrease in grading operations due to the reduced development footprint. Consistent with the original project analyzed in the Final SEIR, no offsite import or export of grading material is anticipated. The decreased on-site grading activity would also decrease short-term construction emissions during the construction period. As with the original project evaluated in the Final SEIR, standard construction emissions control measures would be required in order to comply with Santa Barbara Air Pollution Control District (SBCAPCD) requirements and OCP Policy AQ-O-2. As a result, this impact would remain less than significant.

Since public circulation of the Draft SEIR, SBCAPCD has updated the Scope and Content of Air Quality Sections in Environmental Documents (July 2017)[1]. The analysis, conclusions, and mitigation requirements described in Section 4.1, Air Quality, of the Draft SEIR are consistent with the requirements described in the most recent Scope and Content of Air Quality Sections in Environmental Documents (June 2017). Long-term impacts from operational emissions would be proportionally reduced when compared to the original project. Potential health risks associated with development near U.S. 101 would be reduced by placing the new residential units at least 200 feet away from the highway right-of-way. Therefore, Final SEIR Mitigation Measure AQ-3, which requires the original project to provide forced-air ventilation, weatherproofing, and residence notification of the potential hazard from diesel particulates for residences within 300 feet of the freeway centerline (or within 200 feet of the U.S. 101 right-of-way), would no longer be required. Overall, both project-specific and cumulative regional air quality impacts associated with the revised project would be less than significant with implementation of required mitigation measures, as described in the Final SEIR.

[1] A copy of Scope and Content of Air Quality Sections in Environmental Documents is also available online at https://www.ourair.org/wp-content/uploads/ScopeContentJune2017-LimitedUpdate.pdf

Biological Resources

The increased setback along U.S. 101 and from the gully in the northwestern corner of the site would preserve an additional 7.5 acres of open space on the site, reducing biological impacts as compared to the original project. As with the original project, the revised project would avoid portions of the site that contain sensitive habitat, but would remove non-native grassland in the northern mesa area, which is comprised primarily of non-native annual grassland that is not considered to be sensitive habitat. The revised project would result in reduced acreage of non-native grassland removal as a result of the 200-foot setback along U.S. 101 on the northern mesa area. As described in Section 4.3 of the Final SEIR, Biological Resources, the project would impact 0.02 acre of Central Dune Scrub, and 0.12 acre of Central Coast Live Oak Riparian Forest (refer to Table 4.3-6 and Figure 4.3-2). The proposed utility easement location along Oakbrook Lane, would not intersect with either of these habitat types, and would therefore not change the level of potential impact. The revised project would result in similar impacts to these sensitive communities. The list of special status species that could potentially be affected by the project remains consistent with the special status species evaluated in Section 4.3 of the Final SEIR (refer to Table 4.3-3 and Table 4.3-4 of the Final EIR).

As with the original project evaluated in the Final SEIR, the revised project would require a secondary access bridge and detention basin. As a result, similar to the original project, the revised project would impact the Orcutt Creek riparian corridor. Implementation of Final SEIR Mitigation Measures BIO-1 through BIO-6 would reduce biological impacts to a less than significant level by requiring avoidance, minimization, and restoration of sensitive resources, pre-construction surveys, resources agency consultation, preparation of an Open Space Management Plan, and construction Best Management Practices. With implementation of these required mitigation measures, the revised project would have a less than significant impact on biological resources, as described in the Final SEIR. Cumulative biological resources impacts would remain significant and unavoidable, as described in the Final SEIR.

Cultural Resources, Tribal Cultural Resources, and Paleontological Resources

The 2019 CEQA Guidelines included analysis requirements for Tribal Cultural Resources, in order to comply with Assembly Bill 52. The project site contains four known cultural resource sites, all of which are in the southern two-thirds of the site and would not be impacted by the residential development footprint. Because the revised project only differs from the original project relative to a reduction of the residential footprint, there is no change in the level of potential impacts to cultural resources or to tribal cultural resources. The proposed utility easement location along Oakbrook Lane, would not intersect with the location of known cultural resource sites, and would therefore not change the level of potential impact. The two cultural resource sites in the eastern portion of the project site could potentially be affected by the siting of a recreational trail in this area. Mitigation Measures described in Section 4.4 of the Final SEIR, Cultural Resources, would be required to ensure these exiting sites are protected from indirect impacts and avoided during construction or appropriately documented and curated in the event that avoidance cannot be ensured. Due to the overall sensitivity of the project area, construction monitoring and discovery measures (Mitigation Measures CR-2[a] and CR-2[b]) would reduce impacts to unknown cultural or paleontological resources to a less than significant level. Implementation of Final SEIR mitigation measures would require avoidance of known resource locations by including buffers, curation of identified artifacts consistent with the County Cultural

Resource Guidelines, and archaeological monitoring during construction. Project-specific impacts to cultural and paleontological resources would remain significant but mitigable. Cumulative impacts to these resources would be less than significant, as described in the Final SEIR.

Energy

Since public circulation of the Draft SEIR, the CEQA Guidelines have been updated to expand guidance for energy impact analysis. The most recent CEQA Guidelines specify that transportation equipment use, location, building design, and other relevant factors must be identified and analyzed in order to determine if a project would result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation. The most recent CEQA Guidelines also specify that a project would result in a potential impact associated with energy if the project conflicted with or obstructed a state or local plan for renewable energy or energy efficiency.

Section 5.0, Effects Found Not to be Significant, of the Final SEIR discusses energy demand qualitatively and concludes that the project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. The revised project would result in six fewer residential units than the original project, reducing the proposed residential development by approximately five percent and resulting in proportionally reduced energy demand. Therefore, the revised project would not result in wasteful, inefficient, or unnecessary consumption of energy resources.

For informational purposes, the Final SEIR also includes an estimate of the original project's estimated energy demand, including fuel consumed by passenger vehicles; natural gas consumed for heating residences; and electricity consumed in residences for functions including, but not limited to, lighting, water conveyance, and air conditioning. The California Emissions Estimator Model (CalEEMod) version 2013.2.2 was used to estimate criteria pollutant and greenhouse gas (GHG) emissions resulting from the proposed project. The CalEEMod results (see Appendix B to the Final SEIR for calculations) provide the average travel distance, vehicle trip numbers, and vehicle fleet mix estimated for the project. The CalEEMod results also provide the estimated gross electricity and natural gas consumption by land use during operation of the project. These values represent a reasonable basis on which to estimate the project's energy demand.

Passenger vehicle trips associated with the project would require approximately 126,593 gallons of gasoline and 39,410 gallons of diesel fuel, or 18,921 MMBtu annually (see Attachment 1 for energy demand calculation sheets). Based on energy efficiency rates of 0.11 MMBtu per gallon of gasoline and 0.13 MMBtu per gallon of diesel fuel (U.S. Energy Information Administration [U.S. EIA] 2017), vehicle trips associated with the proposed project would consume a total of approximately 18,921 MMBtu annually.

The proposed residences would require permanent grid connections for electricity and natural gas. Construction of the proposed residences would comply with the 2019 California Building Energy Efficiency Standards for Residential Buildings and CalGreen (California Code of Regulations Title 24, Parts 6 and 11). These standards require the provision of electric vehicle supply equipment, water-efficient plumbing fixtures and fittings, recycling services, and other energy-efficient measures. Based on energy efficiency rates of 3.4 MMBtu per 1,000 kWh of

electricity demand (U.S. EIA 2017), the proposed residences would consume approximately 3,017 MMBtu per year of electricity for lighting and large appliances and approximately 4,410 MMBtu per year of natural gas for heating (see Appendix B to the Final SEIR for calculations). In addition, consistent with the requirements of Section 150.1(c)14 of the 2019 California Building Energy Efficiency Standards, new residential structures are required to install solar panels with annual electrical output equal to or greater than the dwelling's annual electrical usage.

As described above, in comparison to the original project evaluated in the Final SEIR, the revised project would result in five percent fewer residential units and would therefore result in proportionally reduced electricity and natural gas consumption, as well as reduced vehicle travel. Therefore, the revised project would not result in the wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation.

As with the original project, the construction of new residential units would irreversibly increase local demand for non-renewable energy resources such as petroleum and natural gas. Increasingly efficient building fixtures and automobile engines, as well as implementation of policies included in the Orcutt Community Plan, would offset the demand to some degree. As described in the Final SEIR, no mitigation measures are required because the impacts related to energy to be less than significant.

Fire Protection and Wildfires

Since public circulation of the Draft SEIR, the CEQA Guidelines have been updated to expand guidance for wildfire impact analysis. The revised CEQA Guidelines require analysis of projects located in or near State Responsibility Areas or lands classified as very high fire hazard severity zones (VHFHSZs) to evaluate whether implementation of the project would substantially impair an adopted emergency response plan, exacerbate wildfire risks, or expose project occupants to pollutant concentrations from a wildfire or uncontrolled spread of a wildfire. The revised CEQA Guidelines also require evaluation of whether installation or maintenance of infrastructure, such as roads, fuel breaks, or emergency water sources would exacerbate fire risk or result in temporary or ongoing impacts to the environment.

Section 4.5, Fire Protection, of the Final SEIR evaluates the project's potential to impact fire protection and concludes that the project would result in less than significant impacts with the implementation of required mitigation. The northern mesa of the project site, where residential development is proposed, is within a State Responsibility Area and is identified as a high-fire hazard severity zone but is not within a VHFHSZ. The 200-foot setback along U.S. 101 and the reduction in developable area adjacent to the gully in the northwestern corner of the site would reduce the development footprint on the northern mesa by approximately 7.5 acres. In addition, the revised project would result in six fewer residential units on the project site. This reduction in developable area and the number of future residential units would not substantially reduce the overall wildfire hazard on the project site, but would not result in any increased impacts associated with wildfires or fire protection. Implementation of Final SEIR Mitigation Measures FP-1(a) and FP-1(b) would reduce potential fire protection and wildfire impacts to a less than significant level by requiring preparation of a Fire/Vegetation Management Plan and specific fire prevention construction standards for on-site residential development. With implementation of these required mitigation measures, the impacts of the revised project with

regard to fire protection and wildfire would be less than significant, as described in the Final SEIR.

Geologic Processes

As identified in the Final SEIR, the project site is subject to groundshaking and has moderate potential for damage due to settlement of surface soils. The revised project would be subject to similar geologic hazards and implementation of Final SEIR Mitigation Measure GEO-4 would reduce potential impacts associated with groundshaking and settlement to a less than significant level by requiring future development to be engineered according to the requirements of the geotechnical study and the Uniform Building Code. As with the original project, potential impacts related to slope stability would be avoided because development of the revised project would only occur on the mesa area and would not occur on the sloped bluffs or hillsides. Furthermore, the six-unit decrease in the number of proposed residential units on the project site would expose fewer people and structures to geologic hazards than the original project. Similar to the original project, project-level impacts associated with geologic hazards would be significant but mitigable, and cumulative impacts would be less than significant, as described in the Final SEIR.

Greenhouse Gas Emissions and Climate Change

Because quantitative significance thresholds for GHG emissions had not been adopted by the State of California or SBCAPCD, the Final SEIR GHG analysis relied on SLOAPCD's adopted efficiency threshold of 4.9 metric tons CO_2e per service population (SP) annually (4.9 metric tons CO_2e/SP/year). However, the SLOAPCD thresholds are based on achieving the 2020 GHG reduction targets established by AB 32, and neither SBCAPCD nor SLOAPCD have adopted updated thresholds that account for the more stringent 2030 GHG emissions reduction target set forth in 2016 by SB 32, which constitutes a reduction to 40 percent below 1990 levels by 2030. The California Air Resources Board's 2017 Scoping Plan provides a framework for achieving the 2030 statewide GHG reduction target. To compare the significance of the revised Orcutt Key Site 3 project's GHG emissions to the evaluation provided in the Final SEIR, a locally-appropriate 2030 project-specific threshold was developed using methodologies based on the 2017 Scoping Plan (see Attachment 2 for GHG emissions threshold calculations). Project-generated GHG emissions that would exceed the efficiency threshold of 4.0 MT of CO_2e per service person in year 2024 or 3.3 MT of CO_2e per service person in year 2030 would have a potentially significant impact on the environment.

Section 4.6, Greenhouse Gas Emissions, of the Final SEIR identifies that the original project would result in approximately 1,761.9 MT CO_2e/year. Based on a service population of 343 new residents, this annual total equates to 5.1 MT CO_2e/SP/year. The annual per-SP estimate of the project's emissions exceeds the significance criteria of 4.9 metric tons CO_2e/SP/year used in the Final SEIR and would also exceed the locally-appropriate 2030 project-specific threshold of 4.0 MT of CO_2e per service person in year 2024 or 3.3 MT of CO_2e per service person in year 2030.

As described in the Air Quality discussion above, the revised project would result in six fewer residential units than the original project, reducing the proposed residential development by approximately five percent and generating proportionally lower GHG emissions. However, the annual GHG emissions of the revised project would still exceed the significance criteria of 4.9 metric tons CO_2e/SP/year used in the Final SEIR and would also exceed the locally-appropriate

2030 project-specific threshold of 4.0 MT of CO_2e per service person in year 2024 or 3.3 MT of CO_2e per service person in year 2030. As with the original project, Mitigation Measure GHG-1 would reduce GHG emission rates to below the County's updated significance criteria by requiring the project developer to prepare a GHG Reduction Plan including specific GHG reduction measures and carbon offsets as needed to reduce the project's emissions below threshold levels. Mitigation Measure GHG-1 includes the option of purchasing GHG reduction credits to achieve emission-reduction requirements. Therefore, the revised project's potential impacts associated with GHG emissions and climate change would be less than significant with mitigation, as described in the Final SEIR.

Land Use

The revised project would result in four fewer residential lots and six fewer residential units than the original project evaluated in the Final SEIR. The revised project would be required to comply with the OCP requirements for setbacks and reduced building height adjacent to existing development. As a result, average building heights in the interior portion of the mesa may increase as a result of more units being proposed as two-story to provide the proposed 119 units within the reduced development footprint. Land use impacts related to overall compatibility of the revised project with adjacent land uses would be similar to the original project. Development would be restricted to single-story homes on the project site's north, south and west perimeter, closest to existing residential development. As described in the Final SEIR, Mitigation Measures AES-1(a) and AES-1(b), which require the development of and adherence to architectural and landscape guidelines, would reduce land use impacts to a less than significant level. Therefore, the revised project's land use impacts would be less than significant with mitigation, as described in the Final SEIR.

Noise

The revised project would result in less construction-related noise than the original project because fewer residential units would be developed on a smaller portion of the project site. Noise-sensitive receptors are located to the north and west. Construction of the revised project would continue to require Mitigation Measures N-1(a) through N-1(c) to prevent significant construction noise impacts with construction hour limitations, notification of temporary construction noise for adjacent property owners, and noise attenuation techniques for stationary construction equipment,

The layout of residential development on the northern mesa area would be similar to the original project, except that the setback from U.S. 101 and from the gully in the northwestern corner of the project site would be increased, reducing the exposure of future residents on the project site to traffic noise from U.S. 101. The 200-foot setback from U.S. 101 under the revised project would roughly correspond (or exceed) the 65 dBA noise contour line from the highway, eliminating the need for Mitigation Measure N-2(a), which requires sound walls between the highway and on-site residential development to reduce exterior noise levels in residential yards. However, Mitigation Measure N-2(b), which requires construction techniques to reduce interior noise in new residential units, would still be required to ensure that interior noise levels would be reduced below 45 dBA. Therefore, the revised project's potential noise impacts would be less than significant with mitigation, consistent with the conclusions of the Final SEIR.

Public Services

The revised project would result in six fewer residential units than the original project evaluated in the Final SEIR, which would reduce demand on public service facilities, including schools, water infrastructure, wastewater infrastructure, and solid waste collection and disposal services. Under the revised project an updated easement agreement would allow the proposed public sewer line to be installed on the south side of Oakbrook Lane connecting to the main line on Stillwell Road. This agreement is intended to address the lack of an adequate easement for the public sewer line across Chancellor Street. Standard development fees and school fees would be required to ensure that incremental impacts to these facilities are offset by new development. Overall, project-specific impacts to public services and facilities would be less than significant, as described in the Final SEIR. Similar to the original project, the revised project would result in significant and unavoidable cumulative wastewater and cumulative solid waste impacts.

Note that Police Protection Services are discussed in Section 5.0, Effects Found Not to be Significant, of the Final SEIR and in the Other CEQA Issue Areas discussion below.

Transportation and Circulation

The 2019 CEQA Guidelines include new criteria for determining the significance of a project's transportation impacts. Section 15064.3(a) identifies vehicle miles traveled (VMT) as the most appropriate measure of transportation impacts. With this change, the County may no longer use automobile delay as the basis for determining the significance of transportation impacts. While Lead Agencies may immediately apply Section 15064.3 of the updated Guidelines, statewide application is not required until July 1, 2020. The County is currently updating the methodologies and thresholds of significance for transportation impacts to shift from LOS to VMT-based metrics. The County expects to adopt the update in fall 2020. In the interim, the County has published guidelines that recommend, but do not require, that CEQA documents distributed for public review before July 1, 2020 use VMT-based metrics to analyze the significance of a project's transportation impacts. Because the Draft EIR was publicly circulated in 2015, the County may determine the appropriate metric to use to analyze traffic impacts pursuant to section 15064.3(b).

As with the original project, the revised project would contribute new peak hour vehicle trips and VMT onto area roadways. The revised project would result in six fewer residential units, a reduction in proposed residential development of approximately five percent, and would therefore result in proportionally fewer vehicle trips from new development in comparison to the original project evaluated in the Final SEIR. The reduced vehicle trips associated with the revised project would not represent a substantial reduction in the overall volume of new vehicle trips when compared to the original project.

The Traffic and Circulation Study prepared for the Final SEIR (November 2013, Final SEIR Appendix I) includes traffic counts for the study area, which encompasses U.S. 101, Bradley Road, Clark Avenue, Stillwell Road, and Sunny Hills Road in the project site vicinity. An updated Traffic and Circulation Study was prepared in November 2019 (see Attachment 3) which identified similar traffic counts and Levels of Service in the study area, indicating a similar existing condition to the baseline used for environmental analysis in the Final SEIR. Based on County Level of Service (LOS) standards, new peak hour trips added to the Clark Avenue/U.S. 101 southbound ramps, which operates at LOS D under P.M. peak hour conditions, would

constitute a potentially significant transportation impact. Similar to the original project, the revised project would be required to pay transportation fees to the County to offset the project's contributions to the cumulative Orcutt Transportation Improvement Plan (OTIP) impacts on traffic and circulation. Fees would be used toward improvements along Clark Avenue between Sunny Hills Road and the U.S. 101 southbound ramps, and at the Clark Avenue/U.S. 101 southbound and northbound ramps, consistent with Mitigation Measures T-1 and T-2. Residual impacts would be less than significant, as was the case with the original project.

For informational purposes, the Final SEIR also includes an estimate of the VMT that would be generated by the project. The CalEEMod results (see Appendix B to the Final SEIR for calculations) provide the average travel distance, vehicle trip numbers, and vehicle fleet mix estimated for the project. These values represent a reasonable basis on which to estimate the project's annual VMT. As described in Appendix B to the Final SEIR, the original project would result in approximately 2,897,801 annual VMT. As described above, the revised project would result in five percent fewer residential units and would therefore result in proportionally fewer VMT than the original project.

A frontage road connecting Key Site 3 to Clark Avenue would provide primary site access, and a roadway connecting to Chancellor Street near the southwest corner of the mesa would provide secondary site access. As with the analysis for the original project, traffic generated by the revised project is presumed to be split between these access points before dispersing to surrounding roadways.

Water Resources

The reduction of the development footprint and reduced number of residential units would result in a proportional reduction of water consumption, as well as potential impacts to water quality and hydrologic resources. The reduction in grading operations would reduce potential water quality impacts during construction of the revised project. Construction activity would still be subject to the requirements of an NPDES permit, and would require preparation of a SWPPP and compliance with standard County conditions of approval, as described in required Mitigation Measures WR-1(a) and WR-1(b).

Although the total area of impermeable surfaces created by development of the revised project would be incrementally reduced in comparison to the original project, development of the mesa area would still require the use of low impact development (LID) technologies, drainage pipe re-design, operational erosion control, storm water management, and detention basin maintenance measures, as described in Mitigation Measures WR-2(a) and WR-2(b). In addition, an updated easement agreement would allow the proposed public sewer line to be installed on the south side of Oakbrook Lane connecting to the main line on Stillwell Road. This agreement is intended to address the lack of an adequate easement for the public sewer line across Chancellor Street.

Similar to the original project, future residential units on the project site would be located on the northern mesa area of the project site, which is not subject to flood hazards. The increased setback from the gully in the northwestern corner of the property and the overall reduction in site disturbance would decrease the potential for erosion-induced siltation of Orcutt Creek. With implementation of required mitigation, potential project-level impacts to water resources

would be less than significant, as described in the Final SEIR. Cumulative impacts to water resources would be less than significant.

Other CEQA Issue Areas/Effects Found Not to be Significant

The Final SEIR determined that there is no substantial evidence the original project would cause or otherwise result in significant environmental effects in the following resource issue areas: Agricultural Resources, Hazards and Hazardous Materials, Recreation, Police Protection Services, and Utilities and Service Systems. The conditions on the project site with respect to these issue areas would not change under the revised project such that new or previously unidentified significant impacts would occur. The reduced development footprint for the revised project does not contain any significant agricultural land, hazardous materials sites, or recreational resources. In addition, recreational areas would be provided on site as part of the project development, and standard developmental impact fees would be required for residential buildout. Utilities and service systems would serve six fewer residential units under the revised project when compared to the original project evaluated in the Final SEIR. The reduction in the number of new residential units and overall development footprint under the revised project would result in less than significant impacts to Agricultural Resources, Hazards and Hazardous Materials, Recreation, Police Protection Services, and Utilities and Service Systems, as described in the Final SEIR.

Policy Consistency

Table 1 and Table 2 show the County of Santa Barbara Comprehensive Plan and Orcutt Community Plan policies for which the revised project would result in one or more revisions to the consistency analysis contained in Appendix F of the Final SEIR. Changes in text are signified by strikeouts (strikeouts) where text is removed and by bold font (bold font) where text is added. If text is added where the font is already bold, additions are noted using underlined bold font (underlined bold font). As shown, the revised project would not result in any new inconsistencies with the County of Santa Barbara Comprehensive Plan or Orcutt Community Plan goals, policies, actions, and development standards that were not identified in the Final SEIR.

Table 1 Santa Barbara County Comprehensive Plan Policy Consistency

Goals, Policies, Actions, and Development Standards	Consistency Discussion
Land Use Element – Land Use Development Policies	
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.	**Potentially Consistent.** As discussed in Section 4.8, Land Use, buildout of Key Site 3 would result in ~~285~~ **279** dwelling units, including the proposed ~~125~~ **119** units and the 160 units approved as part of the Focused Rezone Housing Program. The Orcutt Community Plan (OCP) only anticipated 212 units on Key Site 3 but that was prior to the County's 2009 adoption of the Focused Rezone Program, which added the MR-O density of 160 units to the site as a way to partially satisfy affordable housing mandates, as also anticipated by the OCP (another MR-O site was added to Key Site 30 to fully satisfy housing mandates). The total density anticipated for Key Site 3, after adoption of the Focused Rezone Program, is therefore 372 (212 + 160). The proposed project is within

	this allowable density. The northerly portion of the site that is proposed for development does not appear to have conditions specifically applicable to the site as identified noise, air quality and visual impacts can be mitigated to less than significant levels. The project is therefore potentially consistent with this policy.
Land Use Element – Hillside and Watershed Protection Policies	
Policy 1. Plans for development shall minimize cut and fill operations. Plans requiring excessive cutting and filling may be denied if it is determined that the development could be carried out with less alteration of the natural terrain.	**Consistent.** The proposed project would require grading; however, the grading would not be excessive because the development area does not contain steep slopes, unstable areas, or flood zones, and the project would not result in a substantial alteration of the topography of the site. Nearly all areas within the project site that would be developed with either access roads or residences would require some level of grading. On a development-wide basis, grading operations would result in approximately ~~290,950 cubic yards (168,450~~ **154,273** cubic yards of cut and ~~122,500~~ **154,428** cubic yards of fill) and 155 cubic yards (net) import. ~~The excess cut generated from the grading would be used as additional fill to offset the anticipated shrinkage and compaction of cut material.~~ No offsite hauling of excess material is anticipated. Therefore, the project would be consistent with this policy.
Policy 4. Sediment basins (including debris basins, desilting basins, or silt traps) shall be installed on the project site in conjunction with the initial grading operations and maintained through the development process to remove sediment from runoff waters. All sediment shall be retained on-site unless removed to an appropriate dumping location.	**Consistent.** Project development would require preparation of a SWPPP that would include the implementation of sediment basins and other sediment control methods in the initial stage of construction in order to control sediment runoff, and such a basin is shown on proposed plans. **The project would also implement basin design standards as recommended by the County Flood Control and Water Conservation District.** Therefore, the proposed project would be consistent with this policy.
Policy 7. Degradation of the water quality of groundwater basins, nearby streams, or wetlands shall not result from development of the site. Pollutants, such as chemicals, fuels, lubricants, raw sewage, and other harmful waste, shall not be discharged into or alongside coastal streams or wetlands either during or after construction.	**Consistent.** The proposed project would include a detention basin system, which would control stormwater runoff and minimize water quality impacts to a less than significant level. The proposed project would be required to prepare a SWPPP, which would control the discharge of pollutants, including sediment, into local surface water drainages. **The project would also comply with the County Flood Control District Standard Conditions and design requirements to avoid any impacts to water quality.** Therefore, the proposed project would be consistent with this policy.
Noise Element	
Policy 1. In the planning of land use, 65 dB Day-Night Average Sound Level should be regarded as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project designs.	**Consistent.** As described in Section 4.9, Noise, the proposed project would result in potentially significant impacts related to construction noise near sensitive receptors and exposure to roadway noise from U.S. 101. However, **locating the homes planned for development near U.S. 101 to at least 200 feet from the highway right-of-way and** implementation of mitigation measures N-1 (a-c) and N-2(a) would reduce exterior noise levels below 65 dBA. Therefore, exterior noise impacts would be reduced to less than significant levels and the proposed project would be consistent with this policy.
Policy 5. Noise-sensitive uses proposed in areas where the Day-Night Average Sound Level is 65 dB or more should be	**Consistent.** As described in Section 4.9, Noise, the proposed project would result in potentially significant impacts related

designed so that interior noise levels attributable to exterior sources do not exceed 45 dB LDN when doors and windows are closed. An analysis of the noise insulation effectiveness of proposed construction should be required, showing that the building design and construction specifications are adequate to meet the prescribed interior noise standard.	to exposure of new residences to roadway noise from U.S. 101. **Locating the homes planned for development near U.S. 101 to at least 200 feet from the highway right-of-way and implementation of** Mitigation Measure N-2(a)**, which** requires that perimeter walls be installed along the eastern property lines of dwelling units that face U.S. 101 ~~to~~ **would** reduce exterior noise levels below 65 dBA. In addition, homes on these lots must incorporate solid-core doors and double-paned glass to ensure interior noise levels below 45 dBA, and roof vents must be oriented away from the Highway. Upon implementation of these measures, interior noise levels within the proposed project would not exceed 45 dB. Therefore, the proposed project would be consistent with this policy.
Housing Element	
Policy 1.1. Promote new housing opportunities adjacent to employment centers, and the revitalization of existing housing to meet the needs of all economic segments of the community, including extremely low income households, while bolstering the County's rural heritage and supporting each unincorporated community's unique character.	**Potentially Consistent.** The proposed project would result in the development of ~~125~~ **119** new single family homes. In addition, 160 multi-family residences would be developed on the property as part of the previously approved MR-O project. The project site is within an urban area as designated in the Orcutt Community Plan and is therefore in relatively close proximity to employment centers, shopping opportunities, and local and regional transit facilities. Therefore, the proposed project would potentially be consistent with this policy.
Policy 2.1. Encourage housing that meets the requirements of special needs households, as identified per State law, and promotes housing diversity (i.e., size, type, tenure, location, and affordability levels).	**Potentially Consistent.** The proposed project would result in the development of ~~125~~ **119** new single family homes. These residences would be required to ADA requirements relative to access and would fully comply with County Affordable Housing Zoning requirements through the payment of In-Lieu Fees. Therefore, the project would potentially be consistent with this policy.
Policy 3.1. Promote equal housing opportunities for all persons in all housing types (ownership and rental, market-rate and assisted).	Consistent. The proposed project would result in the development of ~~125~~ **119** new single family homes and fully comply with County Affordable Housing Zoning requirements through the payment of In-Lieu Fees. Therefore, the proposed project would be consistent with this policy.

Table 2 Orcutt Community Plan Policy Consistency

Policies, Actions, and Development Standards	Consistency Discussion
DevStd PRT-O-2.1. Except for active recreation areas and other essential lawn space, park landscaping should consist of drought tolerant species. Appropriate native plants shall be utilized along park boundaries adjacent to passive undeveloped open space areas.	**Consistent.** The proposed project includes ~~106~~ **113.5** acres of open space, most of which would be dedicated to the public as natural open space natural open space. Mitigation Measure BIO-2(e) in Section 4.3, Biological Resources, requires the preparation of a landscaping plan. The landscaping plan requires the use of drought tolerant, locally native plant species; noxious, invasive, and/or non-native plant species would not be permitted. Therefore, the proposed project would be consistent with this development standard.
Policy OS-O-1. When considering approval of development projects within or adjacent to areas identified for potential public open space (see Table 21), the County shall review the	**Consistent.** Table 21 of the OCP identifies Key Site 3 as a high priority site for public open space, designating 98 acres the site to "trails, picnic tables, lookout/oak &

appropriate mix of public and/or private open space, and to the maximum extent feasible require dedication of contiguous areas identified as a priority for public acquisition as public open space based on the following criteria: • Location within designated open space corridors and proximity of adjacent open space; • The criteria and intent of the PRD zone district; and Demonstration of rough proportionality between the level of permitted development, its associated impact, and the open space dedication, consistent with applicable laws.	riparian woodland, dune scrub." ~~The one parcel that is proposed to be dedicated as public open spaces is approximately 91 acres, but that is in additional several other improved and natural private open space areas within the project. The two natural private open space parcels that are proposed would total approximately seven (7) acres, which brings the total amount of natural open space proposed up to approximately 98 acres.~~ **The total amount of natural open space proposed up to approximately 113.5 acres.** As discussed in the consistency analysis for this development standard, the proposed project would include the natural open space envisioned by the OCP. Therefore, the proposed project would be consistent with this policy.
Policy OS-O-6: The County should acquire the open space lands prioritized for public acquisition through dedication by working with property owners and interested groups, or through purchase. Where dedication is required, the County shall offset fees as required. If dedication is not required, the County may consider purchase, use of the TDC program or permitting the property to remain as private open space, consistent with the standards of this plan for natural resource protection and provision of passive and active recreation opportunities.	**Potentially Consistent.** Table 21 of the OCP identifies Key Site 3 as a high priority for public open space. The proposed project includes ~~106~~ **113.5** acres of open space, most of which would be dedicated to the public as part of the proposed project. The County could consider acquiring the remaining private open space areas as an easement, but these are not located within the area designated by the OCP as open space that should be dedicated to the public. The proposed project is therefore potentially consistent with this policy.
Orcutt Community Plan – Flooding and Drainage	
Policy FLD-O-1. Flood risks in the Orcutt planning area shall be minimized through appropriate design and land use controls.	**Consistent.** As discussed in Section 4.12, Water Resources, the proposed residential development is located outside of the FEMA designated 100-year and 500-year flood zones. **In addition, according to recommendations of the County Flood Control and Water Conservation District the proposed storm drain shall be designed to convey 100-year peak flows through the site in a non-erosive manner.** Flood risks would therefore be minimal, and the project would be consistent with this policy.
Orcutt Community Plan – Geology, Topography and Soils	
Policy GEO-O-2. In areas of high erosion potential, development shall be sited and designed to minimize increased erosion.	**Consistent.** The location of proposed development has been sited to avoid steep slopes. The gully in the northwest corner of the site would remain in open space **and the project has been designed to distance new development from the gully**. As discussed in Section 4.8 Hydrology and Water Quality, mitigation measures HWQ-1 and HWQ-2(d) would reduce potential impacts associated with erosion to a less than significant level. Therefore, the proposed project would be consistent with this policy.
Orcutt Community Plan – Noise	
Policy NSE-O-1. Development of new noise sensitive uses (as defined in the Noise Element) in Orcutt should provide attenuation of ambient noise levels for indoor living areas and, where practical, for outdoor living areas.	**Consistent.** As described in Section 4.9, Noise, the proposed project would result in potentially significant impacts related to exposure of new residences to roadway noise from U.S. 101. County standards limit noise exposure in residential use areas. Exterior noise must not exceed 65 dBA and interior noise levels must not exceed 45 dBA. Mitigation Measure N-2(a) requires the construction of an 8' sound wall east of homes nearest to U.S. 101 and other noise minimizing construction

	techniques. Upon implementation of these measures, **in addition to locating future residential uses at least 200 feet from the U.S. 101 right-of-way,** interior noise levels within the proposed project would not exceed 45 dB and exterior noise levels would exceed 65 dB. Therefore, the proposed project would be consistent with this policy.
Orcutt Community Plan – Key Site 3	
DevStd KS3-1. Key Site 3 (APN 129-151-26) is designated Res Ranch and zoned RR 10. Any proposed development on Key Site 3 shall comply with the following development standards. **Policy KS3-2.** The County shall consider redesignating/rezoning Key Site 3 to PD/PRD 119 units only if: A. The areas identified as "Open Space" on Figure KS3-1 have been dedicated to the County or other County-approved group or agency, and B. The property owner has demonstrated compliance with Action SCH-0-1.3.	**Potentially Consistent (pending approval of applicant-requested OCP amendment).** The applicant has requested an amendment to the OCP, which would modify this development standard to re-designate and rezone the site to PD/PRD ~~125~~ **119**, as follows: **DevStd KS3-1.** Key Site 3 (APN 129-151-26) is designated ~~Res Ranch and~~ **PD, Residential 20.0, and Open Space** and zoned ~~RR 10~~ **PRD-**~~125~~ **119** and MR-O. Any proposed development on Key Site 3 shall comply with the following development standards. In accordance with the proposed amendment to this development standard, the applicant proposes to dedicate the open space shown on Figure KS3-1 to the County as permanent open space and has demonstrated compliance with Action SCH-O-1.3 by entering into an agreement with the Orcutt Unified School District that would mitigate any impacts of the project on the area schools. Should the requested amendment be adopted, this development would not conflict with this Key Site 3-specific OCP development standard. Therefore, the project would be potentially consistent with this development standard, and with Policy KS3-2.

IV.C. Summary of Impacts

Table 3 summarizes the differences in impact classifications from the original project as compared to the revised project.

Table 3 Impact Comparison Summary for Original and Revised Project

Environmental Topic	Level of Impact	
	Original Orcutt Key Site 3 Project	Revised Orcutt Key Site 3 Project
Aesthetics/Visual Resources		
Visual Character	I	II
Scenic Views	III	III
Light/Glare	III	III
Cumulative Impacts	I	I
Air Quality		
Construction Emissions	III	III
Operational Emissions	III	III
Health Risks	II	III
CAP Consistency	III	III
Cumulative Impacts	III	III

Biological Resources		
Riparian Habitat Disturbance	II	II
Construction Habitat Impacts	II	II
Impacts to Orcutt Creek	II	II
Wildlife Movement Corridors	II	II
Construction Vegetation Removal	II	II
Special Status Plants	II	II
Special Status Animals	II	II
Cumulative Habitat Loss	I	I
Cultural Resources, Tribal Cultural Resources, and Paleontological Resources		
Identified Cultural Resources	II	II
Unknown Cultural Resources	II	II
Indirect Cultural Resources Impacts	II	II
Tribal Cultural Resources	II	II
Cumulative Impacts	III	III
Energy		
Use of Energy	III	III
Energy Plan Compatibility	III	III
Fire Protection and Wildfires		
High Fire Hazards	II	II
Fire Service	III	III
Fire Flow Requirements	III	III
Wildfire	II	II
Cumulative Impacts	II	II
Geologic Processes		
Groundshaking	III	III
Slope Stability	III	III
Settlement	III	III
Erosion	II	II
Cumulative Impacts	III	III
Greenhouse Gas Emissions and Climate Change		
Operational Emissions	II	II
Land Use		
Quality of Life	II	II
Land Use Consistency	III	III
Cumulative Impacts	III	III
Noise		
Construction Impacts	II	II
Roadway Noise Exposure	II	II
Off-site Roadway Noise	III	III
Cumulative Noise	III	III

Public Services		
Schools	III	III
Water Demand	III	III
Wastewater	III	III
Solid Waste	III	III
Cumulative Impacts	I	I
Transportation and Circulation		
Operational-Levels of Service	II	II
Cumulative Traffic Impacts	II	II
Water Resources		
Construction Water Quality Impacts	II	II
Drainage and Runoff	II	II
Flood Hazards	III	III
Cumulative Hydrology/ Water Quality	II	II
Cumulative Flood Hazards	III	III
Other CEQA Issue Areas/Effects Found Not to be Significant		
Agricultural Resources	III	III
Hazards and Hazardous Materials	III	III
Recreation	III	III
Police Protection Services	III	III
Utilities and Service Systems	III	III

Class I: Potentially significant and unavoidable impact
Class II: Potentially significant but mitigable impact
Class III: Less than significant impact:

V. Findings

It is the recommendation of the County of Santa Barbara that based on the evidence described above and original analysis in the Final SEIR, impacts resulting from implementation of the revised Key Site 3 Project would not otherwise result in a change in the levels of impact identified in the existing analysis contained in the Final SEIR. As such, the Final SEIR may be used to fulfill the environmental review requirements for the revised Key Site 3 Project, and the information contained herein does not require recirculation of the Draft SEIR pursuant to CEQA Guidelines Section 15088.5.

VI. References

U.S. Energy Information Administration (U.S. EIA). May 2017. *Frequently Asked Questions: What are Ccf, Mcf, Btu, and therms? How do I convert natural gas prices in dollars per Ccf or Mcf to dollars per Btu or therm?* Accessed February 5, 2018. Available at: https://www.eia.gov/tools/faqs/faq.php?id=45&t=8

Attachment 1 Energy Demand Calculation Sheets

Orcutt Key Site 3 Project

Last Updated: June 2020

Populate one of the following tables (Leave the other blank):

Annual VMT - Residential	
Annual VMT:	2,897,801

OR

Daily Vehicle Trips	
Daily Vehicle Trips:	
Average Trip Distance:	

Fleet Class	Fleet Mix
Light Duty Auto (LDA)	0.488429
Light Duty Truck 1 (LDT1)	0.036082
Light Duty Truck 2 (LDT2)	0.211732
Medium Duty Vehicle (MDV)	0.154985
Light Heavy Duty 1 (LHD1)	0.049882
Light Heavy Duty 2 (LHD2)	0.007459
Medium Heavy Duty (MHD)	0.020077
Heavy Heavy Duty (HHD)	0.014399
Other Bus (OBUS)	0.001917
Urban Bus (UBUS)	0.002182
School Bus (SBUS)	0.001589
Motorhome (MH)	0.003135
Motorcycle (MCY)	0.008131

Fuel Economy (MPG)	
Passenger Vehicles	24.0
Light-Med Duty Trucks	17.4
Heavy Trucks/Other	7.4
Motorcycles	43.9

Fleet Mix

Vehicle Type	Percent	Fuel Type	Annual VMT: VMT	Vehicle Trips: VMT	Fuel Consumption (Gallons)
Passenger Vehicles	*48.84%*	*Gasoline*	1,415,370	0.00	58,973.75
Light-Medium Duty Trucks	*40.28%*	*Gasoline*	1,167,231	0.00	67,082.26
Heavy Trucks/Other	*10.06%*	*Diesel*	291,635	0.00	39,410.09
Motorcycle	*0.81%*	*Gasoline*	23,562	0.00	536.72

Total Gasoline Consumption (gallons)	**126,592.73**
Total Diesel Consumption (gallons)	**39,410.09**

Attachment 2 Greenhouse Gas Emissions Threshold Methods and Calculations

Greenhouse Gas Emissions Threshold Methods and Calculations

In December 2017, CARB adopted the 2017 Scoping Plan, which provides a framework for achieving the 2030 statewide GHG reduction target of 40 percent below 1990 levels by 2030 established by SB 32. As with the 2013 Scoping Plan Update, the 2017 Scoping Plan does not provide project-level thresholds for land use development. Instead, it recommends that local governments adopt policies and locally appropriate quantitative thresholds consistent with statewide per capita goals of six metric tons (MT) CO_2e by 2030 and two MT CO_2e by 2050. As stated in the 2017 Scoping Plan, these goals may be appropriate for plan-level analyses (city, county, sub-regional, or regional level), but may not be appropriate for specific individual projects because they include all emissions sectors in the state.

In accordance with CEQA Guidelines Section 15064.4(b)(2), this discussion is provided to develop a project-specific, locally-appropriate efficiency threshold to compare the significance of the revised Orcutt Key Site 3 project's GHG emissions to the evaluation provided in the Final SEIR. Efficiency thresholds are quantitative thresholds that can be used to identify the emission level below which new development would not interfere with attainment of statewide GHG reduction targets. A locally-appropriate 2030 project-specific threshold is derived from CARB's recommendations in the 2017 Climate Change Scoping Plan.

A project-specific efficiency threshold can be calculated by dividing statewide GHG emissions by the sum of statewide jobs and residents (service population [SP]). However, not all statewide emission sources would be impacted by the proposed Specific Plan (e.g., agriculture and industrial). Accordingly, consistent with the concerns raised in the Golden Door (*Golden Door Properties, LLC v. County of San Diego/Sierra Club, LLC v. County of San Diego*; 2018) and Newhall Ranch (*Center for Biological Diversity v. Dept. of Fish & Wildlife*; 2015) decisions regarding the correlation between state and local conditions, the 2030 statewide inventory target was modified with substantial evidence provided to establish a locally-appropriate, evidence-based, commercial project-specific threshold consistent with the SB 32 target. Emissions sectors that do not apply to the proposed project (i.e., industrial, agriculture) were excluded from the calculation.

The GHG emissions inventory for the land use sectors applicable to the Orcutt Key Site 3 project were summed to create a locally-appropriate emissions total for a residential project in Santa Barbara County for years 2024 (anticipated buildout year) and 2030 (next milestone GHG target year per the 2017 Scoping Plan). These locally-appropriate emissions totals were divided by the statewide 2024 and 2030 projected service population, respectively, to determine locally-appropriate, project-level thresholds. Project-generated GHG emissions that would exceed the efficiency threshold of 4.0 MT of CO_2e per service person in year 2024 or 3.3 MT of CO_2e per service person in year 2030 would be considered to have a potentially significant impact on the environment. See Table 1 for threshold calculations. These thresholds are applicable specifically to the Orcutt Key Site 3 project and are therefore not thresholds adopted for general use in CEQA review by the City per CEQA Guidelines Section 15064.7(b).

Table 1 SB 32 Locally-Appropriate Project-Specific Thresholds

Topic	Metric	2024	2030
Projected Statewide Service Population	California Population (persons)[1]	41,994,283	43,939,250
	California Employment Projection (persons)[2]	19,636,080	20,795,940
	Service Population (persons)	61,630,363	64,735,190
Locally-Appropriate Project Thresholds	Locally-Appropriate Emissions Sectors (MT of CO_2e)[3]	249,000,000	213,000,000
	Service Person Target (MT of CO_2e per service person per year)	4.0	3.3

[1] California Department of Finance 2019

[2] California Employment Development Department. Employment Projections Labor Market Information Resources and Data, "CA Long-Term. 2016-2026 Statewide Employment Projections". Year 2030 employment data was projected based on the average annual increase for years 2016 through 2026.

[3] Based on ARB 2017 Climate Scoping Plan Update/SB 32 Scoping Plan Emissions Sector targets; accounts for both Residential + Commercial uses because these sectors are treated as a single sector in the 2017 Scoping Plan.

At this time, the state has codified a target of reducing emissions to 40 percent below 1990 emissions levels by 2030 (SB 32) and has developed the 2017 Scoping Plan to demonstrate how the state will achieve the 2030 target. In the recently signed EO B-55-18, which identifies a new goal of carbon neutrality by 2045 and supersedes the goal established by EO S-3-05, CARB has been tasked with including a pathway toward the EO B-55-18 carbon neutrality goal in the next Scoping Plan update. While state and regional regulators of energy and transportation systems, along with the state's Cap and Trade program, are designed to be set at limits to achieve most of the reductions needed to hit the State's long-term targets, local governments can do their fair share toward meeting the State's targets by siting and approving projects that accommodate planned population growth and projects that are GHG-efficient. The Association of Environmental Professionals (AEP) Climate Change Committee recommends that CEQA GHG analyses evaluate project emissions in light of the trajectory of state climate change legislation and assess their "substantial progress" toward achieving long-term reduction targets identified in available plans, legislation, or EOs. Consistent with AEP Climate Change Committee recommendations, GHG impacts are analyzed in terms of whether the proposed Specific Plan would impede "substantial progress" toward meeting the reduction goal identified in SB 32 and EO B-55-18. As SB 32 is considered an interim target toward meeting the 2045 state goal, consistency with SB 32 would be considered contributing substantial progress toward meeting the State's long-term 2045 goals. Avoiding interference with, and making substantial progress toward, these long-term state targets is important because these targets have been set at levels that achieve California's fair share of international emissions reduction targets that will stabilize global climate change effects and avoid the adverse environmental consequences described under EO B-55-18).

Attachment 3 Key Site 3 Residential Project
Traffic and Circulation Study

Key Site 3 Residential Project Traffic and Circulation Study

Orcutt, County of Santa Barbara

November 1, 2019

W.O. 2064187400

Prepared By:

Stantec

111 E. Victoria Street
Santa Barbara, CA 93101
Phone: (805) 963-9532

TABLE OF CONTENTS

Introduction **1**
Project Description **1**
Study Methodology **1**
Traffic Analysis Scenarios 1
Level of Service Criteria 4
Level of Service Calculation Methodology 4
Existing Conditions **5**
Roadway Network 5
Existing Roadway Operations 5
Existing Intersection Operations 6
Project Specific Conditions **9**
Traffic Impact Thresholds 9
Project Trip Generation 10
Project Trip Distribution 11
Existing plus Project Roadway Operations 11
Existing plus Project Intersection Operations 14
Cumulative Conditions **14**
Cumulative Traffic Volumes 14
Street Network improvements 15
Cumulative plus Project Roadway Operations 15
Cumulative plus Project Intersection Operations 15
Buildout Conditions **19**
Buildout Traffic Volumes 19
Buildout Intersection Operations 21
Project Site Access **21**
Orcutt Community Plan Consistency **22**
Mitigation Measures **22**
Project Specific Mitigations 22
Cumulative Mitigations 22
Buildout Mitigations 22

LIST OF TABLES

Table 1: Intersection Level of Service Criteria 4
Table 2: Existing Roadway Levels of Service 6
Table 3: Existing Intersection Levels of Service 6
Table 4: Project Trip Generation 10
Table 5: Project Trip Distribution 11
Table 6: Existing plus Project Roadway Levels of Service 11
Table 7: Existing plus Project Intersection Levels of Service 14
Table 8: Cumulative plus Project Roadway Levels of Service 15
Table 9: Cumulative plus Project Intersection Levels of Service 19
Table 10: Project Trip Generation – Buildout Conditions 19
Table 11: Buildout Intersection Levels of Service 21
Table 12: Orcutt Community Plan Consistency 22
Table 13: Mitigated Buildout Intersection Levels of Service 23

TABLE OF EXHIBITS

Exhibit 1: Project Location/Street Network 2
Exhibit 2: Project Site Plan 3
Exhibit 3: Existing Roadway and Intersection Geometry 7
Exhibit 4: Existing Traffic Volumes 8
Exhibit 5: Project trip Distribution and Project-Added Trips 12
Exhibit 6: Existing + Project Traffic Volumes 13
Exhibit 7: Cumulative Conditions - Roadway and Intersection Geometry 16
Exhibit 8: Cumulative Traffic Volumes 17
Exhibit 9: Cumulative + Project Traffic Volumes 18
Exhibit 10: Buildout Conditions Traffic Volumes 20

TECHNICAL APPENDIX

Appendix 1- County Roadway Classifications and Levels of Service Standards
Appendix 2 – PM Peak Hour Intersection Counts
Appendix 3 – Cumulative Projects List
Appendix 4 – Clark Ave/Sunny Hills Rd Signal Plan & Interchange Improvement Exhibit
Appendix 5 – Key Sites 1 & 2 Remaining Parcels traffic Volumes
Appendix 6 – Intersection Level of Service Calculation Worksheets
Appendix 7 – CAMUTCD Traffic Signal Warrant Worksheets

INTRODUCTION

Stantec has prepared the following traffic and circulation study for the Key Site 3 Project (the "Project"). The traffic and circulation study provides an assessment of the existing and future traffic conditions within the study area, evaluates the potential traffic impacts to the vicinity roadways and intersections, and provides feasible mitigations where applicable. A discussion of the site access and circulation plan is also provided.

The Orcutt Community Plan FEIR[1] identifies 45 "Key Sites" located throughout the Orcutt planning area. The project site is identified as Key Site 3. In order to streamline future permitting, the County of Santa Barbara enabled interested Key Site property owners to receive an expanded level of environmental review for their property. These "mini EIRs" examined the impacts associated with potential development scenarios on the "Key Sites" and were then incorporated into the Community Plan FEIR. Thus, a development proposal that is consistent with the scenario studied in the EIR could use the CEQA tiering process to incorporate the site-specific analysis and findings as part of their future development proposal. The FEIR has been used as basis for this analysis and is incorporated by reference.

PROJECT DESCRIPTION

The project study area is located in the southeastern section of the Orcutt Planning Area and is generally bounded by Highway 101 to the east, Sunny Hills Mobile Home Park to the north, Orcutt Hills to the south, and existing residential to the west. The location of the project is illustrated in Exhibit 1. The Project proposes to develop 119 clustered single-family units of varying size on the currently vacant site. An additional 160 multi-family units were approved by the County for Key Site 3 as part the Santa Barbara Housing Element Focused Rezone Program, and are therefore not included in the project. The site plan is illustrated in Exhibit 2.

Primary access to the site is proposed via Sunny Hills Road, which will be realigned to the west from its current location and connect to Clark Avenue opposite the future planned main entrance for Key Site 1. Secondary access to Key Site 3 is proposed via a connection to Chancellor Street.

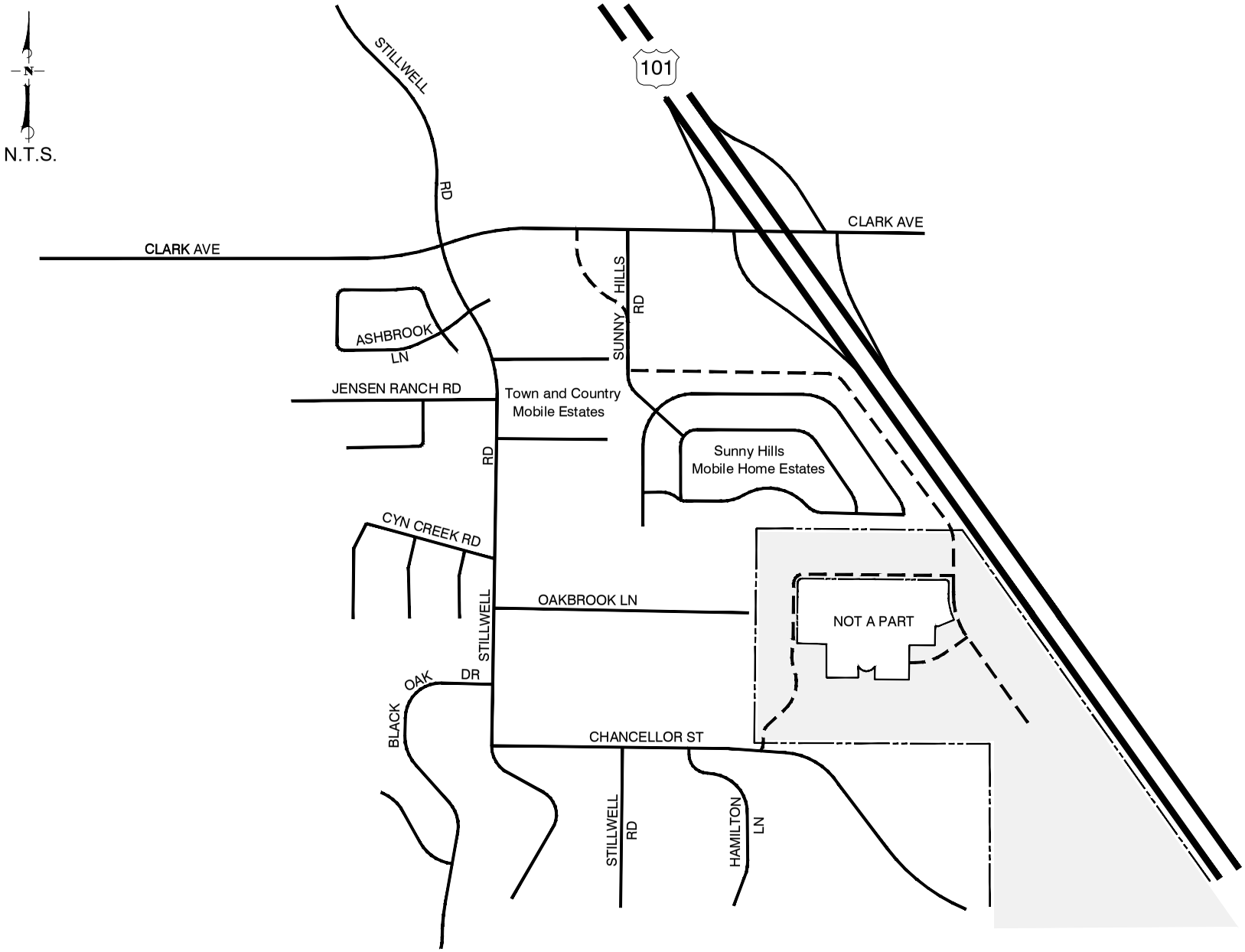
STUDY METHODOLOGY

Traffic Analysis Scenarios

Pursuant to CEQA and County traffic impact study requirements, The traffic analysis includes the following traffic scenarios:

- Existing Conditions
- Existing plus Project Conditions
- Cumulative (Existing plus approved and pending projects) Conditions
- Cumulative plus Project Conditions
- Buildout Conditions

[1] Orcutt Community Plan, County of Santa Barbara Comprehensive Planning Division, Amended June 2013, Published June 2019.



Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

EXHIBIT 1
PROJECT LOCATION/STREET NETWORK
KEY SITE 3, ORCUTT, CA

Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

EXHIBIT 2
PROJECT SITE PLAN
KEY SITE 3, ORCUTT, CA

Level of Service Criteria

A level of service (LOS) ranking scale is used to identify the operating condition at roadways and intersections. This scale compares traffic volumes to intersection capacity and assigns a letter value to this relationship. The letter scale ranges from A to F with LOS A represents the best operating conditions from the traveler's perspective and LOS F the worst. The level of service criteria for vehicles are summarized in Table 1.

Table1
Intersection Level of Service Criteria

LOS	**Signalized Intersections** (V/C Ratio)	**Unsignalized Intersections** (Sec. of Delay)	**Definition**
A	< 0.60	≤ 10	Volume-to-capacity ratio is low and either progression is exceptionally favorable or the cycle length is very short. If LOS A is the result of favorable progression, most vehicles arrive during the green indication and travel through the intersection without stopping.
B	0.61 – 0.70	> 10 and ≤ 15	Volume-to-capacity ratio is low and either progression is highly favorable or the cycle length is short. More vehicles stop than with LOS A.
C	0.71- 0.80	> 15 and ≤ 25	Progression is favorable or the cycle length is moderate. Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear at this level. The number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.
D	0.81 – 0.90	> 25 and ≤ 35	Volume-to-capacity ratio is high and either progression is ineffective or the cycle length is long. Many vehicles stop and individual cycle failures are noticeable
E	0.91 – 1.00	> 35 and ≤ 50	Volume-to-capacity ratio is high, progression is unfavorable, and the cycle length is long. Individual cycle failures are frequent.
F	> 1.00	> 50	Volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.

Source: Highway Capacity Manual, 6th Edition.

Level of Service Calculation Methodology

County of Santa Barbara. Intersection Capacity Utilization Methodology (ICU) was used to determine levels of service for signalized intersections, and the results are shown as a volume-to-capacity (V/C) ratio. Level of service for the unsignalized intersections in the study area were calculated using the methodologies outlined in the Highway Capacity Manual (HCM)[2].

Caltrans. Levels of service for State intersections were analyzed based on the HCM methodologies. Intersection levels of service were calculated using Synchro[3] software, which implements the HCM methodology to determine intersection levels of service, control delays and queue lengths for each approach.

[2] Highway Capacity Manual, 6th Edition: A Guide for Multi-Modal Mobility Analysis, Transportation Research Board, 2016.
[3] Synchro plus SimTraffic 10, Trafficware Ltd., 2018.

EXISTING CONDITIONS

Roadway Network

The roadway system in the study area is comprised of a network of freeways, arterials and collectors. The study area roadway network is shown in Exhibit 3 and a brief description of the major components is provided below.

U.S. Highway 101 (U.S. 101) extends along the Pacific Coast between Los Angeles and San Francisco. Within Santa Barbara County, this four to six-lane highway provides the principal route between Orcutt and the cities of Buellton, Goleta and Santa Barbara to the south, and the cities of Santa Maria and San Luis Obispo to the north. Access between U.S. Highway 101 and the project site is provided via the Clark Avenue Interchange.

Clark Avenue is an east-west arterial that extends through the Orcutt area from Dominion Road east of U.S. Highway 101 to State Route 1 to the west. Clark Avenue contains four lanes west of Stillwell Road. The roadway contains three travel lanes between Stillwell Road and U.S. 101; the eastbound direction is striped to one travel lane. The segment east of U.S. 101 contains two travel lanes. The speed limit in the project vicinity is 45 MPH. The intersection with Stillwell Road is signalized and the intersections with the U.S. 101 ramps and Sunny Hills Road are unsignalized. Clark Avenue is designated as a Primary 2 roadway.

Stillwell Road is a two-lane collector road that would provide emergency access to the project site. The roadway extends south of Clark Avenue until it terminates at Chancellor Street. The speed limit on Stillwell Road is 30 MPH. Stillwell Road is designated as a Secondary 3 roadway.

Sunny Hills Road is a Secondary 3 roadway that extends south of Clark Avenue through Key Site 2. The roadway currently provides access to the Sunny Hills Mobile Home Park. Sunny Hills Road will be realigned to the west and connect to Clark Avenue directly opposite the planned future main driveway for Key Site 1. The new intersection will be controlled by a traffic signal.

Existing Roadway Operations

Existing average daily traffic (ADT) volumes were derived from *Key Site 2 Project*[4], and based on the peak hour traffic volumes at roadway segments. A comparison of the ADT volumes with the County's design capacities (included in the Technical Appendix) indicate that the critical roadway segments in the study area currently operate at LOS A. The roadway classification and design capacities for Clark Avenue, as presented in the Orcutt Community Plan, are summarized in Table 2.

[4] Traffic and Circulation Study for the Key Site 2 Project, ATE, February 13, 2019.

Table 2
Existing Roadway Levels of Service

Roadway	Segment	Existing ADT	Classification	LOS C Threshold	Existing LOS
Clark Avenue	Bradley Rd to Stillwell Rd	14,400 ADT	Primary 2	34,000 ADT	LOS A
Clark Avenue	Stillwell Rd to U.S. 101	15,300 ADT	Primary 2	24,100 ADT[1]	LOS A
Stillwell Road	South of Clark Ave	3,350 ADT	Secondary 3	6,300 ADT	LOS A
Sunny Hills Road	South of Clark Ave	800 ADT	Secondary 3	6,300 ADT	LOS A

[1] LOS C threshold for 3-lane roadway (24,100 ADT) based on median between 2-lane roadway (14,300 ADT) and 4-lane roadway (34,000 ADT).

Table 2 indicates that all roadways within the study area operate in the LOS A range, which meets County standards.

Existing Intersection Operations

The traffic analysis focusses on the PM peak commute period (highest one hour period between 4pm and 6pm) were derived from intersection turning movement counts and delays studies collected in January 2019 for the *Key Site 2 Project*. Intersection turning counts are included in the Technical Appendix for reference. The existing lane geometry and control for the intersections within the study area are shown in Exhibit 3 and the existing PM peak hour volumes are illustrated in Exhibit 4.

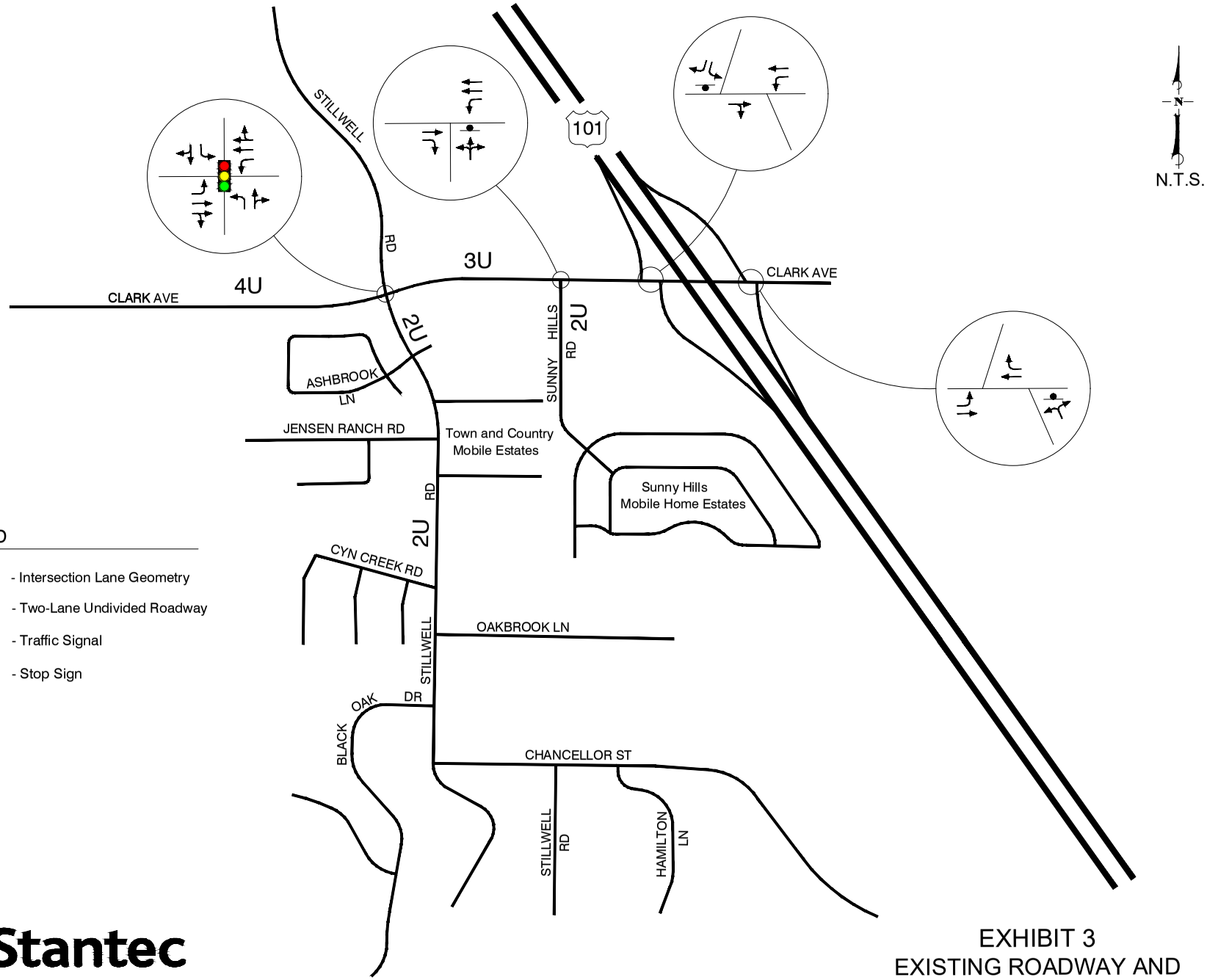
Levels of service were calculated for the study-area intersections based on the level of service methodology outlined previously. The technical calculation worksheets are included in the Technical Appendix, and the existing intersection levels of service are summarized in Table 3.

Table 3
Existing Intersection Peak Hour Levels of Service

Intersection	Control	PM Peak Hour	
		ICU V/C Ratio	HCM Delay
1. Stilwell Rd/Clark Ave	Signal	0.41/LOS A	-
2. Sunny Hills Rd/Clark Ave	One-Way Stop	-	16.6 sec/LOS C
3. US 101 SB Ramps/Clark Ave	One-Way Stop	-	19.0 sec/LOS C
4. US 101 NB Ramps/Clark Ave	One-Way Stop	-	13.6 sec/LOS B

Unsignalized intersections analyzed using the HCM methodology, with vehicle delay in seconds on stopped approach.

As shown, all intersections currently operate at LOS C or better during the PM peak hour, which is considered acceptable based on City and Caltrans standards.

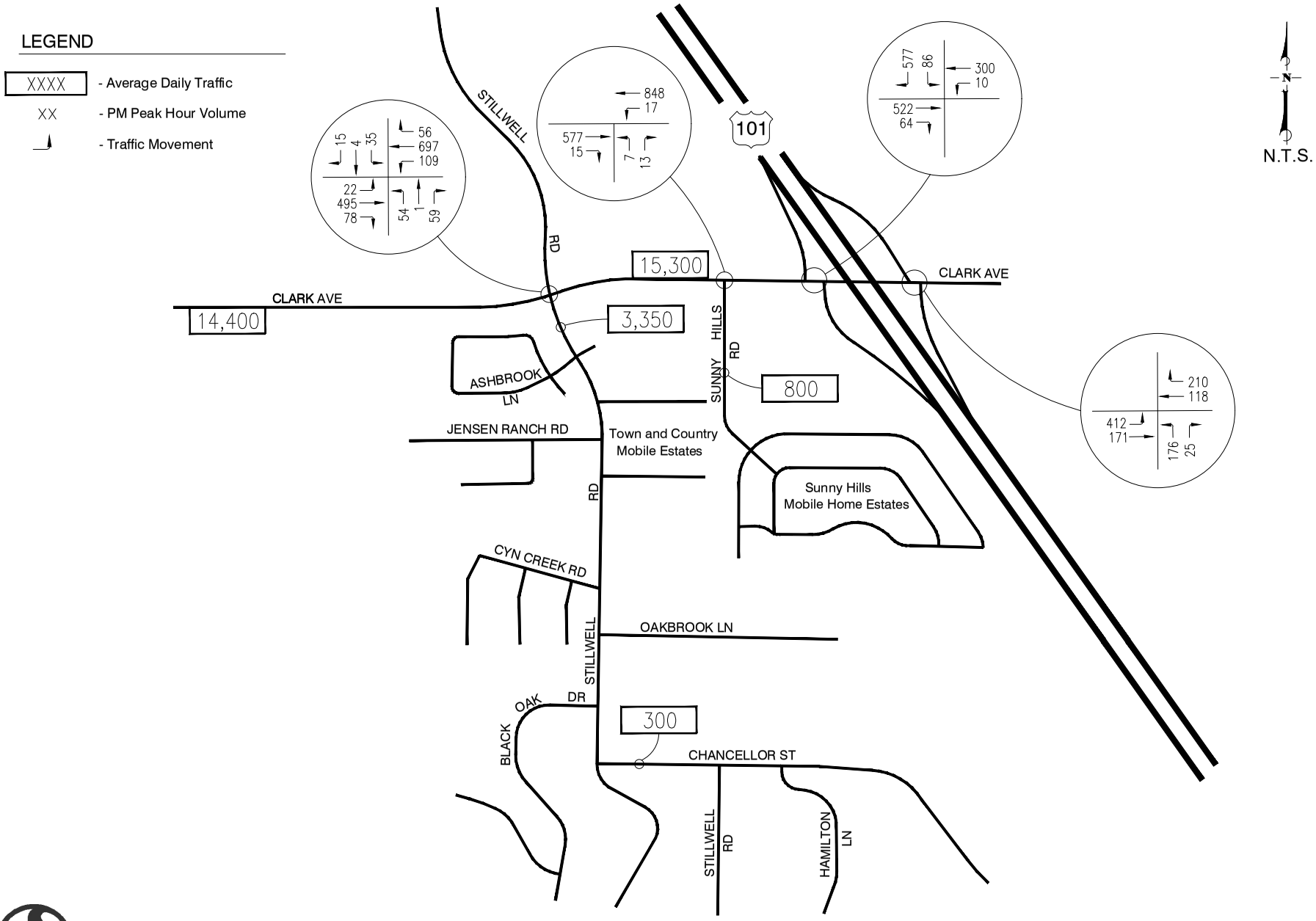


LEGEND

- Intersection Lane Geometry
- 2U - Two-Lane Undivided Roadway
- Traffic Signal
- Stop Sign

Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

EXHIBIT 3
EXISTING ROADWAY AND INTERSECTION GEOMETRY
KEY SITE 3, ORCUTT, CA



Stantec

111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

EXHIBIT 4
EXISTING TRAFFIC VOLUMES
KEY SITE 3, ORCUTT, CA

PROJECT SPECIFIC CONDITIONS

Traffic Impact Thresholds

The County's CEQA Thresholds and the standards contained in the Orcutt Community Plan were applied to evaluate the project's consistency with County policy and to determine if any potential traffic impacts would be associated with the project. The applicable traffic thresholds are outlined below.

County of Santa Barbara CEQA Thresholds

The Environmental Thresholds and Guidelines Manual (County of Santa Barbara, 1992) provides criteria by which to evaluate a project's environmental impacts according to the California Environmental Quality Act (CEQA). The thresholds for traffic impacts are listed below.

Threshold Criteria

The impacts of project-generated traffic are assessed against the following County thresholds. A significant traffic impact occurs when:

1. The addition of project traffic to an intersection increases the volume to capacity (V/C) ratio by the value provided below or sends at least 5, 10, or 15 trips to intersections operating at LOS F, E or D.

Level of Service (including project)	Increase in V/C Greater than
A	0.20
B	0.15
C	0.10
	or the addition of
D	15 trips
E	10 trips
F	5 trips

2. Project access to a major road or arterial road would require a driveway that would create an unsafe situation or a new traffic signal or major revisions to an existing traffic signal.

3. Project adds traffic to a roadway that has design features (e.g. narrow width, road side ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use which would be incompatible with substantial increase in traffic (e.g. Rural roads with use by farm equipment, livestock, horseback riding, or residential roads with heavy pedestrian or recreational use, etc.) that will become potential safety problems with the addition of project or cumulative traffic. Exceedance of the roadway's designated Circulation Element Capacity may indicate the potential for the occurrence of the above impacts.

4. Project traffic would utilize a substantial portion of an intersection(s) capacity where the intersection is currently operating at acceptable levels of service (A-C) but with cumulative traffic would degrade to or approach LOS D (V/C 0.81) or lower. Substantial is defined as a minimum change of 0.03 for intersections which would operate from 0.80 to 0.85 and a change of 0.02 for intersections which would operate from 0.86 to 0.90, and 0.01 for intersections operating at anything lower.

Orcutt Community Plan Standards for Determination of Project Consistency

Consistency Standards for Primary Roadways (P-1 through P-3)

1. For Primary roadways segments, a project is considered consistent with the Community Plan where the Estimated Future Volume does not exceed the Acceptable Capacity.

2. For Primary roadway segments where the Estimated Future Volume exceeds the Acceptable Capacity, a project is considered consistent with the Community Plan if: 1) intersections affected by traffic assigned from the project operate at or above minimum level of service standards, or 2) if the project provides a contribution toward an alternative transportation project (as defined in the OTIP) that is deemed to offset the effects of project-generated traffic.

Caltrans. Caltrans has established the cusp of the LOS C/D range as the target level of service standard for State Highway intersections. If an existing State Highway facility is operating at less than the target LOS, the existing Measure of Effectiveness (MOE) should be maintained.

Project Trip Generation

The project proposes to construct 119 clustered single-family units of varying size, with an average size of 1,515 square feet. Trip generation data and residential land use descriptions contained in the ITE's *Trip Generation Manual*[5], along with housing unit size statistics[6], were reviewed to determine project trip rates. Based on the data, it was determined that *Planned Unit Development (ITE Land Use #270)* accurately represents the characteristics and trip rates of the proposed development. The trip generation rates and project trip generation estimates are shown in Table 4.

Table 4
Project Trip Generation

Land Use	Size	Daily Trips	PM Peak Hour Trips		
			In	Out	Total
Planned Unit Development	Rate	7.38	0.448	0.242	0.69
Planned Unit Development	119 Units	878 ADT	53 PHT	29 PHT	82 PHT

Table 4 indicates that the proposed development is expected to generate 878 daily trips, with 82 trips occurring in the PM peak hour.

[5] Trip Generation Manual, Institute of Transportation Engineers, 10th Edition, 2017.
[6] Characteristics of New Housing, United States Census Bureau, 2018.

Project Trip Distribution

Project generated trips were distributed and assigned to the street network based on the location of the project site, trip distribution patterns derived from the Orcutt Traffic Model, and a knowledge of the local street network and travel patterns, type of existing land uses and traffic flows in the Orcutt area. The project traffic was distributed as follows:

Table 5
Project Trip Distribution

Origin/Destination	Direction	Percentage of Project Trips
U.S. 101	North South	35% 15%
Clark Avenue	West	48%
Local	-	2%
Total		**100%**

The project trip distribution percentages and the project-added traffic volumes are illustrated in Exhibit 5 and the existing plus project traffic volumes area illustrated in exhibit 6.

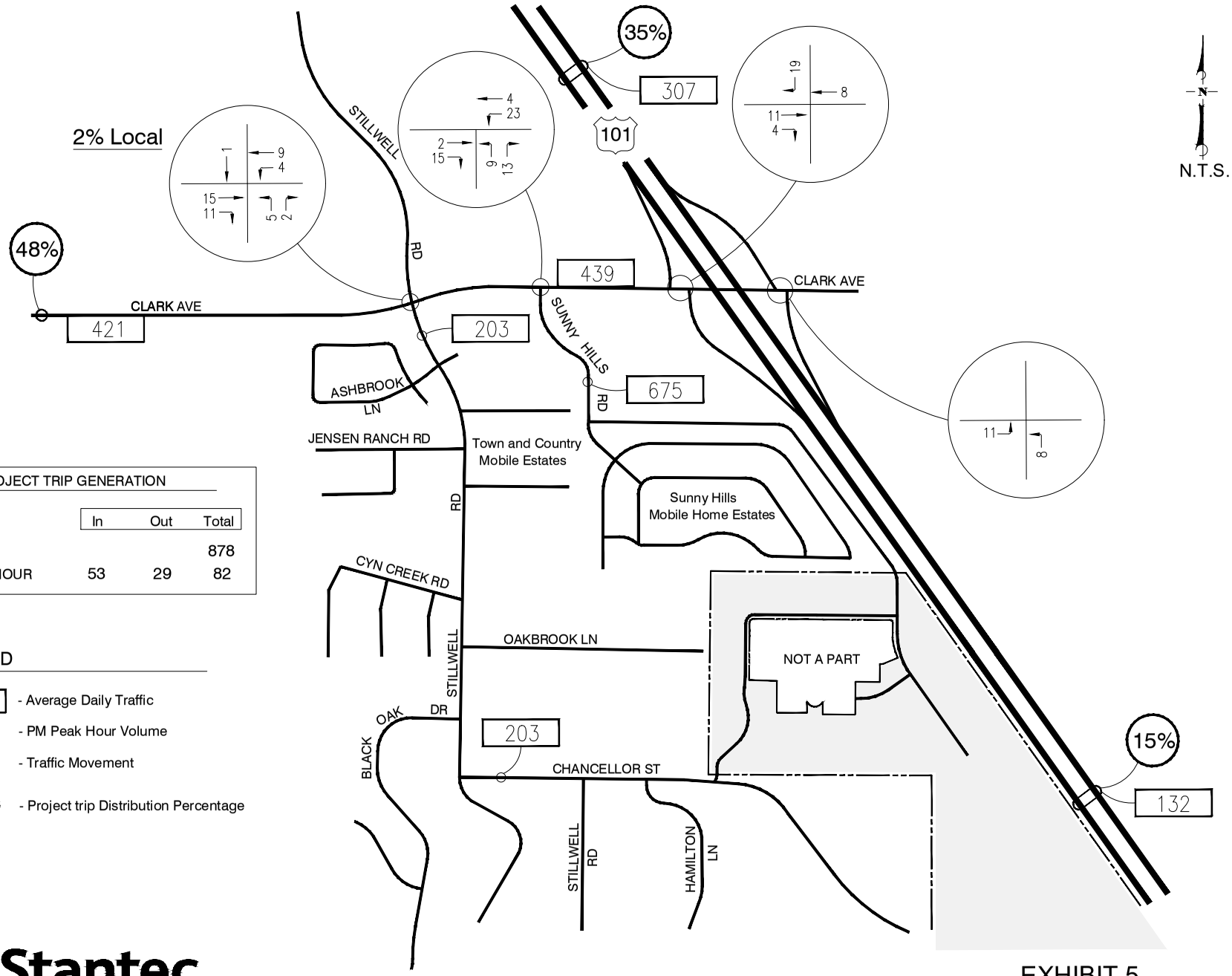
Existing plus Project Roadway Operations

Roadway operations for the segments in the study area were evaluated assuming project-specific conditions. The project would add 421 ADT to Clark Avenue west of Stillwell Road and 439 ADT to Clark Avenue east of Sunny Hills Road. The project would add 203 ADT to Sunny Hills Road south of Clark Avenue, and 675 ADT on Sunny Hills Road south of Clark Avenue. Table 6 shows the existing + project ADT and level of service for the critical roadway segments.

Table 6
Existing + Project Roadway Levels of Service

Roadway	Segment	Existing ADT	Existing + Project ADT	LOS C Threshold	Existing + Project LOS
Clark Avenue	Bradley Rd to Stillwell Rd	14,400 ADT	14,821 ADT	34,000 ADT	LOS A
Clark Avenue	Stillwell Rd to U.S. 101	15,300 ADT	15,739 ADT	24,100 ADT[1]	LOS A
Stillwell Road	South of Clark Ave	3,350 ADT	3,553 ADT	6,300 ADT	LOS A
Sunny Hills Road	South of Clark Ave	800 ADT	1,475 ADT	6,300 ADT	LOS A

[1] LOS C threshold for 4-lane roadway is 34,000 ADT. LOS C threshold for 3-lane roadway (24,100 ADT) based on median between 2-lane roadway (14,300 ADT) and 4-lane roadway (34,000 ADT).



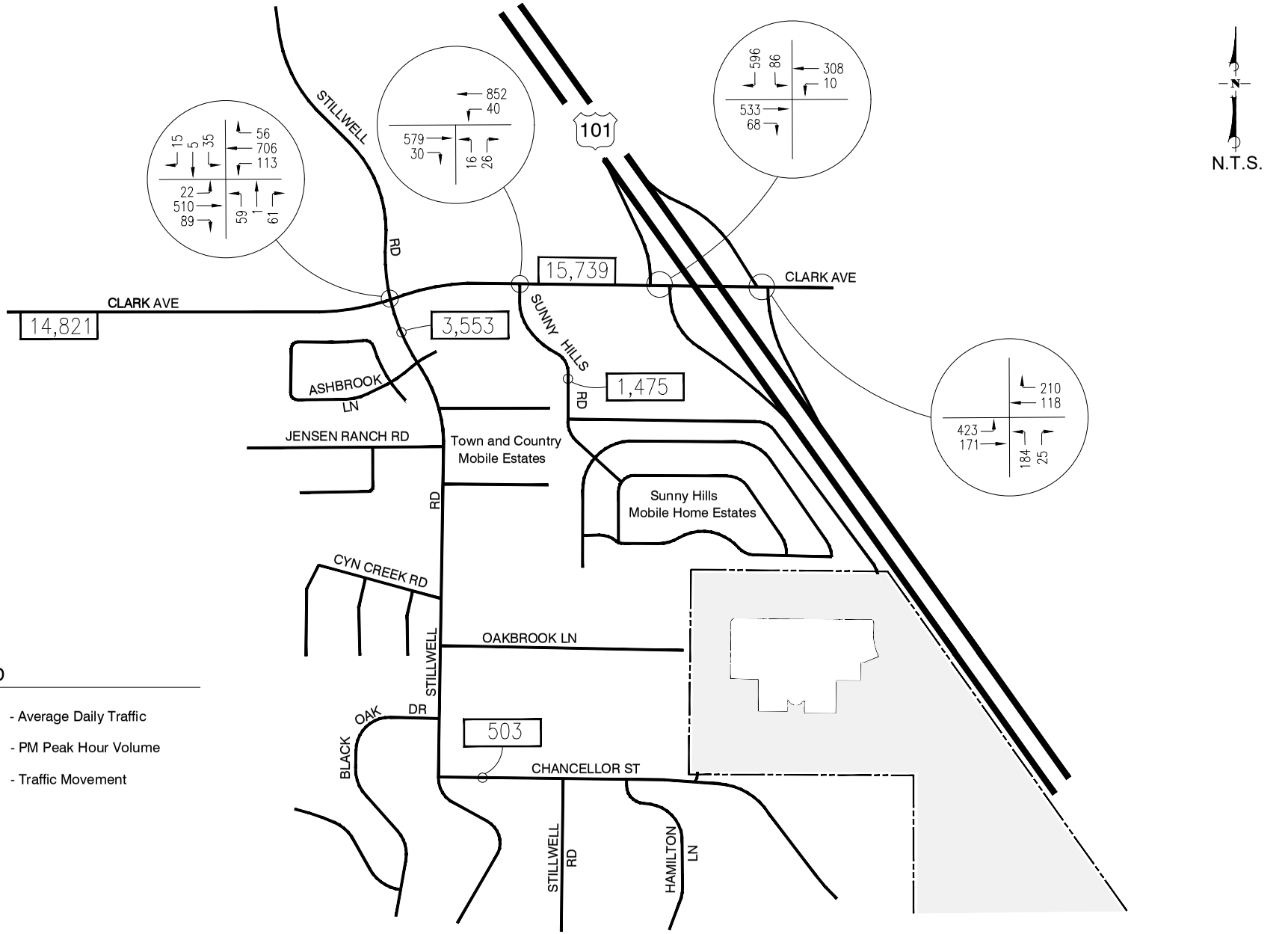
PROJECT TRIP GENERATION	In	Out	Total
ADT			878
PM PEAK HOUR	53	29	82

LEGEND

- XXXX - Average Daily Traffic
- XX - PM Peak Hour Volume
- Traffic Movement
- 6% - Project trip Distribution Percentage

Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

EXHIBIT 5
PROJECT TRIP DISTRIBUTION AND PROJECT-ADDED TRIPS
KEY SITE 3, ORCUTT, CA



Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

EXHIBIT 6
EXISTING + PROJECT TRAFFIC VOLUMES
KEY SITE 3, ORCUTT, CA

The roadway level of service data contained in Table 6 indicates that the roadways in the study-area would continue to operate at LOS A under project-specific conditions. The project would therefore not generate any project-specific roadway impacts.

Existing plus Project Intersection Operations

Project-generated traffic volumes were added to the existing peak hour traffic volumes and intersections levels of service were recalculated for existing plus project conditions. The project-specific scenario assumes realignment of Sunny Hills Road, however signalization of the new intersection with Clark Avenue would not occur until construction of either Key site 1 or Key Site 2 occurs. The intersection control and lane geometry would therefore not change under this scenario. Table 7 summarizes the level of service calculations.

Table 7
Existing + Project Intersection Peak Hour Levels of Service

Intersection	Existing LOS	Existing + Project LOS	Change in V/C or Delay	Project - Added Trips	Impact?
Clark Ave/Stillwell Rd	0.41/LOS A	0.42/LOS A	0.01	46 trips	No
Clark Ave/Sunny Hills Rd	16.6 sec/LOS C	19.0 sec/LOS C	2.4 sec	66 trips	No
Clark Ave/U.S. 101 SB Ramps	19.0 sec/LOS C	19.9 sec/LOS C	0.9 sec	42 trips	No
Clark Ave/U.S. 101 NB Ramps	13.6 sec/LOS B	15.1 sec/LOS C	1.5 sec	19 trips	No

Unsignalized intersections analyzed using the HCM methodology, with vehicle delay in seconds on stopped approach.

The level of service data in Table 7 indicates that all study-area intersections are expected to operate at LOS C or better under existing plus project conditions. The project would generate no project-specific intersection impacts.

CUMULATIVE CONDITIONS

Cumulative Traffic Volumes

The cumulative forecasts assume development of approved and pending projects in the Santa Maria Valley (including Old Town Orcutt & Orcutt Community Plan, and projects not within a community or Specific Plan area). The County's current *Cumulative Projects List*[7] and *the City of Santa Maria Major Developments (July 2019)* map are included in the Technical Appendix for reference.

Pending and approved projects that have a direct effect on the study-area roadway network include Key Site 1 and Key Site 2 (north and south of Clark Ave/Sunny Hills Rd intersection, respectively), Key Site 4 (under construction east of Stillwell Rd), and buildout of the Rice Ranch Specific Plan. In addition, the cumulative forecast includes the development of 160 multifamily housing units on Key Site 3, which was approved by the County as part of the *Housing Element Focused Rezone Program EIR*.

[7] Cumulative Projects List, County of Santa Barbara Planning and Development, December 2018.

Street Network Improvements

Clark Avenue/Sunny Hills Rd. The development of Key Sites 1, 2 and 4 will include widening of Clark Avenue between Stillwell Road and signalization of the Sunny Hills Rd/Clark Ave intersection. The near future roadway network and proposed intersection lane configuration are shown in Exhibit 7. Clark Avenue will be widened to two travel lanes and Class II bike lanes in each direction, divided by a raised median. The Sunny Hills Rd/Clark Ave intersection will have dual eastbound and westbound left-turn lanes, of which one left-turn lane in each direction could initially be striped off, subject to capacity requirements.

U.S. 101 at Clark Avenue Northbound Interchange Improvement. This improvement project has been designed and approved by the County and Caltrans to increase safety and capacity at the Clark Avenue Interchange. The project will widen Clark Avenue at the Southbound Ramps, restripe the overpass, and realign and signalize the Northbound Ramps. An exhibit illustrating the improvements is included in the Technical Appendix. The project is currently out to bid (County Project No. 862331, Federal-Aid No. HSIPL-5951(149) and will be constructed in the near future. The improvements are therefore assumed to be in place under cumulative conditions.

Cumulative plus Project Roadway Operations

The cumulative and cumulative plus project traffic volumes are shown in Exhibits 8 and 9, respectively. Table 10 shows the and cumulative + project average daily traffic volumes on the critical roadway segments. As shown, the study-area roadways would continue to operate at LOS C or better, which is acceptable based on County standards.

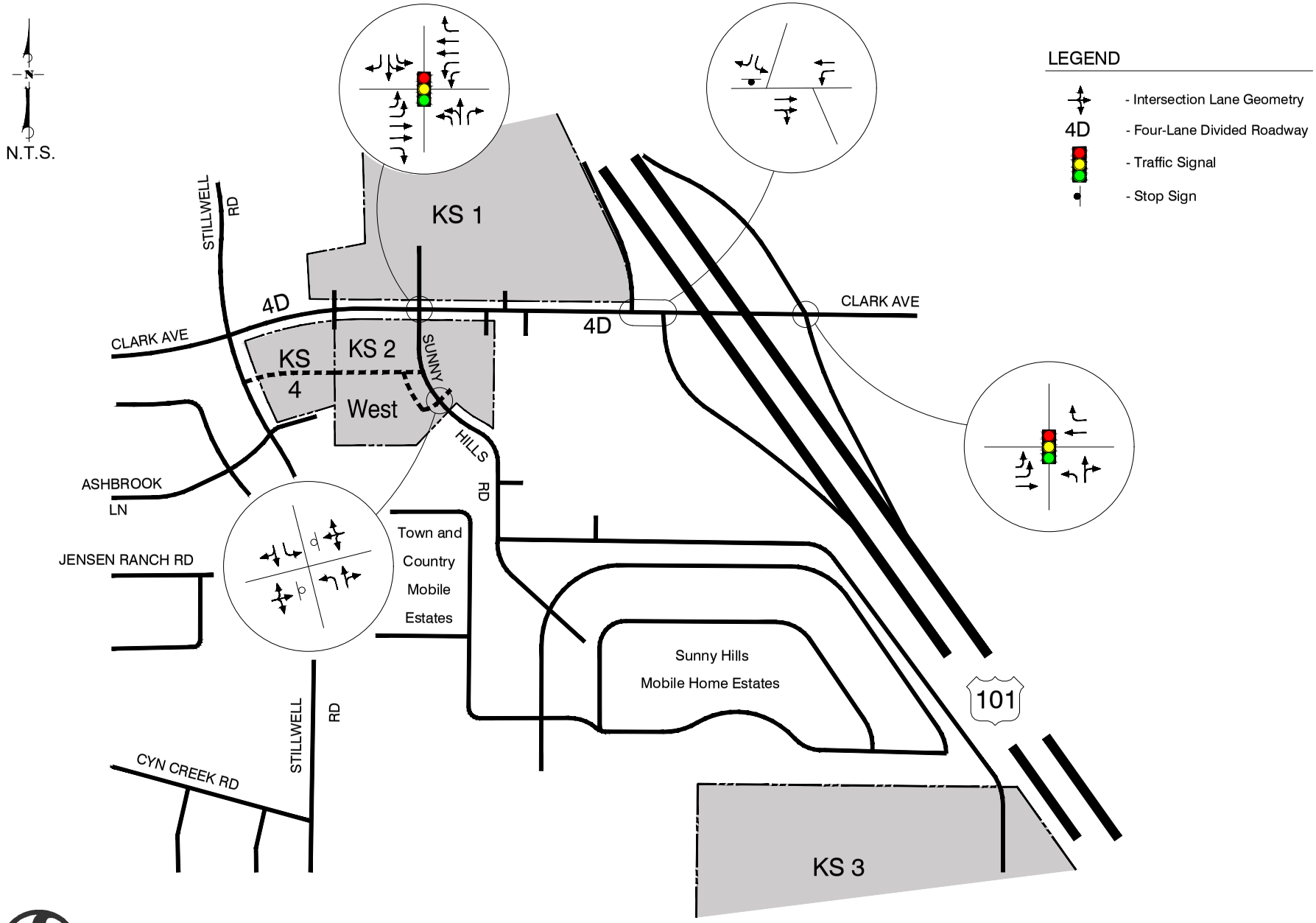
Table 8
Cumulative + Project Roadway Levels of Service

Roadway	Segment	Cumulative ADT	Cumulative + Project ADT	LOS C Threshold	Cumulative + Project LOS
Clark Avenue	Bradley Rd to Stillwell Rd	21,100 ADT	21,521 ADT	34,000 ADT	LOS A
Clark Avenue	Stillwell Rd to U.S. 101	23,300 ADT	23,739 ADT	24,100 ADT[1]	LOS C
Stillwell Road	South of Clark Ave	4,850 ADT	5,053 ADT	6,300 ADT	LOS B
Sunny Hills Road	South of Clark Ave	1,850 ADT	2,525 ADT	6,300 ADT	LOS B

[1] LOS C threshold for 4-lane roadway is 34,000 ADT. LOS C threshold for 3-lane roadway (24,100 ADT) based on median between 2-lane roadway (14,300 ADT) and 4-lane roadway (34,000 ADT).

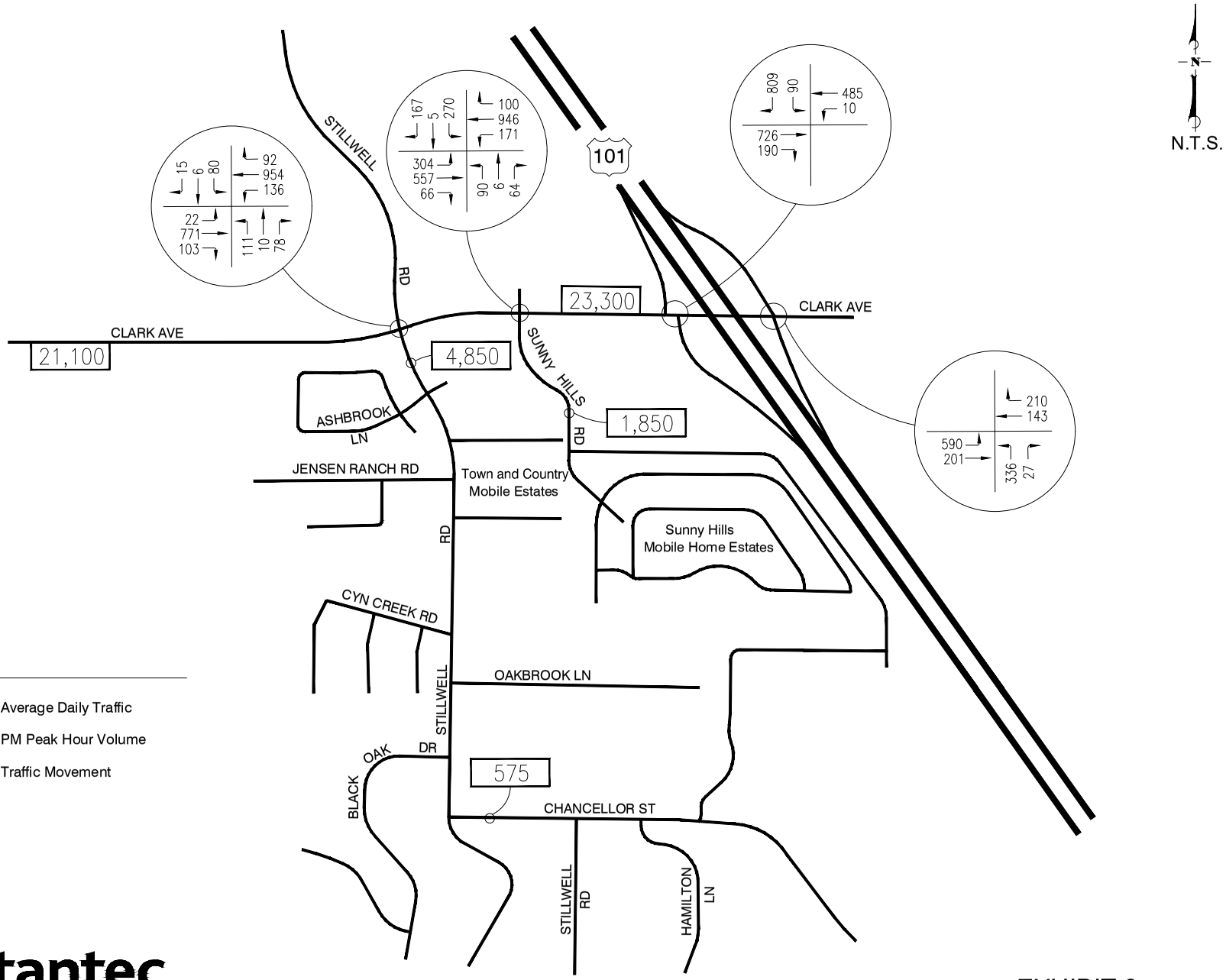
Cumulative plus Project Intersection Operations

Intersection levels of service were recalculated for the study-area intersections assuming the cumulative and cumulative plus project peak hour traffic volumes are presented in Exhibits 8 and 9. Table 9 summarizes the intersection level of service calculations for cumulative and cumulative plus project conditions. The calculations for the Clark Ave/Sunny Hills Rd intersection were completed assuming one eastbound and westbound left-turn lane (second left-turn lane striped off). The Clark Avenue/U.S. 101 NB Ramps is analyzed using both the ICU and HCM methodologies.



Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

EXHIBIT 7
CUMULATIVE CONDITIONS - ROADWAY AND INTERSECTION CHANGES
KEY SITE 3, ORCUTT, CA



LEGEND

XXXX - Average Daily Traffic

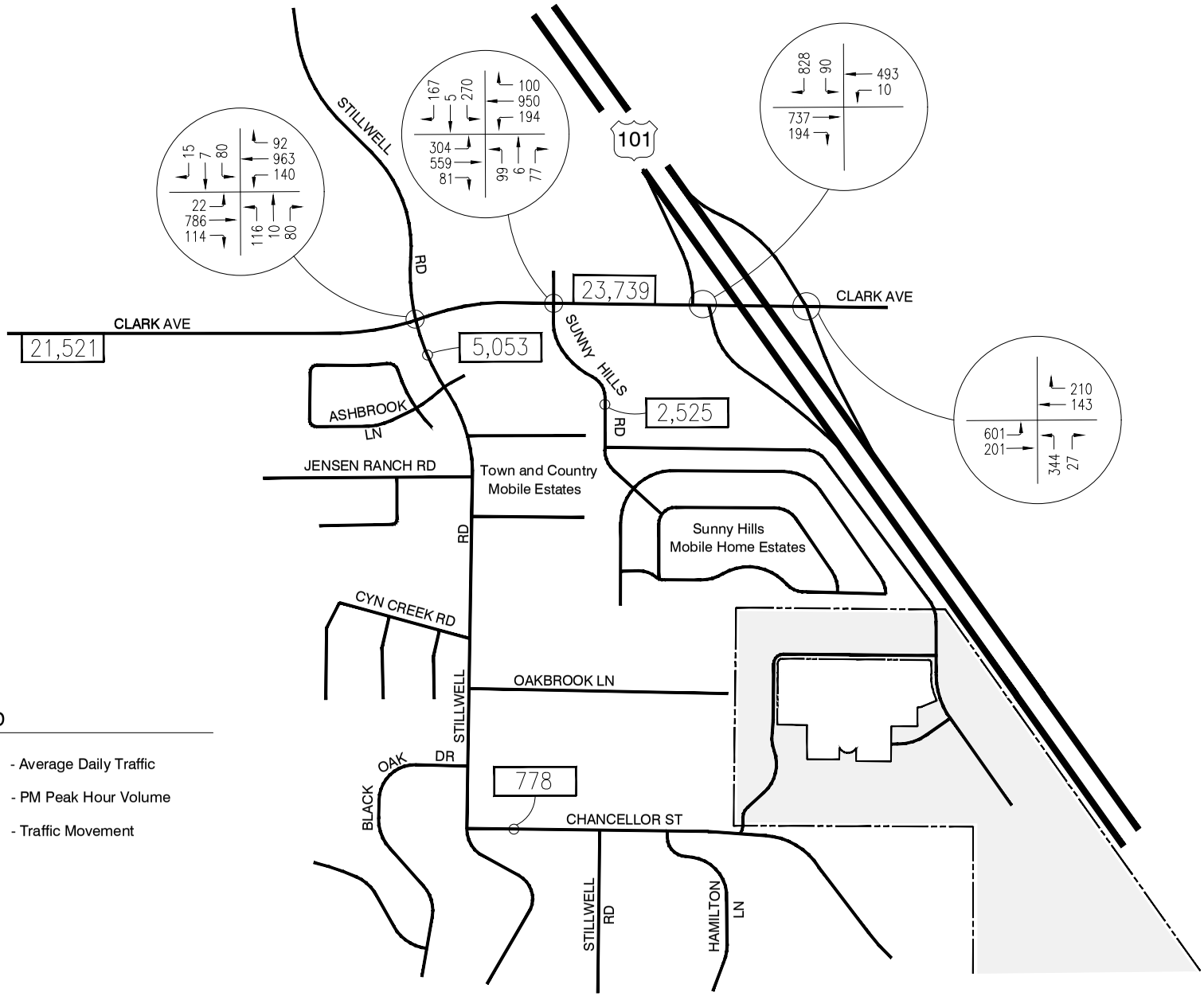
XX - PM Peak Hour Volume

- Traffic Movement

Stantec

111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

EXHIBIT 8
CUMULATIVE TRAFFIC VOLUMES
KEY SITE 3, ORCUTT, CA



LEGEND

XXXX	- Average Daily Traffic
XX	- PM Peak Hour Volume
	- Traffic Movement

Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

EXHIBIT 9
CUMULATIVE + PROJECT TRAFFIC VOLUMES
KEY SITE 3, ORCUTT, CA

Table 9
Cumulative + Project Intersection Peak Hour Levels of Service

Intersection	Cumulative LOS	Cumulative + Project LOS	Change in V/C or Delay	Impact?
Clark Ave/Stillwell Rd	0.57/LOS A	0.58/LOS A	0.01	No
Clark Ave/Sunny Hills Rd[1]	0.71/LOS C	0.71/LOS C	0.004	No
Clark Ave/U.S. 101 SB Ramps	23.7 sec/LOS C	24.5 sec/LOS C	0.8 sec	No
Clark Ave/U.S. 101 NB Ramps[1]	0.62/LOS B 21.1 sec/LOS C	0.64/LOS B 21.5 sec/LOS C	0.02 0.4 sec	No

[1] Intersection widened and signalized under cumulative conditions.
Caltrans intersections analyzed using the HCM methodology.

Table 7 indicates that all study-area intersection are expected to operate at LOS C or better under cumulative and cumulative plus project conditions, which is considered acceptable based on County and Caltrans standards. The project would not generate any cumulative intersection impacts.

BUILDOUT CONDITIONS

County staff requested that an analysis be completed for the Clark Ave/Sunny Hills Rd and the Clark Avenue interchange that assumes buildout of undeveloped portions (e.g. remainder parcels) on KS 1 and KS 2, which are not included in the cumulative conditions analysis. Development of KS 1 includes a 7.55-acre parcel "reserved for future development." To be consistent with the OCP, the size of commercial development which could be accommodated on the remainder parcel was determined using an area coverage of 35.7%, which equates to a 117,400 SF shopping center. Similarly, KS 2 also includes a developable remainder parcel of approximately 8 acres. When applying an area coverage of 35.7%, the potential development would be a 124,400 SF shopping center.

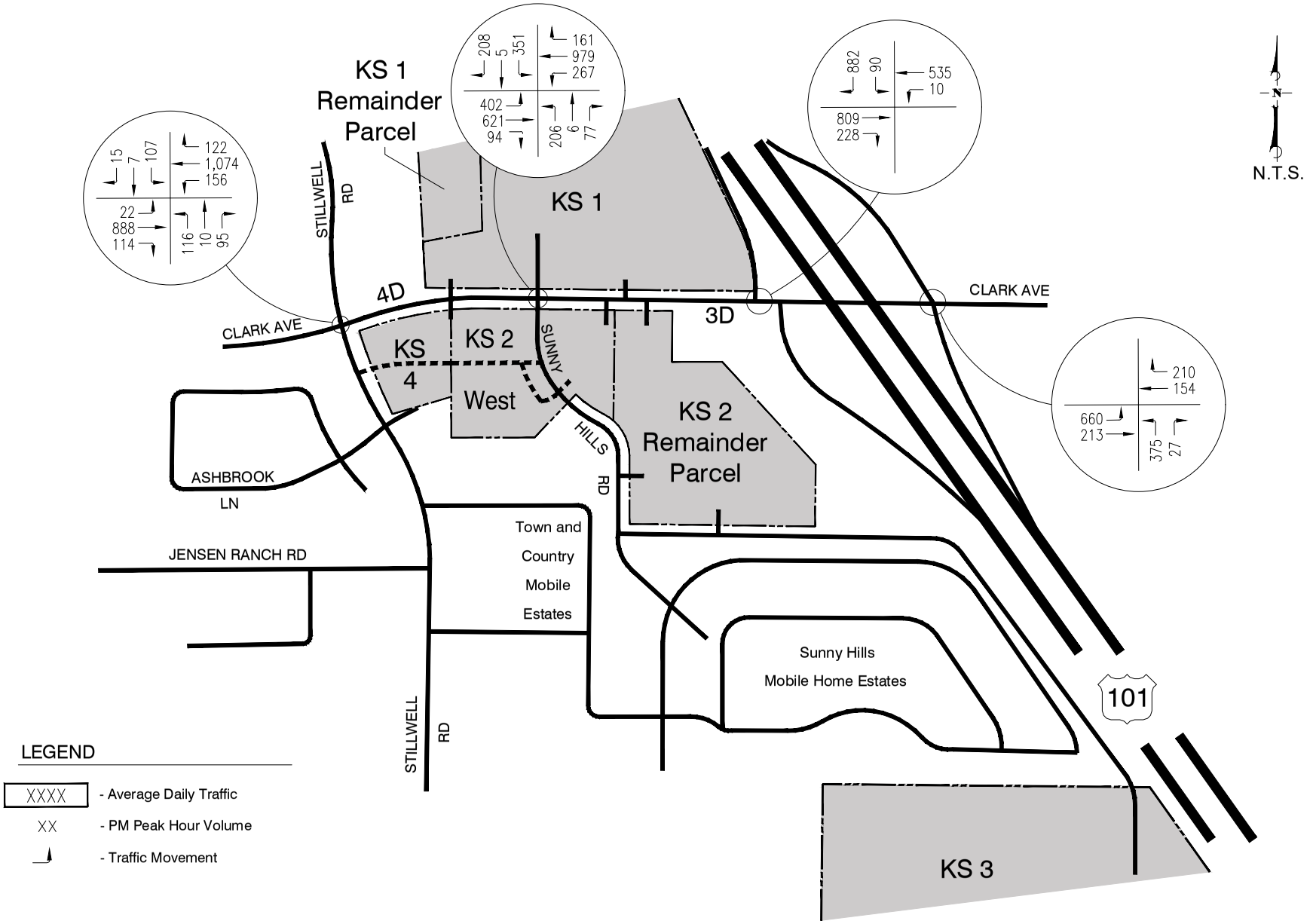
Buildout Traffic Volumes

Trip generation estimates for the remainder parcels of KS 1 and KS 2 were derived from the *Orcutt Community Plan Key Sites 1-4 Buildout Traffic Analysis*[8] and are summarized in Table 8.

Table 10
Project Trip Generation – Buildout Conditions

Key Site	Size	PM Peak Hour Trips		
		In	Out	Total
Key Site 1				
Primary Trips	117,400 SF	115	125	240
Pass-by Trips		73	79	152
Key Site 2				
Primary Trips	124,400 SF	132	144	276
Pass-by Trips		78	84	162

[8] Orcutt Marketplace Project (OCP Key Site 1); Orcutt Community Plan Key Sites 1-4 Buildout Traffic Analysis Material, Pinnacle Traffic Engineering, September 2017



Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

EXHIBIT 10
BUILDOUT CONDITIONS TRAFFIC VOLUMES
KEY SITE 3, ORCUTT, CA

Traffic generated by the remainder parcels of KS 1 and KS 2 was assigned to the study-area roadway network based on distribution patters contained in the *Orcutt Community Plan Key Sites 1-4 Buildout Traffic Analysis,* and peak hour trips were added to the cumulative plus project volumes. The Buildout intersection turning volumes are illustrated in Exhibit 9.

Buildout Intersection Operations

Table 9 summarizes the level of service calculations for the Clark Ave/Sunny Hills Rd intersection and the Clark Avenue Interchange. The calculations for the Clark Ave/Sunny Hills Rd intersection were completed assuming dual eastbound and westbound left-turn lanes. To assess capacity and delays, the analysis was completed using both the ICU and HCM methodologies.

Table 11
Buildout Intersection Peak Hour Levels of Service

Intersection	Control	PM Peak Hour ICU V/C Ratio	PM Peak Hour HCM Delay
2. Sunny Hills Rd/Clark Ave	Signal	0.72/LOS C	33.0 sec/LOS C
3. US 101 SB Ramps/Clark Ave	One-Way Stop	-	30.6 sec/LOS D
4. US 101 NB Ramps/Clark Ave	Signal	0.67/LOS B	22.7 sec/LOS C

Intersections analyzed using both ICU and HCM methodologies.

The data in Table 9 indicates that Clark Avenue/U.S. 101 Southbound Ramps intersection is forecast to operate in the LOS D range under buildout conditions, which would exceed Caltrans' LOS C/D standard. Improvements that would improve operations are outlined in the Mitigations section of this report.

PROJECT SITE ACCESS

Primary access to Key Site 3 is proposed via Sunny Hills Road, which will be realigned to the west through Key Site 2 and connect to Clark Avenue opposite the future main entrance to Key Site 1. The new Clark Avenue/Sunny Hills Road intersection will serve as primary access for Key Sites 1, 2 and 3. Exhibit 7 illustrated the proposed roadway alignment of Sunny Hills Road.

Sunny Hills Road will be constructed to Secondary 1 roadway standards, with four travel lanes between Clark Avenue and the all-way stop controlled intersection at Key Site 2, and two travel lanes between Key Site 2 and Key Site 3.

Secondary access to the site is proposed via a connection to Chancellor Street, an east-west two-lane roadway which connects to Stillwell Road. Chancellor Street is a private road west of Hamilton Lane. The segment of Chancellor Street from the Key Site 3 easement to Stillwell Road will be improved according to County roadway standards. The project is expected to add 203 average daily trips to Chancellor Street, which is expected to carry approximately 500 ADT under project-specific conditions and 800 ADT under cumulative + project conditions.

ORCUTT COMMUNITY PLAN CONSISTENCY

The Orcutt Community Plan contains a number of policies, development standards, and actions for each Key Site to be used to guide development on the sites. The following table lists the traffic related development standards specific to Key Site 3 and where appropriate provides a discussion of how the project maintains consistency with these standards.

Table 12
Orcutt Community Plan Development Standards for Key Site 3

Development Standard	Development Standard	Consistent?
Development Standard KS3-7:	Primary access to the site shall be from the frontage road along U.S. Hwy 101. The existing easement over Site 2 shall be renegotiated to accommodate development of Site 3 and to align with the "preferred access point" intersection. The developer shall coordinate with P&D, Public Works Transportation Division and the Fire Department to ensure appropriate secondary access from Oakbrook Lane.	Yes
Development Standard KS3-8:	The developer shall construct access road improvements along the eastern boundary of Sunny Hills Mobile Home Park in coordination with development on Site 2. Improvements shall include standard County Roadway frontage improvements, landscape screening from U.S. Hwy 101, and a separated, public off road trail. The County shall establish a reimbursement mechanism to allow the costs of such improvements to be shared on a pro-rate basis with the developer Site 2 Once the access road to Site 3 enters the developable area, it should be located away from U.S. Hwy 101.	Yes

MITIGATION MEASURES

Project-Specific Mitigations

The project-specific conditions analysis found that the project would not generate any project-specific impacts at the study-area roadways and intersections. No project-specific mitigations are therefore required.

Cumulative Mitigations

The cumulative conditions analysis found that the project would not generate any cumulative impacts at the study-area roadways and intersections. No cumulative mitigations are therefore required.

Buildout Mitigations

The buildout analysis which includes traffic from the remainder parcels on KS 1 and KS 2 indicated that the Clark Avenue/U.S. 101 SB Ramps intersection is forecast to operate in the LOS D range under buildout conditions. As discussed, the current interchange project will widen Clark Avenue at the Southbound Ramps, restripe the overpass, and realign and signalize the Northbound Ramps. The Clark Avenue/U.S. 101 SB Ramps intersection will remain unsignalized.

Realignment and signalization of the Clark Avenue Interchange (both NB and SB Ramps) is included in the Orcutt Transportation Improvement Plan (OTIP), and is funded by development impact fees (OTIP). The buildout PM peak hour volumes satisfy Warrant 3 – Peak Hour (Part B) contained in the CAMUTCD[9]. Realignment of the SB On-Ramp and signalization of the intersection would result in LOS A operations. The project would pay development impact fees required as part of the standard regulatory process for all new developments to fund their fair share contribution toward OTIP improvements.

Table 13
Mitigated Buildout Intersection Peak Hour Levels of Service

Intersection	Buildout LOS	Buildout Mitigated LOS
Clark Ave/U.S. 101 SB Ramps	30.6 sec/LOS D	0.49/LOS A 7.4 sec/LOS A

■ ■ ■

[9] California Manual on Uniform Traffic Control Devices, 2014 Edition, Revision 4 (March 2019), Caltrans.

TECHNICAL APPENDIX

TABLE OF CONTENTS

Appendix 1 – County Roadway Classifications and Levels of Service Standards

Appendix 2 – PM Peak Hour Intersection Counts

Appendix 3 – Cumulative Projects List

Appendix 4 – Clark Ave/Sunny Hills Rd Signal Plan & U.S. 101 Interchange Improvement Exhibit

Appendix 5 – Key Sites 1 & 2 Remaining Parcels traffic Volumes

Appendix 6 – Intersection Level of Service Calculation Worksheets

- Existing & Existing + Project AM and PM Peak Hour
- Cumulative & Cumulative + Project AM and PM Peak Hour
- Buildout & Buildout + Project AM and PM Peak Hour

Appendix 7 – CAMUTCD Traffic Signal Warrant Worksheets

Appendix 1

County Roadway Classifications and Levels of Service Standards

Roadway Classifications

Classification	Purpose and Design Factors	Design Capacity		LOS C Threshold[1]	
		2 Lane	4 Lane	2 Lane	4 Lane
Primary 1	Roadways designed to serve primarily non-residential development. Roadways would have a minimum of 12-foot wide lanes with shoulders and few curb cuts. Signals would be spaced at 1 mile or more intervals.	19,900	47,760	15,900	38,200
Primary 2	Roadways which serve a high proportion of non-residential development with some residential lots and few or no driveway curb cuts. Lane widths are a minimum of 12 feet with well spaced curb cuts. Signals intervals at a minimum of 1/2 mile.	17,900	42,480	14,300	34,000
Primary 3	Roadways designed to serve non-residential development and residential development. More frequent driveways are acceptable. Potential signal intervals of 1/2-1/4 mile.	15,700	37,680	12,500	30,100
Secondary 1	Roadways designed to primarily serve non-residential development and large lot residential development with well spaced driveways. Roadways would be 2 lanes with infrequent driveways. Signal would generally occur at intersections with primary roads.	11,600	NA	9,300	NA
Secondary 2	Roadways designed to serve residential and non-residential land uses. Roadways would be 2 lanes with close to moderately spaced driveways.	9,100	NA	7,300	NA
Secondary 3	Roadways designed to primarily serve residential with small to medium lots. Roadways are 2 lanes with more frequent driveways.	7,900	NA	6,300	NA

[1] Defined as 80% of Design Capacity.
Source: Santa Barbara County Public Works, Transportation Division.

Appendix 2

PM Peak Hour Intersection Counts

Prepared by National Data & Surveying Services

Stillwell Rd & Clark Ave

Peak Hour Turning Movement Count

ID: 19-02001-002
City: Santa Maria

Day: Wednesday
Date: 01/23/2019

PEAK HOURS	COUNT PERIODS
NONE	NONE
NONE	NONE
04:45 PM - 05:45 PM	04:00 PM - 06:00 PM

Stillwell Rd — SOUTHBOUND

AM	0	0	0	0	0	AM
NOON	0	0	0	0	0	NOON
PM	15	4	35	0	79	PM

Clark Ave — EASTBOUND

AM	NOON	PM	
0	0	766	⇦
0	0	0	↶ 0
0	0	22	↑ 0
0	0	495	→ 0
0	0	78	↷ 0
AM	NOON	PM	

Clark Ave — WESTBOUND

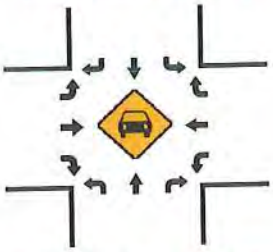
PM	NOON	AM	
56	0	0	0 ↰
697	0	0	0 ←
109	0	0	0 ↶
0	0	0	0 ↷
589	0	0	⇨
PM	NOON	AM	

CONTROL			
0			
TEV	0 AM	0 NOON	1625 PM
PHF			0.94

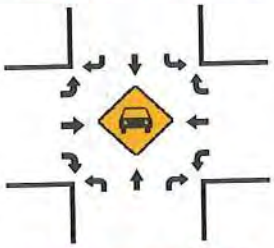
Stillwell Rd — NORTHBOUND

PM	191	0	54	1	59	PM
NOON	0	0	0	0	0	NOON
AM	0	0	0	0	0	AM

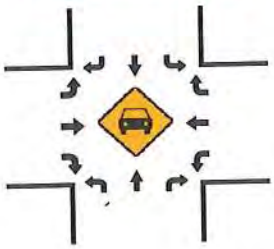
Total Vehicles (AM)



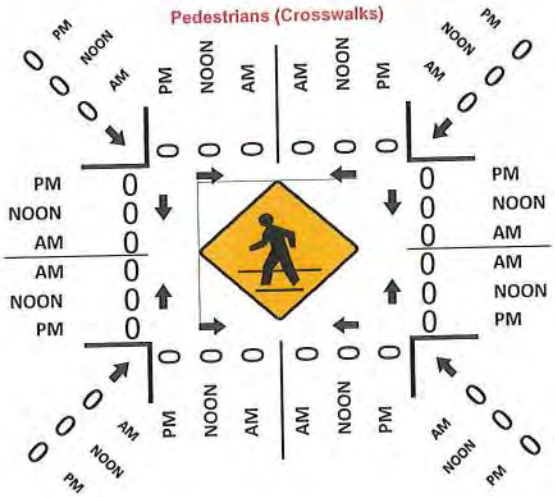
Total Vehicles (NOON)



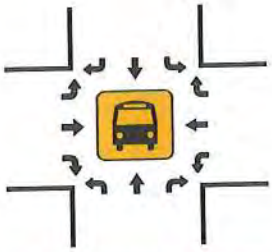
Total Vehicles (PM)



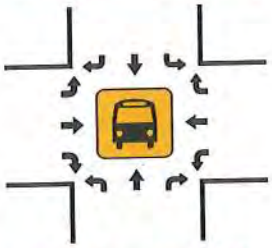
Pedestrians (Crosswalks)



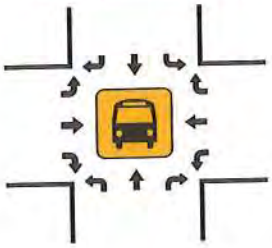
Total Vehicles (AM)



Total Vehicles (NOON)



Total Vehicles (PM)



Prepared by National Data & Surveying Services

Sunny Hills Dwy & Clark Ave

Peak Hour Turning Movement Count

ID: 19-02001-004
City: Santa Maria

Day: Wednesday
Date: 01/23/2019

PEAK HOURS	COUNT PERIODS
NONE	NONE
NONE	NONE
04:30 PM - 05:30 PM	04:00 PM - 06:00 PM

SOUTHBOUND (Sunny Hills Dwy)

AM	0	0	0	0	0	AM
NOON	0	0	0	0	0	NOON
PM	0	0	0	0	0	PM

EASTBOUND (Clark Ave)

AM	NOON	PM	
0	0	855	⇦
0	0	0	↱ 0
0	0	0	↑ 0
0	0	577	→ 0
0	0	15	↳ 0
AM	NOON	PM	

WESTBOUND (Clark Ave)

	PM	NOON	AM
0 ↰	0	0	0
0 ←	848	0	0
0 ↲	16	0	0
0 ↰	1	0	0
⇨	591	0	0
	PM	NOON	AM

NORTHBOUND (Sunny Hills Dwy)

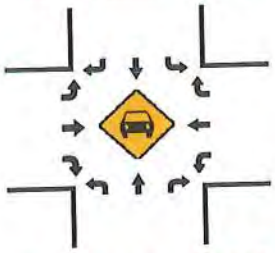
PM	31	0	7	0	13	PM
NOON	0	0	0	0	0	NOON
AM	0	0	0	0	0	AM

0 0 0 0 ↰ ↑ ↱ ↳

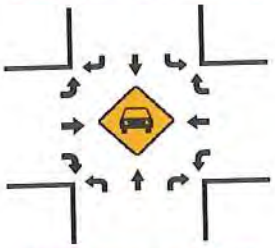
CONTROL

	0		
TEV	0 AM	0 NOON	1477 PM
PHF			0.94

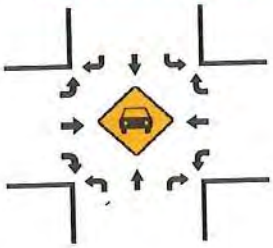
Total Vehicles (AM)



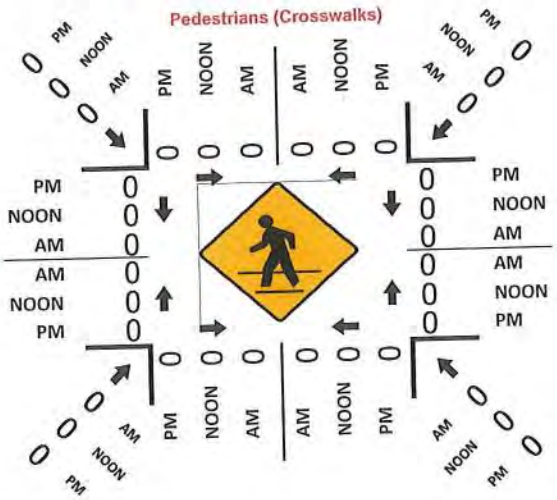
Total Vehicles (NOON)



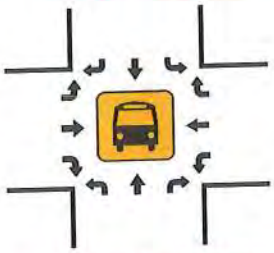
Total Vehicles (PM)



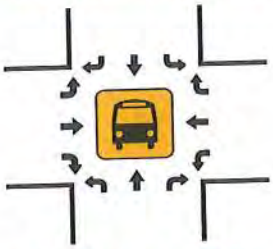
Pedestrians (Crosswalks)



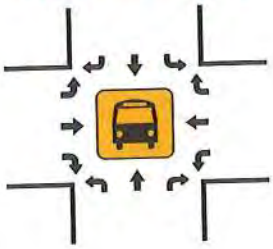
Total Vehicles (AM)



Total Vehicles (NOON)



Total Vehicles (PM)



Prepared by National Data & Surveying Services

US 101 SB Ramps & Clark Ave

Peak Hour Turning Movement Count

ID: 19-02001-005
City: Santa Maria

Day: Wednesday
Date: 01/23/2019

PEAK HOURS	COUNT PERIODS
NONE	NONE
NONE	NONE
04:30 PM - 05:30 PM	04:00 PM - 06:00 PM

US 101 SB Ramps — SOUTHBOUND

AM	0	0	0	0	0	AM
NOON	0	0	0	0	0	NOON
PM	577	0	86	0	0	PM

Clark Ave — EASTBOUND

AM	NOON	PM	
0	0	877	⇦
0	0	0	↶
0	0	0	↑
0	0	522	→
0	0	64	↷

Clark Ave — WESTBOUND

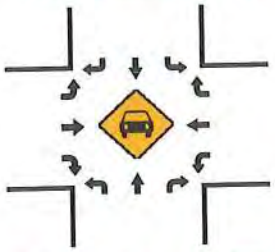
PM	NOON	AM	
0	0	0	↶
300	0	0	←
10	0	0	↶
0	0	0	↶
608	0	0	⇨

US 101 SB Ramps — NORTHBOUND

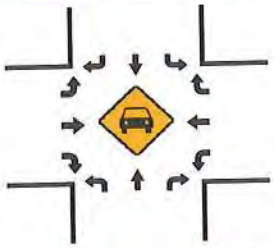
PM	74	0	0	0	0	PM
NOON	0	0	0	0	0	NOON
AM	0	0	0	0	0	AM

CONTROL			
0			
TEV	0 AM	0 NOON	1559 PM
PHF			0.95

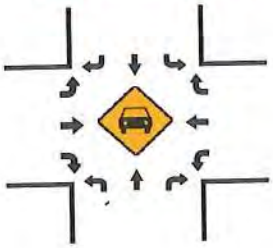
Total Vehicles (AM)



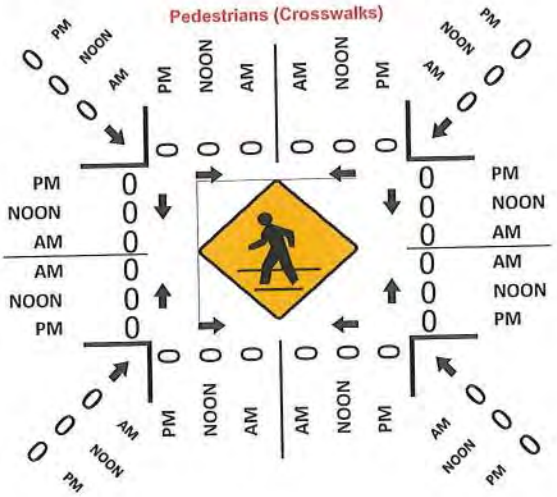
Total Vehicles (NOON)



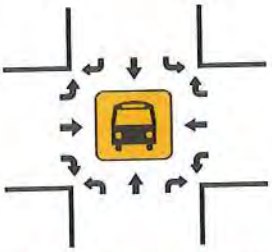
Total Vehicles (PM)



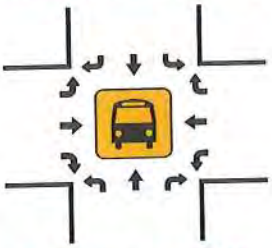
Pedestrians (Crosswalks)



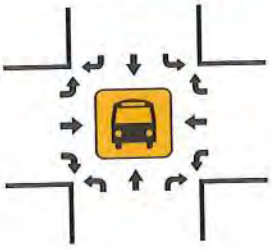
Total Vehicles (AM)



Total Vehicles (NOON)



Total Vehicles (PM)



INTERSECTION DELAY WORKSHEET
Santa Maria

PM PEAK HOUR: 4:30-5:30
43488 - Tuesday
15 SECOND INTERVALS
APPROACH: SOUTHBOUND LEFT

Time Ending	Vehicles in Queue																			Total Approach
4:35 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:40 PM	0	0	0	2	0	0	0	0	0	0	0	0	0	2	1	0	0	0	2	2
4:45 PM	2	0	0	0	1	1	1	1	1	1	4	0	4	0	1	1	0	0	0	0	26
4:50 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
4:55 PM	0	1	0	0	1	1	0	0	0	0	0	0	0	0	0	1	0	1	2	0
5:00 PM	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	1	16
5:05 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	1	1	0	0
5:10 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
5:15 PM	1	1	2	3	0	1	2	0	0	0	0	0	1	1	0	0	1	0	0	1	21
5:20 PM	0	0	0	0	0	0	0	1	0	2	3	3	0	0	0	0	0	0	0	0
5:25 PM	0	0	0	0	0	0	0	1	1	0	0	0	1	2	1	0	0	0	0	0
5:30 PM	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	23
Subtotal:	5	3	3	5	2	3	3	3	2	3	7	5	8	5	4	3	3	3	4	6	86

Total Vehicles in Queue: 80

Total Delay = 80 vehicles x 15 seconds = 1200 seconds

Average Delay Per Vehicle = 1200 seconds / 86 vehicles

14.0 seconds per vehicle + 5.0 seconds control delay = 19.0 sec/veh delay

Prepared by National Data & Surveying Services

US 101 NB Ramps & Clark Ave

Peak Hour Turning Movement Count

ID: 19-02001-006
City: Santa Maria

Day: Wednesday
Date: 01/23/2019

PEAK HOURS	COUNT PERIODS
NONE	NONE
NONE	NONE
04:15 PM - 05:15 PM	04:00 PM - 06:00 PM

US 101 NB Ramps — SOUTHBOUND

AM	0	0	0	0	0	AM
NOON	0	0	0	0	0	NOON
PM	0	0	0	0	622	PM

Clark Ave — EASTBOUND

AM	NOON	PM	
0	0	294	⇦
0	0	0	↱ 0
0	0	412	↑ 0
0	0	171	→ 0
0	0	0	↳ 0
AM	NOON	PM	

Clark Ave — WESTBOUND

	PM	NOON	AM
0 ↰	210	0	0
0 ←	118	0	0
0 ↶	0	0	0
0 ↰	0	0	0
⇨	196	0	0
	PM	NOON	AM

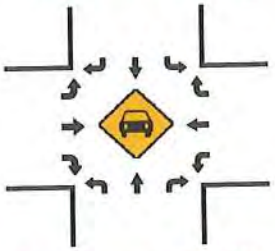
CONTROL

	0		
TEV	0 AM	0 NOON	1112 PM
PHF			0.91

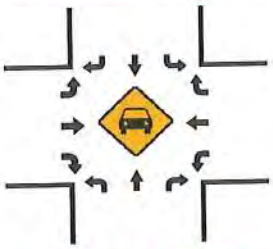
US 101 NB Ramps — NORTHBOUND

PM	0	0	176	0	25	PM
NOON	0	0	0	0	0	NOON
AM	0	0	0	0	0	AM

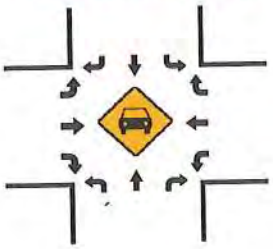
Total Vehicles (AM)



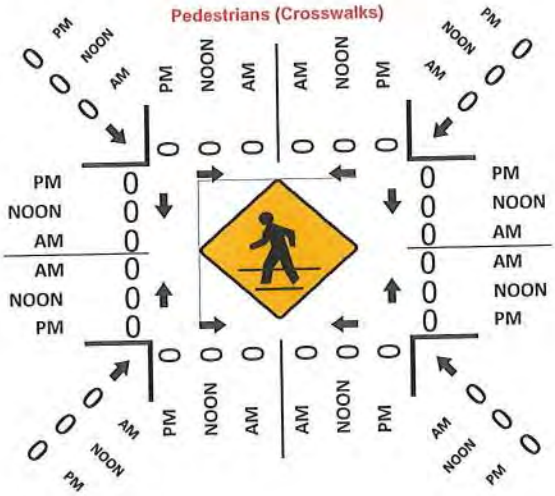
Total Vehicles (NOON)



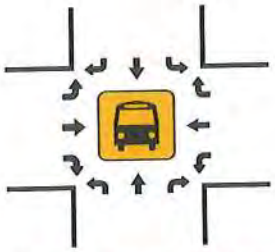
Total Vehicles (PM)



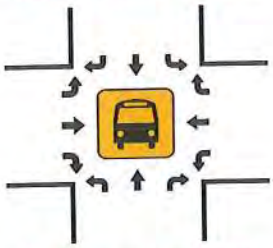
Pedestrians (Crosswalks)



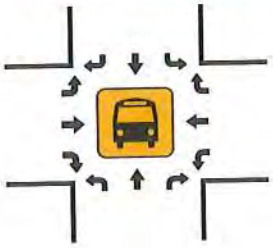
Total Vehicles (AM)



Total Vehicles (NOON)



Total Vehicles (PM)



Appendix 3

Cumulative Projects List

San Antonio Creek

continued ...

Orcutt Community Plan Cumulative Status Summaries:

Status	# Res. Units/Lots	Commr. Sq. Ft.	Industr. Sq. Ft.	Ag Dev. Sq. Ft.
Proposed				
In Process				
Approved				
Under Construction				
Built				
Totals				

San Antonio Creek Cumulative Status Summaries:

Status	# Res. Units/Lots	Commr. Sq. Ft.	Industr. Sq. Ft.	Ag Dev. Sq. Ft.
Proposed				
In Process	8	5,600	0	0
Approved				
Under Construction				
Built				
Totals	***8***	***5,600***	***0***	***0***

Santa Maria Valley

Not within a Community/Specific Plan Area

Use Type	Case Number/ Assigned Staff	Project Name/ APN(s)	Status	# Res. Units/Lots	Commr. Sq. Ft.	Industr. Sq. Ft.	Ag Dev. Sq. Ft.	Misc
Ag Development (excluding wineries)	06DVP-00000-00009 E. Briggs	OSR ENTERPRISES/NRG ENTERPRISES LP 128-096-001 128-096-004 128-096-005	Approved	0	0	0	237,636	0
Institutional (schools, churches, etc)	07GPA-00000-00011 J. Karamitsos	NORTH COUNTY JAIL GENERAL PLAN AMENDMENT 113-210-004 113-210-013	Approved	0	0	0	0	250465

Note: To appear on this report, a CAP must have a primary parcel designated.
For specific information regarding each of these cases
(e.g. project description, location, etc.), please visit the Citizens Access site at: https://aca.sbcountyplanning.org/CitizenAccess/

Use Type	Case Number/ Assigned Staff	Project Name/ APN(s)	Status	# Res. Units/Lots	Commr. Sq. Ft.	Industr. Sq. Ft.	Ag Dev. Sq. Ft.	Misc
Oil and Gas	12DVP-00000-00005 E. Briggs	ERG OIL & GAS PIPELINE DEVELOPMENT PLAN 129-080-006 129-080-007 129-090-016 129-090-021 129-090-032 129-090-033 129-090-037 129-090-038 129-100-014 129-100-015 129-100-025 129-100-034 129-100-035 129-100-036 129-180-007 129-180-008 129-180-013 129-180-015	In Process					2.9 Mile Oil Pipeline
Ag Development (excluding wineries)	15CUP-00000-00011 N. Campbell	CURLETTI FARM EMPLOYE HOUSING 113-240-009	Approved				50,000	
Oil and Gas	15PPP-00000-00001 K. Lehr	EAST CAT CANYON OIL FIELD REDEVELOPMENT 101-040-005	Proposed					

Note: To appear on this report, a CAP must have a primary parcel designated.

For specific information regarding each of these cases
(e.g. project description, location, etc.), please visit the Citizens Access site at: https://aca.sbcountyplanning.org/CitizenAccess/

Use Type	Case Number/ Assigned Staff	Project Name/ APN(s)	Status	# Res. Units/Lots	Commr. Sq. Ft.	Industr. Sq. Ft.	Ag Dev. Sq. Ft.	Misc
Oil and Gas	15PPP-00000-00002 J. Dargel	UCCB PRODUCTION PLAN 101-030-011 101-040-026 129-180-018 129-180-037 129-180-038	Proposed					
Oil and Gas	15TRM-00000-00003 K. Lehr	EAST CAT CANYON OIL FIELD REDEVELOPMENT (TRM 14,813) 101-040-005	Proposed					
Oil and Gas	16AMD-00000-00010 K. Lehr	NORTH GAREY OIL & GAS DRILLING PRODUCTION PLAN 129-180-007	Approved	0	0	0	0	56 wells
Oil and Gas	18EIR-00000-00002 K. Lehr	EAST CAT CANYON OIL FIELD REDEVELOPMENT (TRM 14,813) 101-040-005	Proposed					

Note: To appear on this report, a CAP must have a primary parcel designated.
For specific information regarding each of these cases
(e.g. project description, location, etc.), please visit the Citizens Access site at: https://aca.sbcountyplanning.org/CitizenAccess/

Use Type	Case Number/ Assigned Staff	Project Name/ APN(s)	Status	# Res. Units/Lots	Commr. Sq. Ft.	Industr. Sq. Ft.	Ag Dev. Sq. Ft.	Misc
Oil and Gas	18ZCI-00000-00163 N. Minick	ERG OIL & GAS PIPELINE 129-040-010 129-040-015 129-080-006 129-080-007 129-090-016 129-090-021 129-090-032 129-090-033 129-090-037 129-090-038 129-100-015 129-100-025 129-100-036 129-180-007 129-180-008 129-180-015 129-180-039 129-180-040	In Process					2.9 Mile Oil Pipeline

Not within a Community/Specific Plan Area Cumulative Status Summaries:	Status	# Res. Units/Lots	Commr. Sq. Ft.	Industr. Sq. Ft.	Ag Dev. Sq. Ft.
	Proposed				
	In Process				
	Approved	0	0	0	287,636
	Under Construction				
	Built				
	Totals	***0***	***0***	***0***	***287,636***

Note: To appear on this report, a CAP must have a primary parcel designated.

For specific information regarding each of these cases

(e.g. project description, location, etc.), please visit the Citizens Access site at: https://aca.sbcountyplanning.org/CitizenAccess/

Santa Maria Valley

continued ...

Old Town Orcutt & OCPlan

continued ...

Use Type	Case Number/ Assigned Staff	Project Name/ APN(s)	Status	# Res. Units/Lots	Commr. Sq. Ft.	Industr. Sq. Ft.	Ag Dev. Sq. Ft.	Misc
Commercial	16AMD-00000-00005 D. Eady	ORCUTT UNION PLAZA PHASE II AMENDMENT 105-121-006	Approved	19	16,880	0	0	0

Old Town Orcutt & OCPlan Cumulative Status Summaries:

Status	# Res. Units/Lots	Commr. Sq. Ft.	Industr. Sq. Ft.	Ag Dev. Sq. Ft.
Proposed				
In Process				
Approved	19	16,880	0	0
Under Construction				
Built				
Totals	***19***	***16,880***	***0***	***0***

Orcutt Community Plan

Use Type	Case Number/ Assigned Staff	Project Name/ APN(s)	Status	# Res. Units/Lots	Commr. Sq. Ft.	Industr. Sq. Ft.	Ag Dev. Sq. Ft.	Misc
Residential	02TRM-00000-00010 K. Probert	ADDAMO WINERY/DIAMANTE [TM 14,616] 129-151-042	Under Construction	5	0	0	0	0
Residential	03DVP-00000-00009 J. Zorovich	RICE RANCH DEVELOPMENT PLAN 101-010-013 101-020-004 105-140-016	Under Construction	725	0	0	0	
Commercial	09DVP-00000-00029 J. Gerber	CLARK AVENUE COMMERCIAL 103-750-038	Approved	0	12,875	0	0	0
Residential	10DVP-00000-00002 D. Eady	KEY SITE 30 DEVELOPMENT PLAN 107-250-008	Approved	69	0	0	0	0

Note: To appear on this report, a CAP must have a primary parcel designated.
For specific information regarding each of these cases
(e.g. project description, location, etc.), please visit the Citizens Access site at: https://aca.sbcountyplanning.org/CitizenAccess/

Use Type	Case Number/ Assigned Staff	Project Name/ APN(s)	Status	# Res. Units/Lots	Commr. Sq. Ft.	Industr. Sq. Ft.	Ag Dev. Sq. Ft.	Misc
Residential	10TRM-00000-00003 D. Eady	TERRACE VILLAS TRACT MAP 14,770 129-300-001 129-300-002 129-300-003 129-300-004 129-300-005 129-300-006 129-300-007 129-300-008 129-300-009 129-300-010 129-300-011 129-300-012 129-300-013 129-300-014 129-300-015 129-300-016 129-300-017 129-300-018 129-300-019 129-300-020	Approved	16	0	0	0	0
Residential	13DVP-00000-00010 D. Eady	KEY SITE 3 DEVELOPMENT PLANS 129-151-026	In Process	0	0	0	0	
Commercial	14GPA-00000-00020 N. Campbell	Oasis General Plan Amendment 105-020-063 105-020-064			15,333			
Commercial	15DVP-00000-00009 D. Eady	ORCUTT PUBLIC MARKETPLACE 129-120-024	Proposed	252	211,264			

Note: To appear on this report, a CAP must have a primary parcel designated.
For specific information regarding each of these cases
(e.g. project description, location, etc.), please visit the Citizens Access site at: https://aca.sbcountyplanning.org/CitizenAccess/

Use Type	Case Number/ Assigned Staff	Project Name/ APN(s)	Status	# Res. Units/Lots	Commr. Sq. Ft.	Industr. Sq. Ft.	Ag Dev. Sq. Ft.	Misc
Residential	15ZCI-00000-00031 D. Eady	KEY SITE 30 MR-O APARTMENTS AND FINE GRADING 107-250-008	Under Construction	214				
Commercial	16DVP-00000-00009 D. Eady	ORCUTT GATEWAY RETAIL CENTER (KEY SITE 2) 129-280-001	In Process		49,921			
Residential	16SPP-00000-00001 D. Eady	THE NEIGHBORHOODS OF WILLOW CREEK & HIDDEN CANYON SPECIFIC PLAN 113-250-015 113-250-016 113-250-017	Proposed	146				
Residential	16ZCI-00000-00002 D. Eady	KEY SITE 3 NEW MULTI-FAMILY RESIDENTIAL PROJECT 129-151-026	In Process	160				

Orcutt Community Plan Cumulative Status Summaries:

Status	# Res. Units/Lots	Commr. Sq. Ft.	Industr. Sq. Ft.	Ag Dev. Sq. Ft.
Proposed	398	211,264		
In Process	160	49,921	0	0
Approved	85	12,875	0	0
Under Construction	944	0	0	0
Built				
Totals	***1,587***	***289,393***	***0***	***0***

Note: To appear on this report, a CAP must have a primary parcel designated.
For specific information regarding each of these cases
(e.g. project description, location, etc.), please visit the Citizens Access site at: https://aca.sbcountyplanning.org/CitizenAccess/

Santa Maria Valley Cumulative Status Summaries:

Status	# Res. Units/Lots	Commr. Sq. Ft.	Industr. Sq. Ft.	Ag Dev. Sq. Ft.
Proposed	398	211,264		
In Process	160	49,921	0	0
Approved	104	29,755	0	287,636
Under Construction	944	0	0	0
Built				
Totals	***1,606***	***306,273***	***0***	***287,636***

Santa Ynez Valley

Not within a Community/Specific Plan Area

Use Type	Case Number/ Assigned Staff	Project Name/ APN(s)	Status	# Res. Units/Lots	Commr. Sq. Ft.	Industr. Sq. Ft.	Ag Dev. Sq. Ft.	Misc
Commercial	15DVP-00000-00012 J. Ritterbeck	NOJOQUI RANCH TIER II WINERY 081-020-024	Under Construction		12,500			

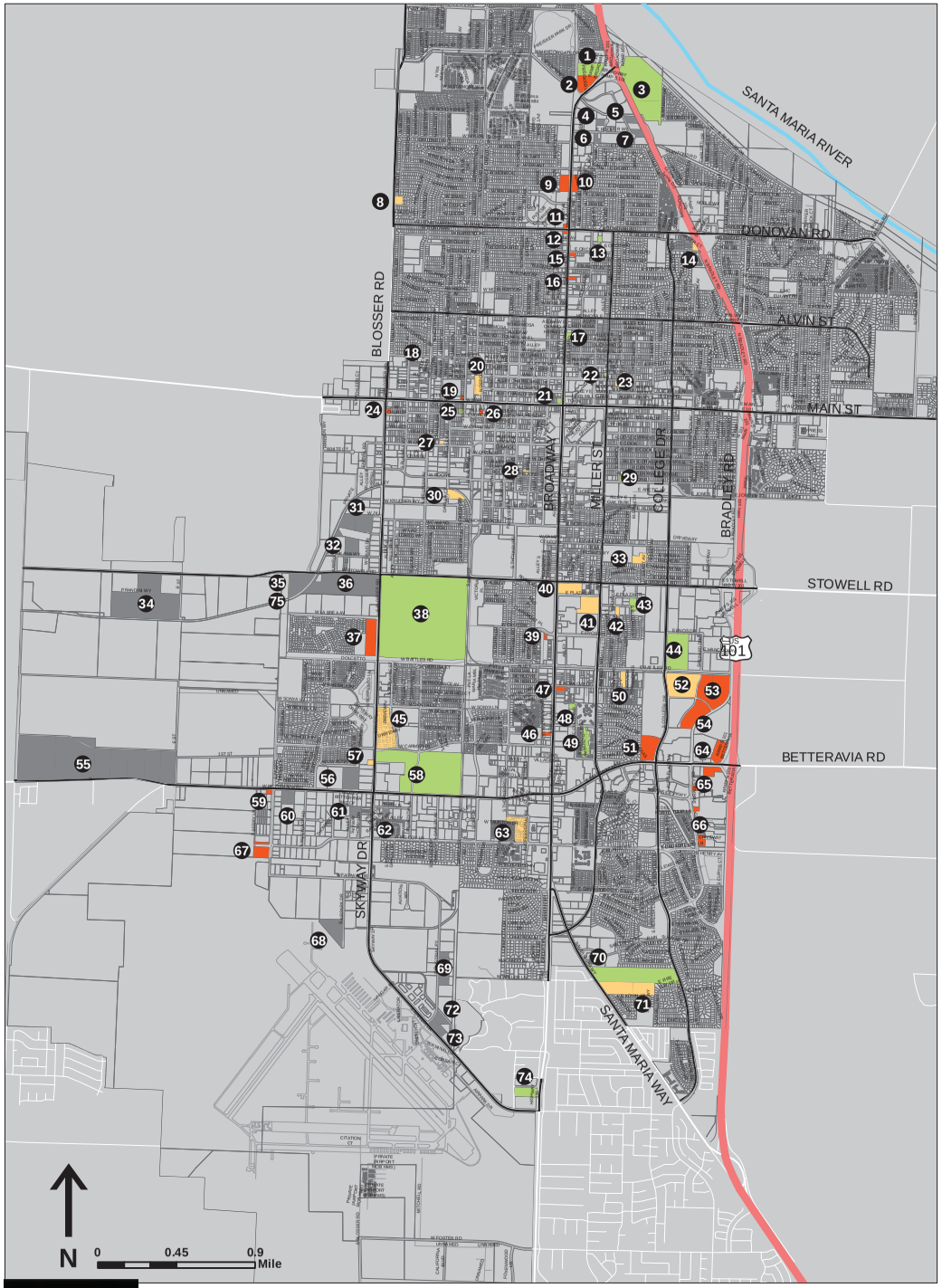
Not within a Community/Specific Plan Area Cumulative Status Summaries:

Status	# Res. Units/Lots	Commr. Sq. Ft.	Industr. Sq. Ft.	Ag Dev. Sq. Ft.
Proposed				
In Process				
Approved				
Under Construction		12,500		
Built				
Totals		***12,500***		

Santa Ynez Valley Plan Area

Use Type	Case Number/ Assigned Staff	Project Name/ APN(s)	Status	# Res. Units/Lots	Commr. Sq. Ft.	Industr. Sq. Ft.	Ag Dev. Sq. Ft.	Misc
Mines	03CUP-00001-00024 J. Dargel	GRANITE GARDNER RANCH MINING REVISIONS PROJECT 137-270-015 137-270-032	In Process	0	0	0	0	250,000 tons/yr

Note: To appear on this report, a CAP must have a primary parcel designated.
For specific information regarding each of these cases
(e.g. project description, location, etc.), please visit the Citizens Access site at: https://aca.sbcountyplanning.org/CitizenAccess/



Residential

8 Cox Bungalows
1141 W Cox Ln
29 unit affordable apartments

14 Biely Bradley Apartments
1400 N Bradley Rd
8 unit apartments

20 Residences at Depot Street
301 N Depot St
80 unit affordable apartments

23 School Mill Apartments
424 E Mill St
5 unit apartments

27 Casa Buena Court
905 W Cook St
4 dwelling units

28 Ormonde Apartments
521 S Pine St
4 unit apartments

30 Oakley Court Apartments
600 Block S Oackley Ct
30 unit apartments

33 Sierra Madre Cottages
624 E Camino Colegio
39 unit affordable senior apartments

40 Vandenberg Senior Residences
1314 S Broadway
52 unit senior apartment addition

41 Centennial Square
Miller St at Plaza Dr
138 unit apartments

42 Barcellus Senior Apartments
502 E Barcellus Ave
80 unit senior apartments

45 Harvest Glen Gardens
Sonya Ln at Blosser Rd
126 single-family homes

50 Newlove East Apartments
575 E Newlove Dr
16 unit apartments

52 Easton Apartments
E Battles Rd at College Dr
318 unit apartments

57 SerraMonte Townhomes
2065 S Blosser Rd
81 unit townhomes

63 Refugio
W McCoy Ln at Professional Pkwy
125 unit townhomes

71 Northman Residential
Santa Maria Wy at E Dauphin St
63 single-family residences

Commercial

2 Preisker Commercial Center
N Broadway at Preisker Ln
108 rm hotel, drive thru rest, retail

9 Broadway Commons
1700 block of N Broadway
26,879 sq ft commercial center

10 Dorion Map
1790 N Broadway
Subdivide parcel into 2 comm lots

11 Peppertree Chevron
1601 N Broadway
1,675 sq ft retail & 12 fuel pumps

12 Santa Maria Alliance
1519 N Broadway
New canopy & site improvements

15 Orchard St Corner Market
1334 N Broadway
1,034 sq ft addition

16 Superior Sound Systems
1108 N Broadway
1,800 sq ft building

19 76 Gas Station
815 W Main St
1,160 sq ft retail & 8 fuel pumps

24 Blosser Coin Laundry
122 S Blosser Rd
4,410 sq ft coin laundry facility

26 Hassin Retail Building
711 W Church St
4,000 sq ft retail building

37 Westgate Marketplace
S Blosser Rd at W Battles Rd
68,000 sq ft commercial center

39 Joshi Commercial
116 W Enos Dr
3,200 sq ft retail

46 Smile Santa Maria Dental
1925 S Broadway
7,750 sq ft dental office

47 McDonald's
1710 S Broadway Ave
4,554 sq ft drive thru restaurant

51 Enos Ranchos Mercado
E Betteravia Rd at S College Dr
80,900 sq ft shopping center

53 Enos Auto Center North
Lots 2-7 of Enos Ranchos
Design/layout of auto center

53 Lot 5 Auto
Lot 5 Enos Ranchos
29,000 sq ft auto dealership

53 Toyota
Lot 4 Enos Ranchos
73,000 sq ft auto dealership

53 Home Motors
S Bradley Rd & E Battles Rd
52,000 sq ft auto dealership

54 Enos Auto Center South
Lots 8-11 Enos Ranchos
Design/layout of auto center

54 Lot 11 Auto
Lot 11 Enos Ranchos
28,000 sq ft auto dealership

54 Honda
Lot 10 Enos Ranchos
44,900 sq ft auto dealership

54 Splash N Dash
Lot 8 Enos Ranchos
8,200 sq ft car wash

59 A Street Deli
W Betteravia Rd at A St
4,420 sq ft retail bldg

64 CoastHills Corporate Facility
E Betteravia Rd at Highway 101
81,800 sq ft 3 story building

65 Santa Maria Freeway Center
1000 E Betteravia Rd
23,455 sq ft retail center

66 Crossroads Expansion Pads
2100-2300 S Bradley Rd
27,700 sq ft retail on 3 pads

67 VTC Enterprises (Phase 2)
2445 A St
6,187 sq ft vocational training bldg

Industrial

4 Chavez Farming
1965 Roemer Pl
16,000 sq ft office & warehouse

5 Santa Maria Tire Company
1900 block of N Preisker Ln
8,000 sq ft tire sales/service bldg

6 SMOOTH Bus Wash
240 E Roemer Wy
1,134 sq ft bus wash building

7 Estrada Produce
1900 block of N Preisker Ln
9,915 sq ft produce sales/distrib

18 Candyman Shop
320 N Russell Ave
6,670 sq ft multi-tenant bldg

31 Gold Coast Packing
1205 and 1211 W Craig Dr
101,167 sq ft facility

32 Distribution Center
1259 Furukawa Way
30,000 sq ft addition

34 Bonita Packing Expansion
1850 W Stowell Rd
173,270 sq ft addition

35 Bishop Grande, LLC
W Stowell Rd at SMV Railroad
12 industrial lots

36 Lineage Logistics
1315 S Blosser Rd
210,000 sq ft processing facility

55 Windset Farms Greenhouse 7-9
1650 Black Rd
4.3 mil sq ft greenhouse & 93k bldg

56 Betteravia Self Storage
1265 W Betteravia Rd
109,955 sq ft self storage facility

60 CCLI Self Storage
1400 Blk of W Betteravia Rd
122,000 sq ft self storage facility

60 DMS Electric
2224 S Westgate Rd
10,000 sq ft bldg

61 Tava Corp
2329 Thompson Way
33,000 sq ft mult-tenant complex

62 Matress Xpress
100 Tama Ln
22,917 sq ft office/warehouse bldg

68 2811 Center
2811 Airpark Dr
51,200 sq ft of office in 2 bldgs

69 Platino Development
2900 block Industrial Pkwy
48,717 sq ft in 4 bldgs on 4 lots

72 The Gas Company
3138 Industrial Pkwy
natural gas fueling station

73 Skyway Office
3200 Skyway Drive
19,800 sq ft office bldg

Mixed Use/Other

1 Carpenter's Union Training
2210 N Preisker Ln
30,000 sq ft vocational training

3 Rivergate - Roemer Ranch
N Broadway/Hwy 101 Intchg
General Plan Amend & Rezone

13 Clean N Dash
214 E Donovan Rd
2 res units, 6,720 sq ft com

17 The Kitchen
600 N Broadway
7,795 sq ft com/res mixed use

21 Gateway Mixed Use
101 N Broadway
33,700 sq ft 4 story mixed use bldg

22 Bathia Mixed Use
311 N Miller Street
1,533 sq ft comm & 6 res units

25 D&J Sober Living Facility
819 W Church, 113 S Benwiley
mixed-use w/trans housing & off

29 Boone Street Market
501 E Boone St
2,280 sq ft add to market & 2 units

38 Blosser Southeast
S Blosser Rd at W Battles Rd
Amend Blosser Southeast SP

43 Skilled Nursing Center
526 E Plaza Dr
99 bed skilled nursing facility

44 First Christian Church
1550 College Dr
78,454 sq ft church expansion

48 Crucified Life Church
NW/c S McClelland Street
11,700 sq ft church bldg

49 Celebration I, II, III
S Miller St at E Inger Dr
56 homes/33 senior/7,000 sqft comm

58 Betteravia Plaza
W Betteravia Rd at SMVRR
272 apts & 381,250 sq ft retail/off

70 First Baptist Church Master Plan
2970 Santa Maria Way
Site Master Plan

74 Lakeview Mixed Use
NW/c S Broadway & Skyway Dr
164 apts & 11,000 sq ft comm

75 Central Cost Truck Center
W Stowell Rd & Hanson Way
37,300 sq ft building

76 Phillips 66
Various Locations
Replacement of exisiting Line 300

City of Santa Maria

MAJOR DEVELOPMENTS (JULY 2019)

RESIDENTIAL
COMMERCIAL
INDUSTRIAL
MIXED USE/OTHER

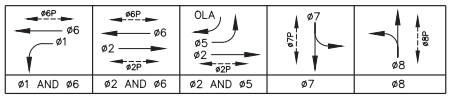
Appendix 4

Clark Ave/Sunny Hills Rd Signal Plan & U.S. 101 Interchange Improvement Exhibit

PROJECT CONSTRUCTION NOTES (THIS SHEET)

1. ELECTRICAL SERVICE POINT. CONTRACTOR SHALL COORDINATE SERVICE CONNECTION WITH P.G.&E. TWO WEEKS PRIOR TO COMMENCING ANY INSTALLATION AND CONNECTION WORK. CONTRACTOR SHALL PROVIDE PG&E CONDUIT AND CONDUCTORS AS REQUIRED BY PG&E.
2. FURNISH AND INSTALL TYPE III-BF SERVICE PEDESTAL AND EQUIPMENT (DOOR SHALL FACE NORTH). REFER TO CALTRANS STD. PLAN ES-2E AND "120/240 V. SERVICE WIRING DIAGRAM" (PROVIDED BY COUNTY) ON SHEET E-2.
3. INSTALL COUNTY FURNISHED MODEL 2070E CONTROLLER ASSEMBLY AND AUXILIARY EQUIPMENT IN MODEL 332L CABINET (DOOR SHALL FACE WEST). REFER TO CALTRANS STD. ES-3C. INSTALL COUNTY FURNISHED BATTERY BACKUP SYSTEM (BBS). BBS CABINET SHALL BE MOUNTED ON THE TRAFFIC SIGNAL CONTROLLER CABINET.
4. INSTALL COUNTY FURNISHED VEHICLE DETECTION VIDEO CAMERA ON LUMINAIRE ARM.
5. VEHICLE VIDEO DETECTION ZONE (6'X35').
6. VEHICLE VIDEO DETECTION ZONE (6'X60').
7. VEHICLE VIDEO DETECTION ZONE (6'X6').
8. BICYCLE VIDEO DETECTION ZONE (4'X20').
9. FURNISH AND INSTALL NON-ILLUMINATED STREET NAME SIGN (NISNS) ON SIGNAL MAST ARM PER NISNS DETAILS ON SHEET E-3. REFER TO POLE AND EQUIPMENT SCHEDULE ON SHEET E-2 FOR SIGN LEGENDS.
10. CONTRACTOR SHALL MOUNT PHASE 2 SIGNAL HEAD ABOVE SIGNAL MAST ARM WITH SV-1-T BRACKET (H=18' MIN).
11. FURNISH AND INSTALL R73-5(CA) SIGN (36"X36") ON SIGNAL MAST ARM. MOUNT SIGN PER "DETAIL U" ON CALTRANS STD. PLAN ES-7N.
12. FURNISH AND INSTALL R73-6(CA) SIGN (36"X30") ON SIGNAL MAST ARM. MOUNT SIGN PER "DETAIL U" ON CALTRANS STD. PLAN ES-7N.
13. FURNISH AND INSTALL R61-15(CA) SIGN (48"X36") ON SIGNAL MAST ARM. MOUNT SIGN PER "DETAIL U" ON CALTRANS STD. PLAN ES-7N.
14. INSTALL 2-INCH CONDUIT AND SIGNAL INTERCONNECT CABLE (SIC) TO EXISTING CONTROLLER AT THE STILLWELL ROAD INTERSECTION (SEE DETAILS ON SHEET E-3).

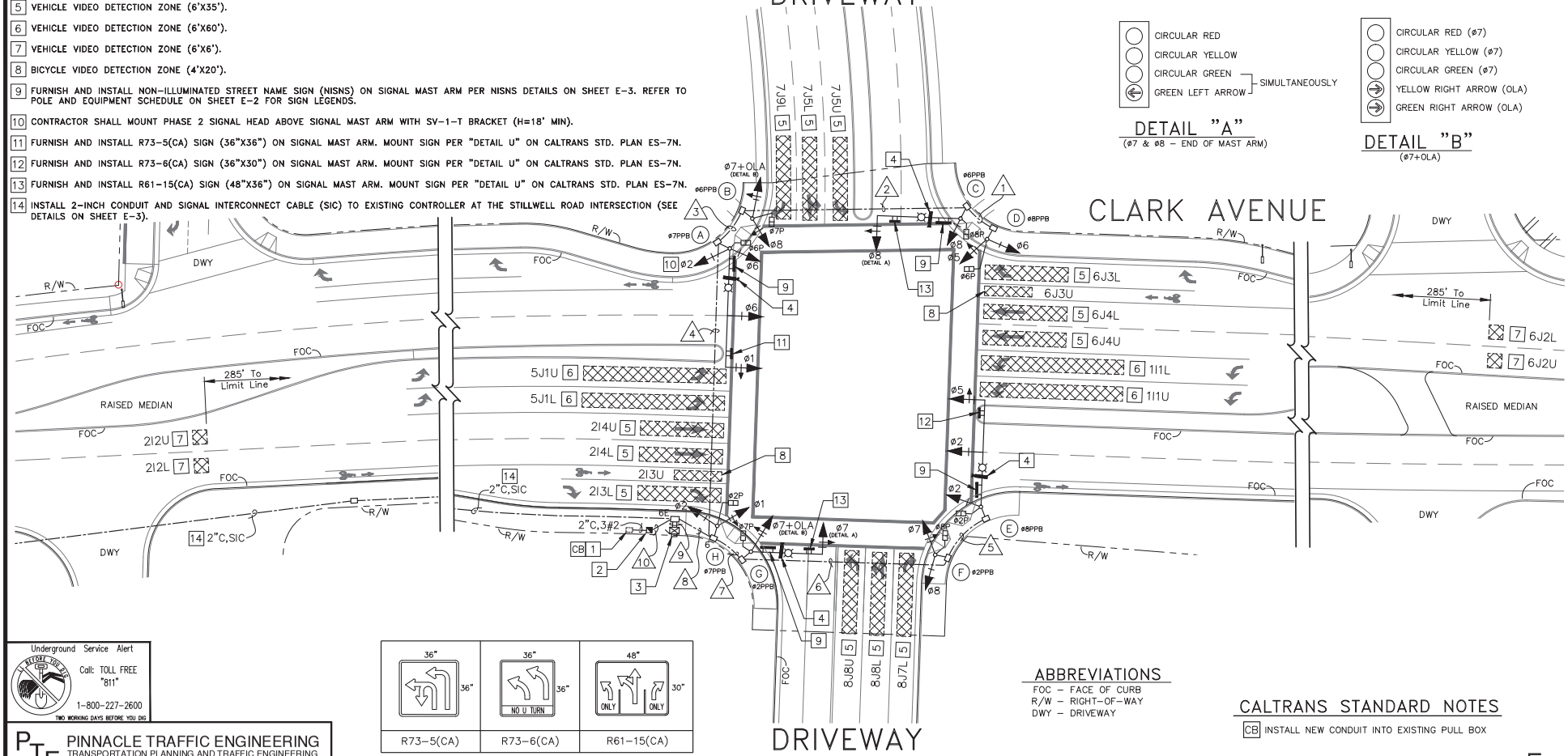
PHASE DIAGRAM



SCALE: 1"=20'

DETAIL "A"
(ø7 & ø8 – END OF MAST ARM)

DETAIL "B"
(ø7+OLA)



ABBREVIATIONS

FOC – FACE OF CURB
R/W – RIGHT-OF-WAY
DWY – DRIVEWAY

CALTRANS STANDARD NOTES

CB INSTALL NEW CONDUIT INTO EXISTING PULL BOX

Underground Service Alert
Call: TOLL FREE "811"
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

PTE PINNACLE TRAFFIC ENGINEERING
TRANSPORTATION PLANNING AND TRAFFIC ENGINEERING
9452 TELEPHONE ROAD, #440 VENTURA, CA 93004
(805) 644-9260 / (831) 639-9260 PTE@SBCGLOBAL.NET

E-1

REV.	DESCRIPTION:	DATE:	APPD. BY:

PINNACLE TRAFFIC ENGINEERING DESIGNED BY:

LARRY D. HAIL, P.E.
RCE 53,279

REGISTERED PROFESSIONAL ENGINEER — LARRY D. HAIL — No. 53,279 — Exp. 6-30-19 — CIVIL — STATE OF CALIFORNIA

DESIGNED BY	SCALE:
LDH	HORIZ. 1"=20'
DRAWN BY SM	DATE: 7/6/18
CHECKED BY LDH	

COUNTY OF SANTA BARBARA
DEPARTMENT OF PUBLIC WORKS
TRANSPORTATION DIVISION

FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES 0 1 2 3

REVIEWED BY:
DIRECTOR OF PUBLIC WORKS DATE
APPROVED BY:
SANTA BARBARA COUNTY FLOOD CONTROL DATE

KEY SITE 1
ORCUTT MARKETPLACE
SIGNAL AND LIGHTING PLANS

PTE REF. NO. #309-A
COUNTY REF. NO. --
SHEET: 20 OF 22

Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
05	SB	101	82.18	32	44

REGISTERED CIVIL ENGINEER — DATE 08/12/19

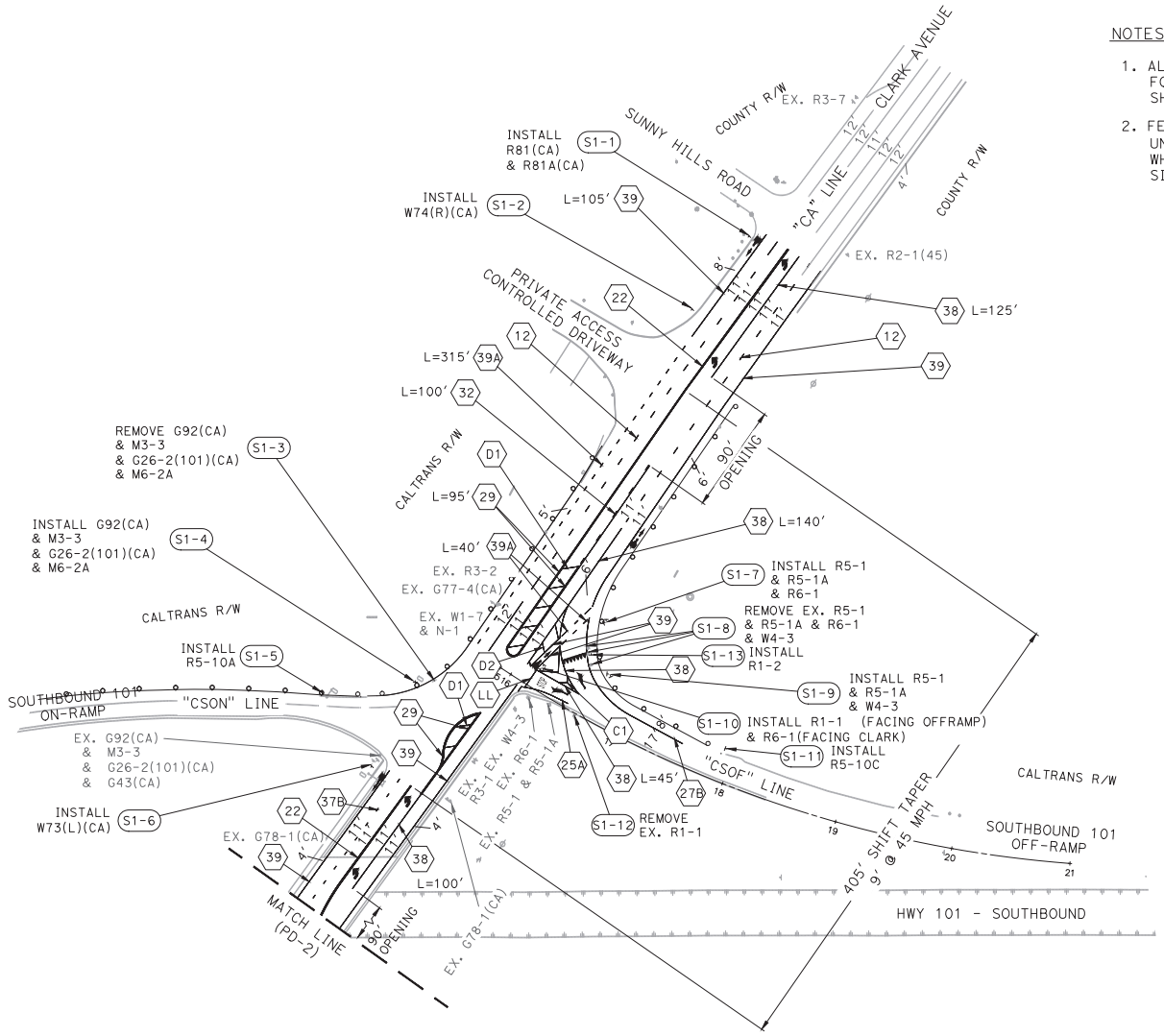
PLANS APPROVAL DATE

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.

REGISTERED PROFESSIONAL ENGINEER — HEATHER GARDNER — No. 86989 — Exp. 03/31/21 — CIVIL — STATE OF CALIFORNIA

NOTES:

1. ALL EXISTING SIGNS NOT SHOWN FOR REMOVAL OR RELOCATION SHALL REMAIN IN PLACE
2. FEDERAL SIGN CODES ARE SHOWN UNLESS DESIGNATED BY (CA) WHICH INDICATES A CALIFORNIA SIGN CODE



LEGEND:

- (#) TRAFFIC STRIPE DETAIL NUMBER PER CALTRANS MODIFIED STANDARD PLANS A20A, A20B, A20C, A20D
- (C1) INSTALL 12" WHITE CHEVRON PAVEMENT MARKING AT 10' O.C.
- (C2) INSTALL 8" WHITE CHEVRON PAVEMENT MARKING AT 50' O.C.
- (CW) INSTALL 12" WHITE BASIC CROSSWALK PAVEMENT MARKING
- (D1) INSTALL 12" YELLOW DIAGONAL PAVEMENT MARKING AT 20' O.C.
- (D2) INSTALL 12" WHITE DIAGONAL PAVEMENT MARKING AT 20' O.C.
- (LL) INSTALL 12" LIMIT LINE PAVEMENT MARKING
- TYPE I 24'-0" ARROW
- TYPE II ARROW
- TYPE III ARROW
- TYPE IV ARROW
- BIKE LEGEND AND ARROW WITH A 6' GAP BETWEEN SYMBOL AND ARROW
- STOP — STOP PAVEMENT MESSAGE
- SIGNAL AHEAD — SIGNAL AHEAD PAVEMENT MESSAGE
- YIELD LINE
- (S#-#) ROADSIDE SIGN NUMBER

PAVEMENT DELINEATION AND SIGN PLAN

SCALE: 1" = 50'

PD-1

THIS PLANS ACCURATE FOR PAVEMENT DELINEATION AND SIGN WORK ONLY

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION — Caltrans

FUNCTIONAL SUPERVISOR | CALCULATED-DESIGNED BY | CHECKED BY | REVISED BY | DATE REVISED

LAST REVISION 07-02-19 | DATE PLOTTED => 12-Aug-2019 | TIME PLOTTED => 16:37

BORDER LAS REVISED 7/2/2010 | USERNAME => Hanball, Maher | DGN FILE => Signing_Striping.dwg | RELATIVE BORDER SCALE IS IN INCHES 0 1 2 3 | UNIT 0000 | PROJECT NUMBER & PHASE 05130000571

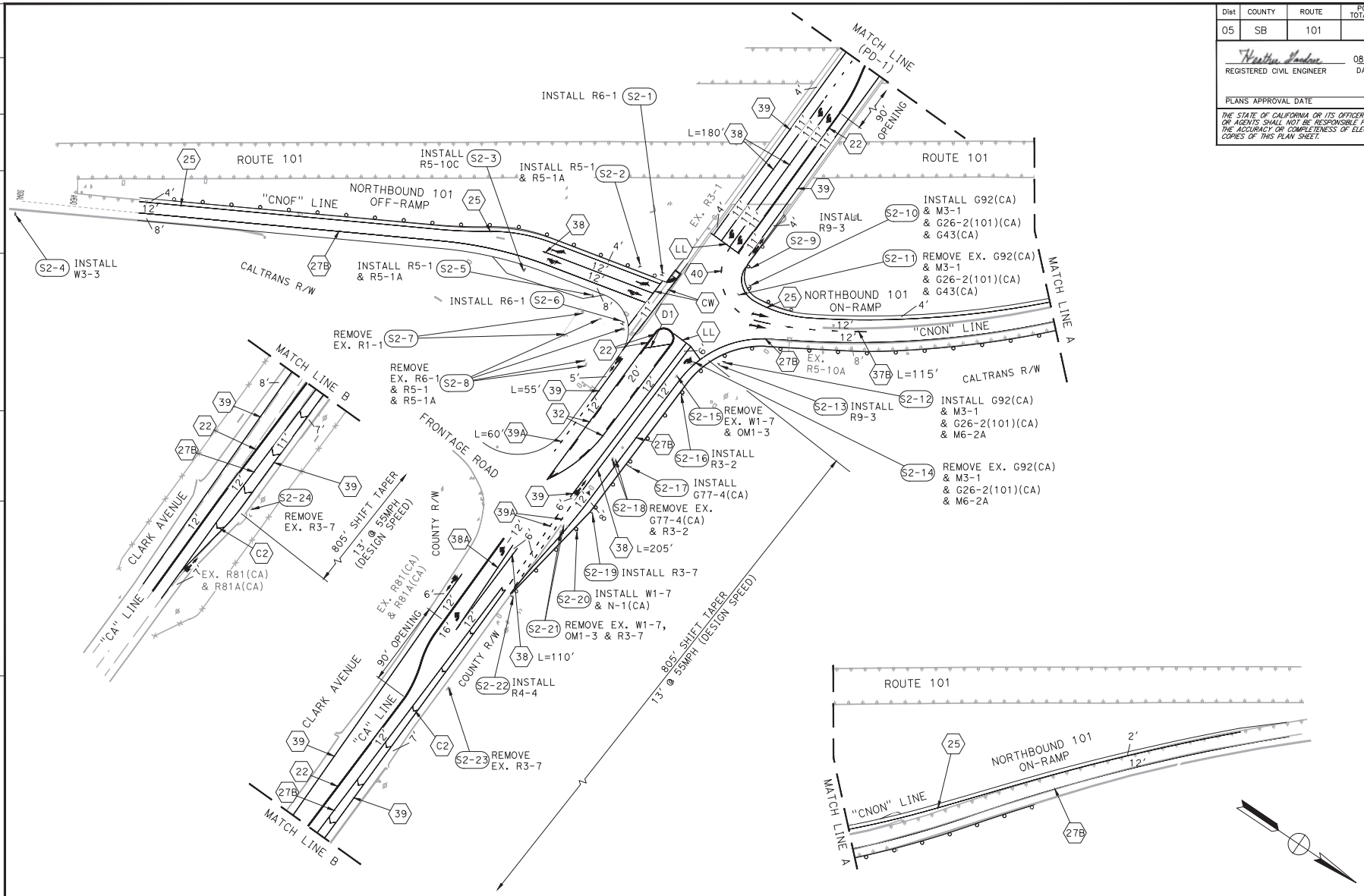
Dist	COUNTY	ROUTE	POST MILES TOTAL PROJECT	SHEET No.	TOTAL SHEETS
05	SB	101	82.18	33	44

REGISTERED CIVIL ENGINEER — 08/12/19 DATE

PLANS APPROVAL DATE

HEATHER GARDNER No. 86989 Exp. 03/31/21 CIVIL STATE OF CALIFORNIA — REGISTERED PROFESSIONAL ENGINEER

THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN SHEET.



PAVEMENT DELINEATION AND SIGN PLAN

SCALE: 1" = 50′

THIS PLANS ACCURATE FOR PAVEMENT DELINEATION AND SIGN WORK ONLY

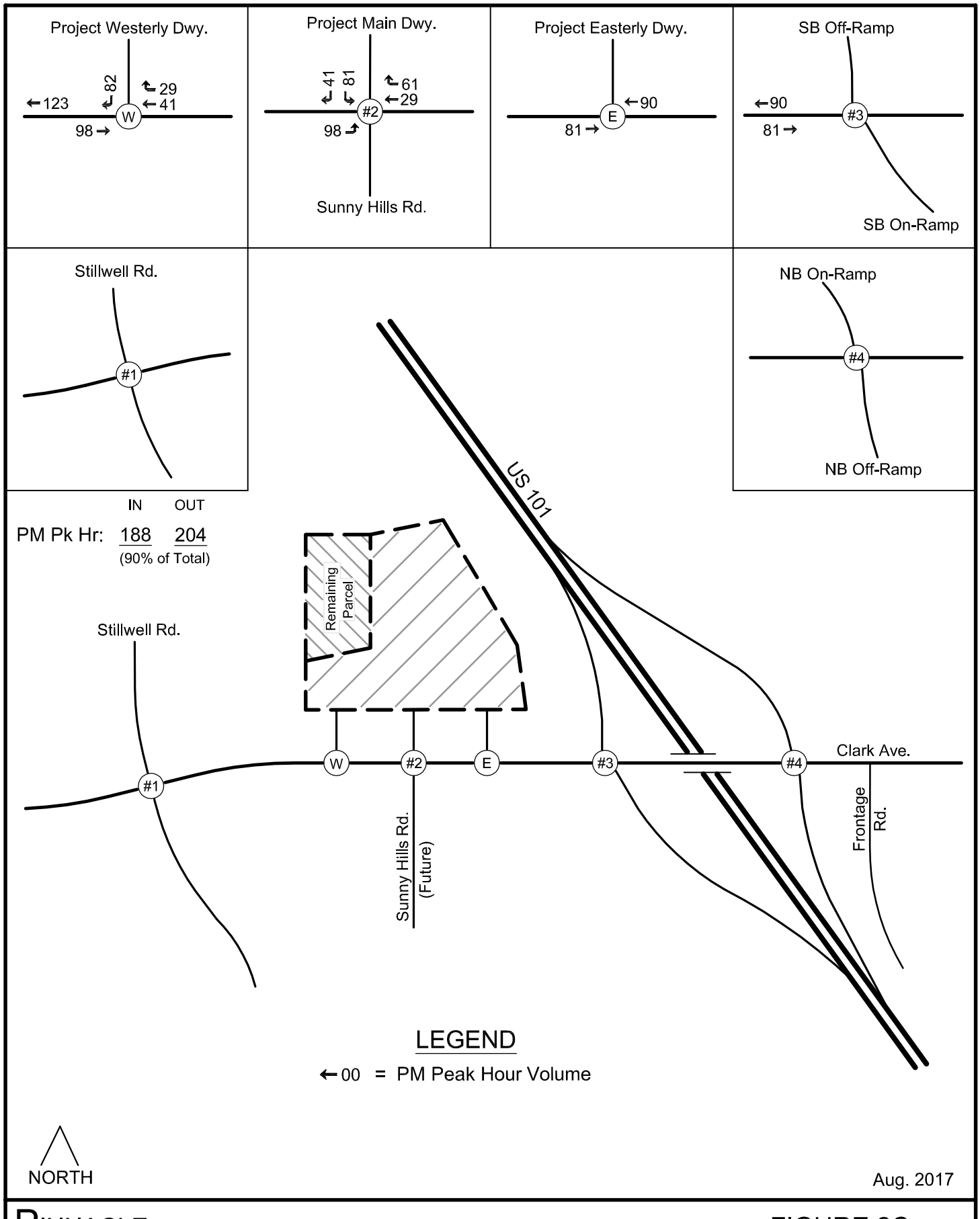
PD-2

STATE OF CALIFORNIA - DEPARTMENT OF TRANSPORTATION | FUNCTIONAL SUPERVISOR | CALCULATED-DESIGNED BY | CHECKED BY | REVISED BY | DATE REVISED

LAST REVISION 07-02-19 | DATE PLOTTED => 12-Aug-2019 | TIME PLOTTED => 16:38

Appendix 5

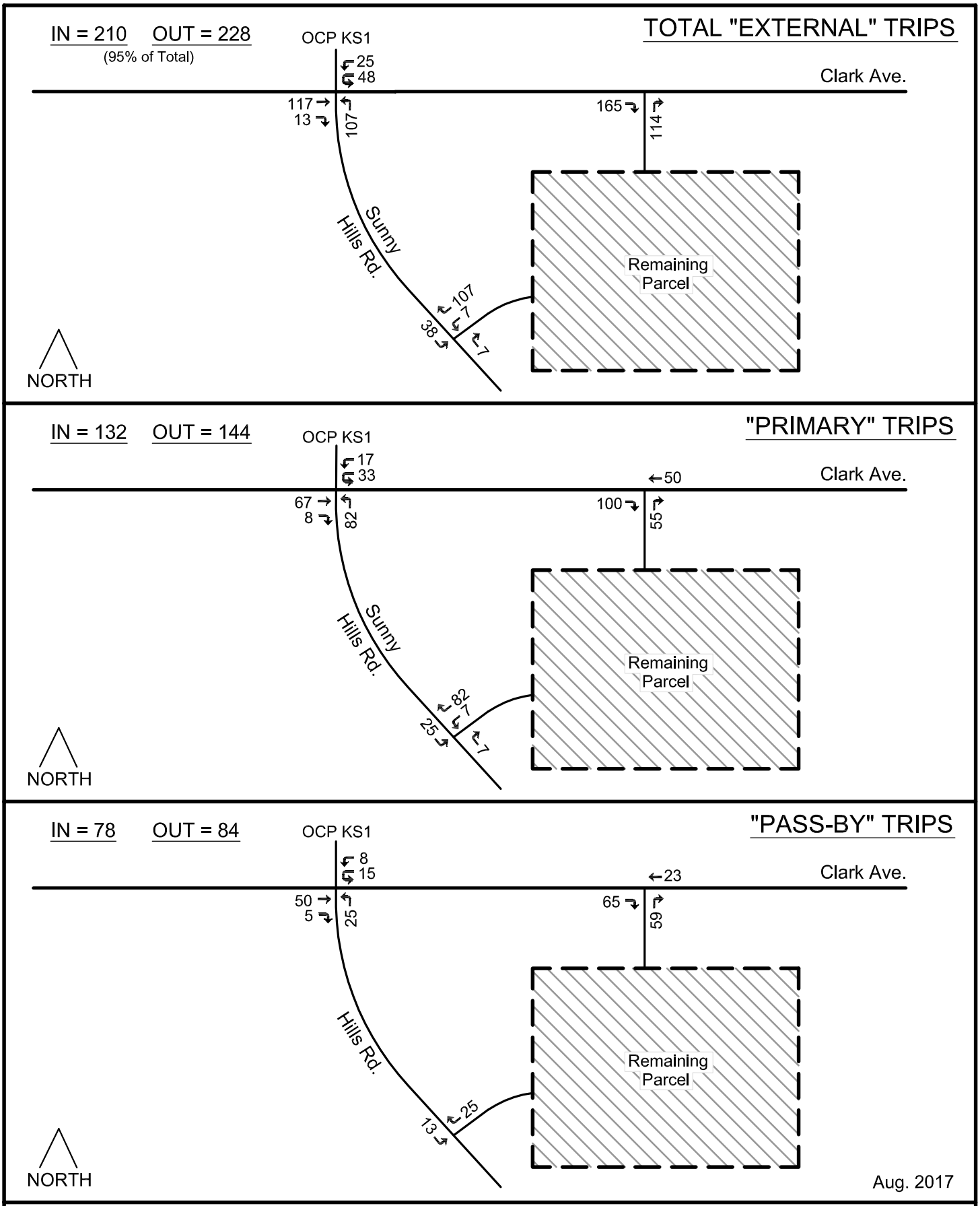
Key Sites 1 & 2 Remaining Parcels traffic Volumes



PINNACLE TRAFFIC ENGINEERING

Orcutt Marketplace
- Supplemental Traffic Analysis -

FIGURE 2C
KS1 Remainder
"EXTERNAL" TRIPS



PINNACLE TRAFFIC ENGINEERING

Orcutt Marketplace
- Supplemental Traffic Analysis -

FIGURE 4A
KS2 Remainder
PM PEAK HOUR
TRAFFIC VOLUMES

Appendix 6
Intersection Level of Service Calculation Worksheets

Existing and Existing + Project PM Peak Hour

INTERSECTION CAPACITY UTILIZATION

INTERSECTION NUMBER: 1
NORTH/SOUTH STREET: Stillwell Road
EAST/WEST STREET: Clark Avenue
SCENARIO: Existing
TIME PERIOD: PM Peak Hour
COUNT DATE: January 2019
WORK ORDER #: 2064187400

VOLUMES	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
PM Peak	54	1	59	35	4	15	22	495	78	109	697	56
Project Trips	5	0	2	0	1	0	0	15	10	4	9	0
GEOMETRY	L	TR		L	TR		L	T TR		L	T TR	

	Level of Service Calculations					
	Lanes		**Volume**		**V/C Ratio**	
Move-ment	Lane	Capacity	Base	Project	Base	Project
NBL	1.0	1,600	54	59	0.03	0.04
NBT	1.0	1,600	1	1	0.04 *	0.04 *
NBR	0.0	0	59	61	0.00	0.00
SBL	1.0	1,600	35	35	0.02 *	0.02 *
SBT	1.0	1,600	4	5	0.01	0.01
SBR	0.0	0	15	15	0.00	0.00
EBL	1.0	1,600	22	22	0.01 *	0.01
EBT	2.0	3,200	495	510	0.18	0.19 *
EBR	0.0	0	78	88	0.00	0.00
WBL	1.0	1,600	109	113	0.07	0.07 *
WBT	2.0	3,200	697	706	0.24 *	0.24
WBR	0.0	0	56	56	0.00	0.00
N/S Critical Movements					0.06	0.06
E/W Critical Movements					0.25	0.26
Clearance Interval					0.10	0.10
ICU					0.41	0.42
Level of Service (LOS)					A	A

Notes: V/C - Volume to Capacity Ratio
Right Turn Conditions:

Intersection	
Int Delay, s/veh	0.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	577	15	17	848	7	13
Future Vol, veh/h	577	15	17	848	7	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	85	125	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	627	16	18	922	8	14

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	643	0	1124	627
Stage 1	-	-	-	-	627	-
Stage 2	-	-	-	-	497	-
Critical Hdwy	-	-	4.13	-	6.63	6.23
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.83	-
Follow-up Hdwy	-	-	2.219	-	3.519	3.319
Pot Cap-1 Maneuver	-	-	940	-	213	483
Stage 1	-	-	-	-	531	-
Stage 2	-	-	-	-	578	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	940	-	209	483
Mov Cap-2 Maneuver	-	-	-	-	209	-
Stage 1	-	-	-	-	531	-
Stage 2	-	-	-	-	567	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.2	16.6
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	331	-	-	940	-
HCM Lane V/C Ratio	0.066	-	-	0.02	-
HCM Control Delay (s)	16.6	-	-	8.9	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0.1	-

Intersection	
Int Delay, s/veh	0.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	579	30	40	852	16	26
Future Vol, veh/h	579	30	40	852	16	26
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	85	125	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	629	33	43	926	17	28

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	662	0	1178	629
Stage 1	-	-	-	-	629	-
Stage 2	-	-	-	-	549	-
Critical Hdwy	-	-	4.13	-	6.63	6.23
Critical Hdwy Stg 1	-	-	-	-	5.43	-
Critical Hdwy Stg 2	-	-	-	-	5.83	-
Follow-up Hdwy	-	-	2.219	-	3.519	3.319
Pot Cap-1 Maneuver	-	-	925	-	197	481
Stage 1	-	-	-	-	530	-
Stage 2	-	-	-	-	543	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	925	-	188	481
Mov Cap-2 Maneuver	-	-	-	-	188	-
Stage 1	-	-	-	-	530	-
Stage 2	-	-	-	-	518	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.4	19
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	302	-	-	925	-
HCM Lane V/C Ratio	0.151	-	-	0.047	-
HCM Control Delay (s)	19	-	-	9.1	-
HCM Lane LOS	C	-	-	A	-
HCM 95th %tile Q(veh)	0.5	-	-	0.1	-

INTERSECTION DELAY WORKSHEET
Santa Maria

3. Clark Ave & U.S. 101 SB Ramps
Existing Conditions - Delay Study

PM PEAK HOUR: 4:30-5:30
43488 - Tuesday
15 SECOND INTERVALS
APPROACH: SOUTHBOUND LEFT

Time Ending	Vehicles in Queue																			Total Approach
4:35 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:40 PM	0	0	0	2	0	0	0	0	0	0	0	0	0	2	1	0	0	0	2	2
4:45 PM	2	0	0	0	1	1	1	1	1	1	4	0	4	0	1	1	0	0	0	0	26
4:50 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0
4:55 PM	0	1	0	0	1	1	0	0	0	0	0	0	0	0	0	1	0	1	2	0
5:00 PM	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	0	1	16
5:05 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	1	1	0	0
5:10 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
5:15 PM	1	1	2	3	0	1	2	0	0	0	0	0	1	1	0	0	1	0	0	1	21
5:20 PM	0	0	0	0	0	0	0	1	0	2	3	3	0	0	0	0	0	0	0	0
5:25 PM	0	0	0	0	0	0	0	1	1	0	0	0	1	2	1	0	0	0	0	0
5:30 PM	1	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	23
Subtotal:	5	3	3	5	2	3	3	3	2	3	7	5	8	5	4	3	3	3	4	6	86

Total Vehicles in Queue: 80

Total Delay = 80 vehicles x 15 seconds = 1200 seconds

Average Delay Per Vehicle = 1200 seconds / 86 vehicles

14.0 seconds per vehicle + 5.0 seconds control delay = 19.0 sec/veh HCM delay

Intersection	
Int Delay, s/veh	2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↖	↗
Traffic Vol, veh/h	0	586	300	0	86	577
Future Vol, veh/h	0	586	300	0	86	577
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Free
Storage Length	-	-	-	-	0	100
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	0	617	316	0	91	607

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	933	-
Stage 1	-	-	-	-	316	-
Stage 2	-	-	-	-	617	-
Critical Hdwy	-	-	-	-	6.44	-
Critical Hdwy Stg 1	-	-	-	-	5.44	-
Critical Hdwy Stg 2	-	-	-	-	5.44	-
Follow-up Hdwy	-	-	-	-	3.536	-
Pot Cap-1 Maneuver	0	-	-	0	293	0
Stage 1	0	-	-	0	735	0
Stage 2	0	-	-	0	534	0
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	293	-
Mov Cap-2 Maneuver	-	-	-	-	293	-
Stage 1	-	-	-	-	735	-
Stage 2	-	-	-	-	534	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	22.7
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	SBLn1	SBLn2
Capacity (veh/h)	-	-	293	-
HCM Lane V/C Ratio	-	-	0.309	-
HCM Control Delay (s)	-	-	22.7	0
HCM Lane LOS	-	-	C	A
HCM 95th %tile Q(veh)	-	-	1.3	-

Observed delay for SB LT = 19.0 sec/veh: HCM calculation = +3.7 sec/veh

Intersection	
Int Delay, s/veh	2

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑	↑		↖	↗
Traffic Vol, veh/h	0	601	308	0	86	596
Future Vol, veh/h	0	601	308	0	86	596
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Free
Storage Length	-	-	-	-	0	100
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	0	633	324	0	91	627

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	957	-
Stage 1	-	-	-	-	324	-
Stage 2	-	-	-	-	633	-
Critical Hdwy	-	-	-	-	6.44	-
Critical Hdwy Stg 1	-	-	-	-	5.44	-
Critical Hdwy Stg 2	-	-	-	-	5.44	-
Follow-up Hdwy	-	-	-	-	3.536	-
Pot Cap-1 Maneuver	0	-	-	0	283	0
Stage 1	0	-	-	0	729	0
Stage 2	0	-	-	0	525	0
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	283	-
Mov Cap-2 Maneuver	-	-	-	-	283	-
Stage 1	-	-	-	-	729	-
Stage 2	-	-	-	-	525	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	23.6
HCM LOS			C

Minor Lane/Major Mvmt	EBT	WBT	SBLn1	SBLn2
Capacity (veh/h)	-	-	283	-
HCM Lane V/C Ratio	-	-	0.32	-
HCM Control Delay (s)	-	-	23.6	0
HCM Lane LOS	-	-	C	A
HCM 95th %tile Q(veh)	-	-	1.3	-

HCM calculation = +3.7 sec: Adjusted HCM Control Delay = 19.9 sec/veh

Intersection	
Int Delay, s/veh	3.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	171	0	0	328	176	25
Future Vol, veh/h	171	0	0	328	176	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	186	0	0	357	191	27

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	365	186
Stage 1	-	-	-	-	186	-
Stage 2	-	-	-	-	179	-
Critical Hdwy	-	-	-	-	6.66	6.26
Critical Hdwy Stg 1	-	-	-	-	5.46	-
Critical Hdwy Stg 2	-	-	-	-	5.86	-
Follow-up Hdwy	-	-	-	-	3.538	3.338
Pot Cap-1 Maneuver	-	0	0	-	616	850
Stage 1	-	0	0	-	840	-
Stage 2	-	0	0	-	829	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	616	850
Mov Cap-2 Maneuver	-	-	-	-	616	-
Stage 1	-	-	-	-	840	-
Stage 2	-	-	-	-	829	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	13.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	638	-	-
HCM Lane V/C Ratio	0.342	-	-
HCM Control Delay (s)	13.6	-	-
HCM Lane LOS	B	-	-
HCM 95th %tile Q(veh)	1.5	-	-

Intersection	
Int Delay, s/veh	4.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑			↑↑	⋔	
Traffic Vol, veh/h	171	0	0	328	184	25
Future Vol, veh/h	171	0	0	328	184	25
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	83	83	83	83	83	83
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	206	0	0	395	222	30

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	-	-	-	404	206
Stage 1	-	-	-	-	206	-
Stage 2	-	-	-	-	198	-
Critical Hdwy	-	-	-	-	6.66	6.26
Critical Hdwy Stg 1	-	-	-	-	5.46	-
Critical Hdwy Stg 2	-	-	-	-	5.86	-
Follow-up Hdwy	-	-	-	-	3.538	3.338
Pot Cap-1 Maneuver	-	0	0	-	584	828
Stage 1	-	0	0	-	822	-
Stage 2	-	0	0	-	811	-
Platoon blocked, %	-			-		
Mov Cap-1 Maneuver	-	-	-	-	584	828
Mov Cap-2 Maneuver	-	-	-	-	584	-
Stage 1	-	-	-	-	822	-
Stage 2	-	-	-	-	811	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0	15.1
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	WBT
Capacity (veh/h)	605	-	-
HCM Lane V/C Ratio	0.416	-	-
HCM Control Delay (s)	15.1	-	-
HCM Lane LOS	C	-	-
HCM 95th %tile Q(veh)	2	-	-

Cumulative and Cumulative + Project PM Peak Hour

INTERSECTION CAPACITY UTILIZATION

INTERSECTION NUMBER: 1
NORTH/SOUTH STREET: Stillwell Road
EAST/WEST STREET: Clark Avenue
SCENARIO: Cumulative Conditions
TIME PERIOD: PM Peak Hour
COUNT DATE: January 2019
WORK ORDER #: 2064187400

VOLUMES	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
PM Peak	111	10	78	80	6	15	22	771	103	136	954	92
Project Trips	5	0	2	0	1	0	0	15	10	4	9	0
GEOMETRY	L	TR		L	TR		L	T TR		L	T TR	

	Level of Service Calculations					
	Lanes		**Volume**		**V/C Ratio**	
Move-ment	Lane	Capacity	Base	Project	Base	Project
NBL	1.0	1,600	111	116	0.07	0.07
NBT	1.0	1,600	10	10	0.06 *	0.06 *
NBR	0.0	0	78	80	0.00	0.00
SBL	1.0	1,600	80	80	0.05 *	0.05 *
SBT	1.0	1,600	6	7	0.01	0.01
SBR	0.0	0	15	15	0.00	0.00
EBL	1.0	1,600	22	22	0.01	0.01
EBT	2.0	3,200	771	786	0.27 *	0.28 *
EBR	0.0	0	103	113	0.00	0.00
WBL	1.0	1,600	136	140	0.09 *	0.09 *
WBT	2.0	3,200	954	963	0.33	0.33
WBR	0.0	0	92	92	0.00	0.00
N/S Critical Movements					0.11	0.11
E/W Critical Movements					0.36	0.37
Right Turn Critical Movement					0.00	0.00
Clearance Interval					0.10	0.10
ICU					0.57	0.58
Level of Service (LOS)					A	A

Notes: V/C - Volume to Capacity Ratio
Right Turn Conditions:

INTERSECTION CAPACITY UTILIZATION

INTERSECTION NUMBER: 2
NORTH/SOUTH STREET: Sunny Hills Road
EAST/WEST STREET: Clark Avenue
SCENARIO: Cumulative Conditions
TIME PERIOD: PM Peak Hour
COUNT DATE: January 2019
WORK ORDER #: 2064187400

VOLUMES	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
PM Peak	90	6	64	270	5	167	304	557	66	171	946	100
Project Trips	9	0	13	0	0	0	0	2	15	23	4	0
GEOMETRY	L	LT	R	L	LT	R	L	TT	R	L	TT	R

	Level of Service Calculations					
	Lanes		**Volume**		**V/C Ratio**	
Move-ment	Lane	Capacity	Future	Project	Future	Project
NBL	0.0	0	90	99	0.00	0.00
NBT	2.0	3,200	6	6	0.03 *	0.03 *
NBR	1.0	1,600	64	77	0.04	0.05
SBL	0.0	0	270	270	0.00	0.00
SBT	2.0	3,200	5	5	0.09 *	0.09 *
SBR	1.0 (a)	1,600	167	167	0.10	0.10
EBL	1.0	1,600	304	304	0.19 *	0.19 *
EBT	2.0	3,200	557	559	0.17	0.17
EBR	1.0	1,600	66	81	0.04	0.05
WBL	1.0	1,600	171	194	0.11	0.12
WBT	2.0	3,200	946	950	0.30 *	0.30 *
WBR	1.0	1,600	100	100	0.06	0.06
N/S Critical Movements					0.12	0.12
E/W Critical Movements					0.49	0.49
Clearance Interval					0.10	0.10
ICU					0.71	0.71
Level of Service (LOS)					C	C

Notes: V/C - Volume to Capacity Ratio
Right Turn Conditions:
(a) not critical due to RTOR

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑		↖	↗
Traffic Vol, veh/h	0	916	485	0	90	809
Future Vol, veh/h	0	916	485	0	90	809
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Free
Storage Length	-	-	-	-	0	100
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	0	964	511	0	95	852

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	993	-
Stage 1	-	-	-	-	511	-
Stage 2	-	-	-	-	482	-
Critical Hdwy	-	-	-	-	6.66	-
Critical Hdwy Stg 1	-	-	-	-	5.46	-
Critical Hdwy Stg 2	-	-	-	-	5.86	-
Follow-up Hdwy	-	-	-	-	3.538	-
Pot Cap-1 Maneuver	0	-	-	0	254	0
Stage 1	0	-	-	0	596	0
Stage 2	0	-	-	0	583	0
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	254	-
Mov Cap-2 Maneuver	-	-	-	-	254	-
Stage 1	-	-	-	-	596	-
Stage 2	-	-	-	-	583	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	27.4
HCM LOS			D

Minor Lane/Major Mvmt	EBT	WBT	SBLn1	SBLn2
Capacity (veh/h)	-	-	254	-
HCM Lane V/C Ratio	-	-	0.373	-
HCM Control Delay (s)	-	-	27.4	0
HCM Lane LOS	-	-	D	A
HCM 95th %tile Q(veh)	-	-	1.6	-

HCM calculation = +3.7 sec: Adjusted HCM Control Delay = 23.7 sec/veh

Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑		↖	↗
Traffic Vol, veh/h	0	931	493	0	90	828
Future Vol, veh/h	0	931	493	0	90	828
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Free
Storage Length	-	-	-	-	0	100
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	0	980	519	0	95	872

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	1009	-
Stage 1	-	-	-	-	519	-
Stage 2	-	-	-	-	490	-
Critical Hdwy	-	-	-	-	6.66	-
Critical Hdwy Stg 1	-	-	-	-	5.46	-
Critical Hdwy Stg 2	-	-	-	-	5.86	-
Follow-up Hdwy	-	-	-	-	3.538	-
Pot Cap-1 Maneuver	0	-	-	0	248	0
Stage 1	0	-	-	0	591	0
Stage 2	0	-	-	0	577	0
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	248	-
Mov Cap-2 Maneuver	-	-	-	-	248	-
Stage 1	-	-	-	-	591	-
Stage 2	-	-	-	-	577	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	28.2
HCM LOS			D

Minor Lane/Major Mvmt	EBT	WBT	SBLn1	SBLn2
Capacity (veh/h)	-	-	248	-
HCM Lane V/C Ratio	-	-	0.382	-
HCM Control Delay (s)	-	-	28.2	0
HCM Lane LOS	-	-	D	A
HCM 95th %tile Q(veh)	-	-	1.7	-

HCM calculation = +3.7 sec: Adjusted HCM Control Delay = 24.5 sec/veh

INTERSECTION CAPACITY UTILIZATION

INTERSECTION NUMBER: 4
NORTH/SOUTH STREET: U.S. 101 NB Ramps
EAST/WEST STREET: Clark Avenue
SCENARIO: Cumulative + Project
TIME PERIOD: PM Peak Hour
COUNT DATE: January 2019
WORK ORDER #: 2064187400

VOLUMES	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
AM Peak	336	0	27	0	0	0	590	201	0	0	143	210
Project Trips	8	0	0	0	0	0	11	0	0	0	0	0
GEOMETRY	L	TR					LL	T			T	R

Move-ment	**Level of Service Calculations**					
	Lanes		**Volume**		**V/C Ratio**	
	Lane	Capacity	Base	Project	Base	Project
NBL	1.0	1,600	336	344	0.21 *	0.22 *
NBT	1.0	1,600	0	0	0.02	0.02
NBR	0.0	0	27	27	0.00	0.00
SBL	0.0	0	0	0	0.00	0.00
SBT	0.0	0	0	0	0.00 *	0.00 *
SBR	0.0	0	0	0	0.00	0.00
EBL	2.0	3,200	590	601	0.18 *	0.19 *
EBT	1.0	1,600	201	201	0.13	0.13
EBR	0.0	0	0	0	0.00	0.00
WBL	0.0	0	0	0	0.00	0.00
WBT	1.0	1,600	143	143	0.09	0.09
WBR	1.0	1,600	210	210	0.13 *	0.13 *
N/S Critical Movements					0.21	0.22
E/W Critical Movements					0.31	0.32
Clearance Interval					0.10	0.10
ICU					0.62	0.64
Level of Service (LOS)					B	B

Notes: V/C - Volume to Capacity Ratio

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	590	201	0	0	143	210	336	0	27	0	0	0
Future Volume (veh/h)	590	201	0	0	143	210	336	0	27	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	1841	1841	0	0	1841	1841	1870	1870	1870			
Adj Flow Rate, veh/h	641	218	0	0	155	228	365	0	29			
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92			
Percent Heavy Veh, %	4	4	0	0	4	4	2	2	2			
Cap, veh/h	1287	1162	0	0	343	290	419	0	373			
Arrive On Green	0.38	0.63	0.00	0.00	0.19	0.19	0.24	0.00	0.24			
Sat Flow, veh/h	3401	1841	0	0	1841	1560	1781	0	1585			
Grp Volume(v), veh/h	641	218	0	0	155	228	365	0	29			
Grp Sat Flow(s),veh/h/ln	1700	1841	0	0	1841	1560	1781	0	1585			
Q Serve(g_s), s	8.7	3.0	0.0	0.0	4.5	8.4	11.8	0.0	0.9			
Cycle Q Clear(g_c), s	8.7	3.0	0.0	0.0	4.5	8.4	11.8	0.0	0.9			
Prop In Lane	1.00		0.00	0.00		1.00	1.00		1.00			
Lane Grp Cap(c), veh/h	1287	1162	0	0	343	290	419	0	373			
V/C Ratio(X)	0.50	0.19	0.00	0.00	0.45	0.79	0.87	0.00	0.08			
Avail Cap(c_a), veh/h	1287	1162	0	0	491	416	475	0	423			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Upstream Filter(I)	1.00	1.00	0.00	0.00	1.00	1.00	1.00	0.00	1.00			
Uniform Delay (d), s/veh	14.3	4.6	0.0	0.0	21.7	23.3	22.1	0.0	17.9			
Incr Delay (d2), s/veh	0.3	0.4	0.0	0.0	0.9	6.2	14.7	0.0	0.1			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	2.9	0.9	0.0	0.0	1.9	3.3	6.2	0.0	0.3			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	14.6	5.0	0.0	0.0	22.6	29.5	36.7	0.0	18.0			
LnGrp LOS	B	A	A	A	C	C	D	A	B			
Approach Vol, veh/h		859			383			394				
Approach Delay, s/veh		12.1			26.7			35.3				
Approach LOS		B			C			D				

Timer - Assigned Phs		2		4			7	8				
Phs Duration (G+Y+Rc), s		18.1		41.9			26.7	15.2				
Change Period (Y+Rc), s		4.0		4.0			4.0	4.0				
Max Green Setting (Gmax), s		16.0		36.0			16.0	16.0				
Max Q Clear Time (g_c+I1), s		13.8		5.0			10.7	10.4				
Green Ext Time (p_c), s		0.3		1.2			1.3	0.8				

Intersection Summary	
HCM 6th Ctrl Delay	21.1
HCM 6th LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	601	201	0	0	143	210	344	0	27	0	0	0
Future Volume (veh/h)	601	201	0	0	143	210	344	0	27	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	1841	1841	0	0	1841	1841	1870	1870	1870			
Adj Flow Rate, veh/h	653	218	0	0	155	228	374	0	29			
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92			
Percent Heavy Veh, %	4	4	0	0	4	4	2	2	2			
Cap, veh/h	1272	1154	0	0	343	290	427	0	380			
Arrive On Green	0.37	0.63	0.00	0.00	0.19	0.19	0.24	0.00	0.24			
Sat Flow, veh/h	3401	1841	0	0	1841	1560	1781	0	1585			
Grp Volume(v), veh/h	653	218	0	0	155	228	374	0	29			
Grp Sat Flow(s),veh/h/ln	1700	1841	0	0	1841	1560	1781	0	1585			
Q Serve(g_s), s	8.9	3.0	0.0	0.0	4.5	8.4	12.1	0.0	0.8			
Cycle Q Clear(g_c), s	8.9	3.0	0.0	0.0	4.5	8.4	12.1	0.0	0.8			
Prop In Lane	1.00		0.00	0.00		1.00	1.00		1.00			
Lane Grp Cap(c), veh/h	1272	1154	0	0	343	290	427	0	380			
V/C Ratio(X)	0.51	0.19	0.00	0.00	0.45	0.79	0.88	0.00	0.08			
Avail Cap(c_a), veh/h	1272	1154	0	0	491	416	475	0	423			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Upstream Filter(I)	1.00	1.00	0.00	0.00	1.00	1.00	1.00	0.00	1.00			
Uniform Delay (d), s/veh	14.6	4.7	0.0	0.0	21.7	23.3	21.9	0.0	17.7			
Incr Delay (d2), s/veh	0.4	0.4	0.0	0.0	0.9	6.2	15.4	0.0	0.1			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	3.0	0.9	0.0	0.0	1.9	3.3	6.5	0.0	0.3			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	14.9	5.1	0.0	0.0	22.6	29.5	37.4	0.0	17.7			
LnGrp LOS	B	A	A	A	C	C	D	A	B			
Approach Vol, veh/h		871			383			403				
Approach Delay, s/veh		12.5			26.7			36.0				
Approach LOS		B			C			D				

Timer - Assigned Phs		2		4			7	8				
Phs Duration (G+Y+Rc), s		18.4		41.6			26.4	15.2				
Change Period (Y+Rc), s		4.0		4.0			4.0	4.0				
Max Green Setting (Gmax), s		16.0		36.0			16.0	16.0				
Max Q Clear Time (g_c+I1), s		14.1		5.0			10.9	10.4				
Green Ext Time (p_c), s		0.3		1.2			1.2	0.8				

Intersection Summary												
HCM 6th Ctrl Delay			21.5									
HCM 6th LOS			C									

Buildout and Buildout + Project PM Peak Hour

INTERSECTION CAPACITY UTILIZATION

INTERSECTION NUMBER: 2
NORTH/SOUTH STREET: Sunny Hills Road
EAST/WEST STREET: Clark Avenue
SCENARIO: Buildout Conditions
TIME PERIOD: PM Peak Hour
COUNT DATE: January 2019
WORK ORDER #: 2064187400

VOLUMES	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
PM Peak	197	6	64	351	5	208	402	621	94	267	979	161
Project Trips	9	0	13	0	0	0	0	2	15	23	4	0
GEOMETRY	L	LT	R	L	LT	R	LL	TT	R	LL	TT	R

	Level of Service Calculations					
	Lanes		**Volume**		**V/C Ratio**	
Move-ment	Lane	Capacity	Future	Project	Future	Project
NBL	0.0	0	197	206	0.00	0.00
NBT	2.0	3,200	6	6	0.06 *	0.07 *
NBR	1.0	1,600	64	77	0.04	0.05
SBL	0.0	0	351	351	0.00	0.00
SBT	2.0	3,200	5	5	0.11 *	0.11 *
SBR	1.0 (a)	1,600	208	208	0.13	0.13
EBL	2.0	3,200	402	402	0.13 *	0.13 *
EBT	2.0	3,200	621	623	0.19	0.19
EBR	1.0	1,600	94	109	0.06	0.07
WBL	2.0	3,200	267	290	0.08	0.09
WBT	2.0	3,200	979	983	0.31 *	0.31 *
WBR	1.0	1,600	161	161	0.10	0.10
N/S Critical Movements					0.17	0.18
E/W Critical Movements					0.44	0.44
Clearance Interval					0.10	0.10
ICU					0.71	0.72
Level of Service (LOS)					C	C

Notes: V/C - Volume to Capacity Ratio
Right Turn Conditions:
(a) not critical due to RTOR

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	402	621	94	267	979	161	206	6	77	351	5	208
Future Volume (veh/h)	402	621	94	267	979	161	206	6	77	351	5	208
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1900	1870	1900	1900	1870	1900	1900	1900	1900	1900	1900	1900
Adj Flow Rate, veh/h	437	675	102	290	1064	175	229	0	84	386	0	226
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	0	2	0	0	2	0	0	0	0	0	0	0
Cap, veh/h	471	1290	871	364	1182	822	643	0	286	643	0	502
Arrive On Green	0.27	0.73	0.73	0.10	0.33	0.33	0.18	0.00	0.18	0.18	0.00	0.18
Sat Flow, veh/h	3510	3554	1610	3510	3554	1610	3619	0	1610	3619	0	1610
Grp Volume(v), veh/h	437	675	102	290	1064	175	229	0	84	386	0	226
Grp Sat Flow(s),veh/h/ln	1755	1777	1610	1755	1777	1610	1810	0	1610	1810	0	1610
Q Serve(g_s), s	10.9	7.6	1.3	7.3	25.7	5.4	5.0	0.0	4.1	8.8	0.0	0.0
Cycle Q Clear(g_c), s	10.9	7.6	1.3	7.3	25.7	5.4	5.0	0.0	4.1	8.8	0.0	0.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	471	1290	871	364	1182	822	643	0	286	643	0	502
V/C Ratio(X)	0.93	0.52	0.12	0.80	0.90	0.21	0.36	0.00	0.29	0.60	0.00	0.45
Avail Cap(c_a), veh/h	471	1290	871	390	1224	841	643	0	286	643	0	502
HCM Platoon Ratio	2.00	2.00	2.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	32.5	8.9	4.2	39.4	28.6	12.1	32.5	0.0	32.1	34.1	0.0	24.8
Incr Delay (d2), s/veh	24.9	1.5	0.3	10.4	9.1	0.1	1.5	0.0	2.6	4.1	0.0	2.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.5	2.3	0.7	3.6	12.0	2.7	2.3	0.0	1.8	4.2	0.0	4.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	57.4	10.4	4.5	49.8	37.7	12.2	34.0	0.0	34.7	38.2	0.0	27.7
LnGrp LOS	E	B	A	D	D	B	C	A	C	D	A	C
Approach Vol, veh/h		1214			1529			313			612	
Approach Delay, s/veh		26.8			37.1			34.2			34.3	
Approach LOS		C			D			C			C	

Timer - Assigned Phs		2	3	4		6	7	8				
Phs Duration (G+Y+Rc), s		20.0	13.3	36.7		20.0	16.1	33.9				
Change Period (Y+Rc), s		4.0	4.0	4.0		4.0	4.0	4.0				
Max Green Setting (Gmax), s		16.0	10.0	32.0		16.0	11.0	31.0				
Max Q Clear Time (g_c+I1), s		7.0	9.3	9.6		10.8	12.9	27.7				
Green Ext Time (p_c), s		0.7	0.1	5.2		1.1	0.0	2.3				

Intersection Summary	
HCM 6th Ctrl Delay	33.0
HCM 6th LOS	C

Notes

User approved volume balancing among the lanes for turning movement.

Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↑↑	↑		↖	↗
Traffic Vol, veh/h	0	1037	535	0	90	882
Future Vol, veh/h	0	1037	535	0	90	882
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	Free
Storage Length	-	-	-	-	0	100
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	4	4	4	4	4	4
Mvmt Flow	0	1092	563	0	95	928

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	-	0	-	0	1109	-
Stage 1	-	-	-	-	563	-
Stage 2	-	-	-	-	546	-
Critical Hdwy	-	-	-	-	6.66	-
Critical Hdwy Stg 1	-	-	-	-	5.46	-
Critical Hdwy Stg 2	-	-	-	-	5.86	-
Follow-up Hdwy	-	-	-	-	3.538	-
Pot Cap-1 Maneuver	0	-	-	0	215	0
Stage 1	0	-	-	0	564	0
Stage 2	0	-	-	0	541	0
Platoon blocked, %		-	-			
Mov Cap-1 Maneuver	-	-	-	-	215	-
Mov Cap-2 Maneuver	-	-	-	-	215	-
Stage 1	-	-	-	-	564	-
Stage 2	-	-	-	-	541	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	34.3
HCM LOS			D

Minor Lane/Major Mvmt	EBT	WBT	SBLn1	SBLn2
Capacity (veh/h)	-	-	215	-
HCM Lane V/C Ratio	-	-	0.441	-
HCM Control Delay (s)	-	-	34.3	0
HCM Lane LOS	-	-	D	A
HCM 95th %tile Q(veh)	-	-	2.1	-

HCM calculation = +3.7 sec: Adjusted HCM Control Delay = 30.6 sec/veh

INTERSECTION CAPACITY UTILIZATION

INTERSECTION NUMBER: 3 **MITIGATED INTERSECTION**
NORTH/SOUTH STREET: U.S. 101 SB Ramps
EAST/WEST STREET: Clark Avenue
SCENARIO: Buildout Mitigated
TIME PERIOD: PM Peak Hour
COUNT DATE:
WORK ORDER #: 2064187400

VOLUMES	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
AM Peak	0	0	0	90	0	863	0	798	224	10	527	0
Project Trips	0	0	0	0	0	19	0	11	4	0	8	0
GEOMETRY					LT	R		T	TR	L	T	

	Level of Service Calculations					
	Lanes		**Volume**		**V/C Ratio**	
Move-ment	Lane	Capacity	Base	Project	Base	Project
NBL	0.0	0	0	0	0.00	0.00
NBT	0.0	0	0	0	0.00	0.00
NBR	0.0	0	0	0	0.00	0.00
SBL	0.0	0	90	90	0.00	0.00
SBT	1.0	1,600	0	0	0.06 *	0.06 *
SBR	1.0	(a) 1,600	863	882	0.00	0.00
EBL	0.0	0	0	0	0.00	0.00
EBT	2.0	3,200	798	809	0.32 *	0.32 *
EBR	0.0	0	224	228	0.00	0.00
WBL	1.0	1,600	10	10	0.01 *	0.01 *
WBT	1.0	1,600	527	535	0.33	0.33
WBR	0.0	0	0	0	0.00	0.00
N/S Critical Movements					0.06	0.06
E/W Critical Movements					0.33	0.33
Right Turn Critical Movement					0.00	0.00
Clearance Interval					0.10	0.10
ICU					0.49	0.49
Level of Service (LOS)					A	A

Notes: V/C - Volume to Capacity Ratio
(a) Free right-turn lane

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	0	809	228	10	535	0	0	0	0	90	0	882
Future Volume (veh/h)	0	809	228	10	535	0	0	0	0	90	0	882
Initial Q (Qb), veh	0	0	0	0	0	0				0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00				1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00				1.00	1.00	1.00
Work Zone On Approach		No			No						No	
Adj Sat Flow, veh/h/ln	0	1841	1841	1870	1841	0				1841	0	1914
Adj Flow Rate, veh/h	0	852	228	10	563	0				95	0	0
Peak Hour Factor	0.95	0.95	1.00	1.00	0.95	0.95				0.95	1.00	0.95
Percent Heavy Veh, %	0	4	4	2	4	0				4	0	4
Cap, veh/h	0	1394	373	274	1388	0				120	0	
Arrive On Green	0.00	0.68	0.68	0.15	0.75	0.00				0.07	0.00	0.00
Sat Flow, veh/h	0	2820	730	1781	1841	0				1753	0	1622
Grp Volume(v), veh/h	0	546	534	10	563	0				95	0	0
Grp Sat Flow(s),veh/h/ln	0	1749	1709	1781	1841	0				1753	0	1622
Q Serve(g_s), s	0.0	7.7	7.7	0.2	4.9	0.0				2.4	0.0	0.0
Cycle Q Clear(g_c), s	0.0	7.7	7.7	0.2	4.9	0.0				2.4	0.0	0.0
Prop In Lane	0.00		0.43	1.00		0.00				1.00		1.00
Lane Grp Cap(c), veh/h	0	894	874	274	1388	0				120	0	
V/C Ratio(X)	0.00	0.61	0.61	0.04	0.41	0.00				0.79	0.00	
Avail Cap(c_a), veh/h	0	894	874	274	1388	0				234	0	
HCM Platoon Ratio	1.00	1.33	1.33	1.00	1.00	1.00				1.00	1.00	1.00
Upstream Filter(I)	0.00	1.00	1.00	1.00	1.00	0.00				1.00	0.00	0.00
Uniform Delay (d), s/veh	0.0	4.8	4.8	16.2	2.0	0.0				20.6	0.0	0.0
Incr Delay (d2), s/veh	0.0	3.1	3.2	0.1	0.2	0.0				11.1	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0				0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.0	1.9	1.9	0.1	0.1	0.0				1.2	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	0.0	7.9	7.9	16.3	2.2	0.0				31.7	0.0	0.0
LnGrp LOS	A	A	A	B	A	A				C	A	
Approach Vol, veh/h		1080			573						95	A
Approach Delay, s/veh		7.9			2.4						31.7	
Approach LOS		A			A						C	

Timer - Assigned Phs		3	4		6		8					
Phs Duration (G+Y+Rc), s		10.9	27.0		7.1		37.9					
Change Period (Y+Rc), s		4.0	4.0		4.0		4.0					
Max Green Setting (Gmax), s		4.0	23.0		6.0		31.0					
Max Q Clear Time (g_c+I1), s		2.2	9.7		4.4		6.9					
Green Ext Time (p_c), s		0.0	5.4		0.0		3.4					

Intersection Summary	
HCM 6th Ctrl Delay	7.4
HCM 6th LOS	A

Notes

Unsignalized Delay for [SBR] is excluded from calculations of the approach delay and intersection delay.

INTERSECTION CAPACITY UTILIZATION

INTERSECTION NUMBER: 4
NORTH/SOUTH STREET: U.S. 101 NB Ramps
EAST/WEST STREET: Clark Avenue
SCENARIO: Buildout
TIME PERIOD: PM Peak Hour
COUNT DATE: January 2019
WORK ORDER #: 2064187400

VOLUMES	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
AM Peak	367	0	27	0	0	0	649	213	0	0	154	210
Project Trips	8	0	0	0	0	0	11	0	0	0	0	0
GEOMETRY	L	TR					LL	T			T	R

	Level of Service Calculations					
Move-	**Lanes**		**Volume**		**V/C Ratio**	
ment	Lane	Capacity	Base	Project	Base	Project
NBL	1.0	1,600	367	375	0.23 *	0.23 *
NBT	1.0	1,600	0	0	0.02	0.02
NBR	0.0	0	27	27	0.00	0.00
SBL	0.0	0	0	0	0.00	0.00
SBT	0.0	0	0	0	0.00 *	0.00 *
SBR	0.0	0	0	0	0.00	0.00
EBL	2.0	3,200	649	660	0.20 *	0.21 *
EBT	1.0	1,600	213	213	0.13	0.13
EBR	0.0	0	0	0	0.00	0.00
WBL	0.0	0	0	0	0.00	0.00
WBT	1.0	1,600	154	154	0.10	0.10
WBR	1.0	1,600	210	210	0.13 *	0.13 *
N/S Critical Movements					0.23	0.23
E/W Critical Movements					0.33	0.34
Clearance Interval					0.10	0.10
ICU					0.66	0.67
Level of Service (LOS)					B	B

Notes: V/C - Volume to Capacity Ratio

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	660	213	0	0	154	210	375	0	27	0	0	0
Future Volume (veh/h)	660	213	0	0	154	210	375	0	27	0	0	0
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0			
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Work Zone On Approach		No			No			No				
Adj Sat Flow, veh/h/ln	1841	1841	0	0	1841	1841	1870	1870	1870			
Adj Flow Rate, veh/h	717	232	0	0	167	228	408	0	29			
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92			
Percent Heavy Veh, %	4	4	0	0	4	4	2	2	2			
Cap, veh/h	1214	1123	0	0	344	291	457	0	406			
Arrive On Green	0.36	0.61	0.00	0.00	0.19	0.19	0.26	0.00	0.26			
Sat Flow, veh/h	3401	1841	0	0	1841	1560	1781	0	1585			
Grp Volume(v), veh/h	717	232	0	0	167	228	408	0	29			
Grp Sat Flow(s),veh/h/ln	1700	1841	0	0	1841	1560	1781	0	1585			
Q Serve(g_s), s	10.3	3.4	0.0	0.0	4.9	8.4	13.3	0.0	0.8			
Cycle Q Clear(g_c), s	10.3	3.4	0.0	0.0	4.9	8.4	13.3	0.0	0.8			
Prop In Lane	1.00		0.00	0.00		1.00	1.00		1.00			
Lane Grp Cap(c), veh/h	1214	1123	0	0	344	291	457	0	406			
V/C Ratio(X)	0.59	0.21	0.00	0.00	0.49	0.78	0.89	0.00	0.07			
Avail Cap(c_a), veh/h	1214	1123	0	0	491	416	475	0	423			
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00			
Upstream Filter(I)	1.00	1.00	0.00	0.00	1.00	1.00	1.00	0.00	1.00			
Uniform Delay (d), s/veh	15.7	5.2	0.0	0.0	21.8	23.2	21.5	0.0	16.9			
Incr Delay (d2), s/veh	0.8	0.4	0.0	0.0	1.1	6.1	18.5	0.0	0.1			
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			
%ile BackOfQ(50%),veh/ln	3.6	1.0	0.0	0.0	2.0	3.3	7.4	0.0	0.3			
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	16.5	5.6	0.0	0.0	22.9	29.4	40.1	0.0	17.0			
LnGrp LOS	B	A	A	A	C	C	D	A	B			
Approach Vol, veh/h		949			395			437				
Approach Delay, s/veh		13.8			26.6			38.5				
Approach LOS		B			C			D				

Timer - Assigned Phs		2		4			7	8				
Phs Duration (G+Y+Rc), s		19.4		40.6			25.4	15.2				
Change Period (Y+Rc), s		4.0		4.0			4.0	4.0				
Max Green Setting (Gmax), s		16.0		36.0			16.0	16.0				
Max Q Clear Time (g_c+I1), s		15.3		5.4			12.3	10.4				
Green Ext Time (p_c), s		0.1		1.3			1.1	0.8				

Intersection Summary												
HCM 6th Ctrl Delay			22.7									
HCM 6th LOS			C									

Appendix 7
CAMUTCD Traffic Signal Warrant Worksheets

Figure 4C-101 (CA). Traffic Signal Warrants Worksheet (Sheet 2 of 5)

WARRANT 2 - Four Hour Vehicular Volume **SATISFIED* YES ☐ NO ☐**

Record hourly vehicular volumes for any four hours of an average day.

APPROACH LANES	One	2 or More					Hour
Both Approaches - Major Street							
Higher Approach - Minor Street							

*All plotted points fall above the applicable curve in Figure 4C-1. (URBAN AREAS)	Yes ☐	No ☐
OR, All plotted points fall above the applicable curve in Figure 4C-2. (RURAL AREAS)	Yes ☐	No ☐

WARRANT 3 - Peak Hour **SATISFIED YES ☒ NO ☐**
(Part A or Part B must be satisfied)

PART A **SATISFIED YES ☐ NO ☒**

(All parts 1, 2, and 3 below must be satisfied for the same one hour, for any four consecutive 15-minute periods)

1. The total delay experienced by traffic on one minor street approach (one direction only) controlled by a STOP sign equals or exceeds four vehicle-hours for a one-lane approach, or five vehicle-hours for a two-lane approach; AND	Yes ☐	No ☒
2. The volume on the same minor street approach (one direction only) equals or exceeds 100 vph for one moving lane of traffic or 150 vph for two moving lanes; AND	Yes ☐	No ☒
3. The total entering volume serviced during the hour equals or exceeds 800 vph for intersections with four or more approaches or 650 vph for intersections with three approaches.	Yes ☒	No ☐

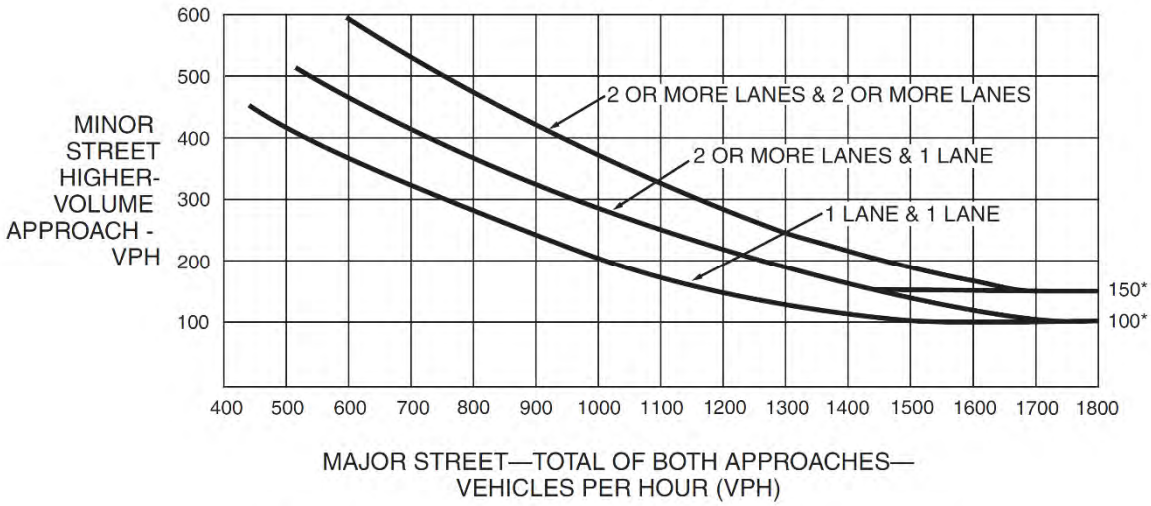
PART B **SATISFIED YES ☒ NO ☐**

APPROACH LANES	One	2 or More	PM	Hour
Both Approaches - Major Street		X	1572	
Higher Approach - Minor Street	X		90	

The plotted point falls above the applicable curve in Figure 4C-3. (URBAN AREAS)	Yes ☐	No ☐
OR, The plotted point falls above the applicable curve in Figure 4C-4. (RURAL AREAS)	Yes ☒	No ☐

The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal.

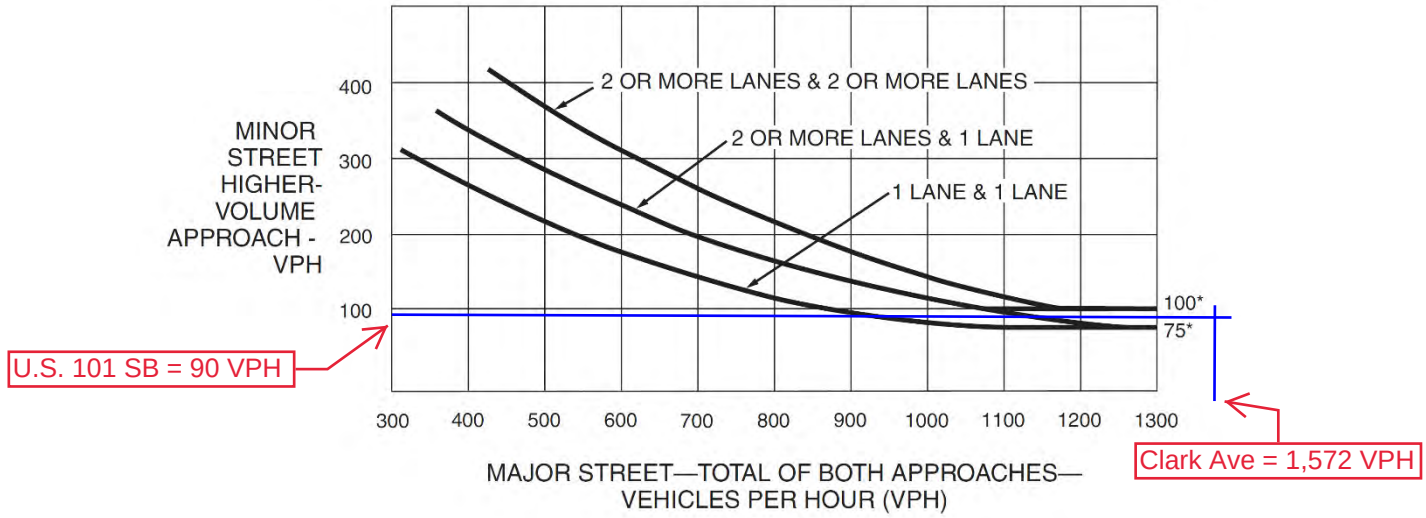
Figure 4C-3. Warrant 3, Peak Hour



*Note: 150 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor-street approach with one lane.

Figure 4C-4. Warrant 3, Peak Hour (70% Factor)

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET)



*Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

Attachment 4 Key Site 3 Revised Final SEIR Project Description

2.0 PROJECT DESCRIPTION

Summary. The proposed project involves a Vesting Tentative Tract Map, Comprehensive Plan Amendment, Rezone, and Development Plan entitlements to subdivide an existing 138.6-acre parcel into ~~138~~ **134** lots and develop ~~125~~ **119** single-family residential units on the northern portion of the site. Approximately ~~106~~ **113.5** acres (~~76~~ **82**%) of the site is proposed as open space. The property is identified as Assessor's Parcel Number (APN) 129-151-026. It is within the Orcutt Community Plan (OCP) area and is referred to as Key Site 3.

2.1 PROJECT APPLICANT

~~John Franklin~~
~~Franklin Real Estate Development, LLC~~
~~3159 Eaglewood Avenue~~
~~Thousand Oaks, California 91362~~

Matt Mansi
Aldersgate Investment, LLC
300 E. Esplanade Drive, Suite 1550
Oxnard, CA 93036

2.2 CURRENT PROPERTY OWNER

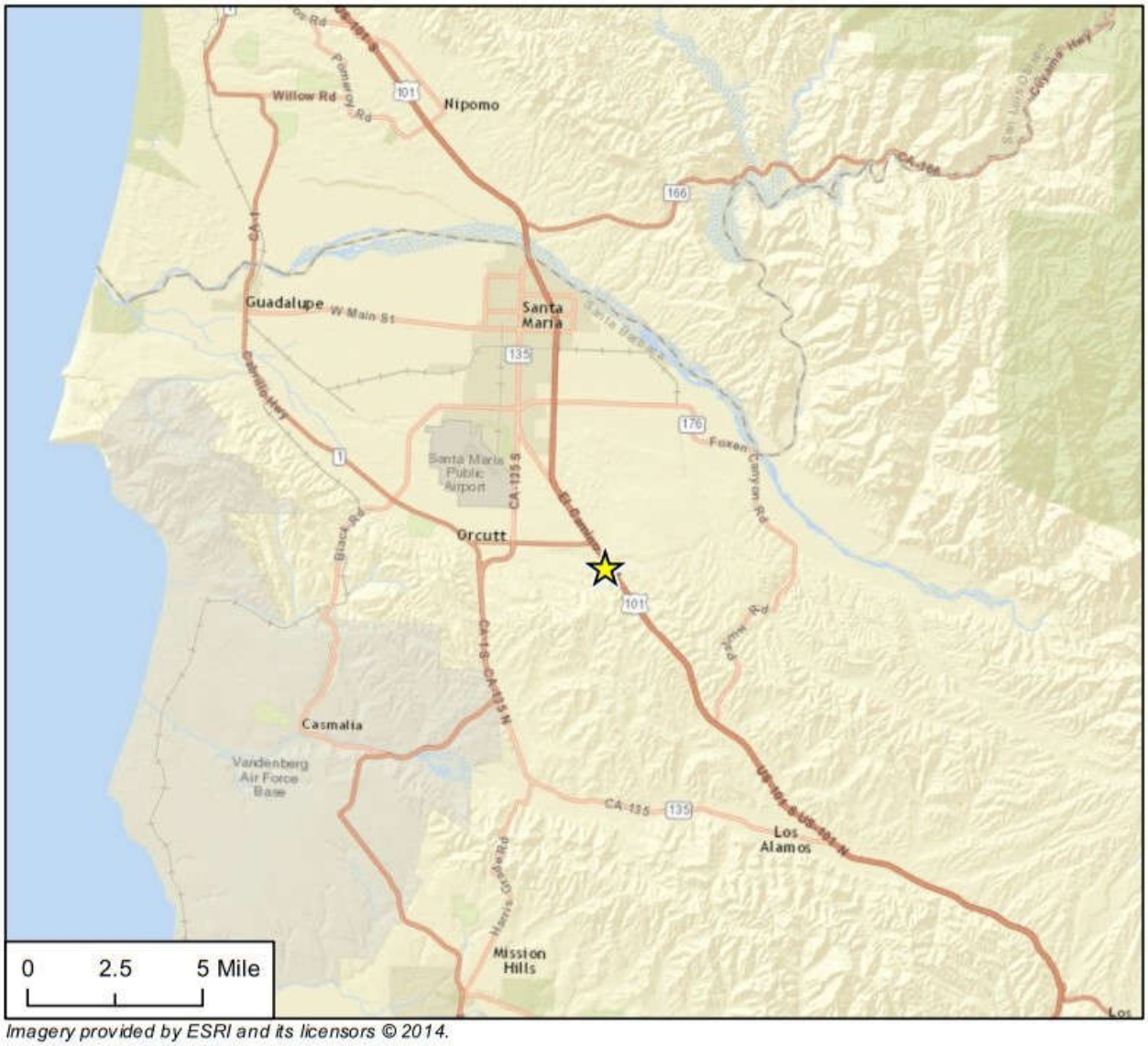
SB Clark, LLC
300 Esplanade Drive, Suite 1550
Oxnard, California 93030

2.3 PROJECT LOCATION

The 138.6-acre Orcutt Key Site 3 project site is located on the west side of U.S. Highway 101 (U.S. 101), approximately ¼ mile south of the Clark Avenue/U.S. Highway 101 intersection in the southeastern section of the Orcutt Planning Area, in unincorporated Santa Barbara County. The site is bounded by U.S. 101 on the east, which runs in a northwest-southeast direction adjacent to the site. The Sunny Hills Mobile Home Park borders the site on the north; agriculture borders the site to the northeast and east across U.S. 101; rural density ranchettes border the site to the west; and the undeveloped Solomon Hills and grazing land border the site to the south. Figure 2-1 shows the regional location of the project site, while Figure 2-2 shows the site within its local context.

2.4 EXISTING SITE CHARACTERISTICS

The project site is currently undeveloped, and a portion of it is used for cattle and horse grazing. The predominant land use surrounding the property is agriculture, as property to the northeast and east across U.S. 101 is planted in rotational crops, and property to the south is used for grazing. Other surrounding uses consist of medium density residential, general commercial and U.S. 101 to the north; and low density residential development and 5-20 acre ranchettes to the west. Existing site topography includes approximately 43 acres in the upper mesa where elevations vary between 570 and 605 feet, approximately 45 acres in the central



Imagery provided by ESRI and its licensors © 2014.

N

Project Location

Regional Location Figure 2-1

Imagery provided by Google and its licensors © 2014.

Vicinity Map Figure 2-2

plain area where elevations vary from 548 to 590 feet, and approximately 50 acres located south of the central plain area where elevations vary from 590 to 720 feet. Predominant slopes include a south- and southwest-facing bluff between the upper mesa and the central plain area, and north-facing slopes in the southern portion of the side to the south of Orcutt Creek, which trends southeast to northwest across the southern and southwestern portions of the site.

The majority of the Key Site 3 property and the entirety of the project site is designated Residential Ranchette under the Orcutt Community Plan, with corresponding Zoning of RR-10 (Residential Ranchette, 1 unit per 10 acres) under the County's Land Use and Development Code. In February 2009, the County Board of Supervisors approved the Housing Element Focused Rezone Program[1] and amended the OCP, the Land Use Development Code, and Santa Barbara County Zoning Map to change an approximately 8-acre portion of Key Site 3 to Residential-20 land use designation with Multifamily Residential-Orcutt (MR-O) zoning for the future development of 160 high-density multi-family townhome units as part of the Focused Rezone Program. The 160 units in the MR-O portion of the property are not part of the proposed project evaluated in this SEIR; however, the subdivision of the MR-O area into two lots is part of the current proposed project, for financial and phasing purposes. Figure 2-3 illustrates the preliminary site plan for Key Site 3, including the MR-O designated portion of the site. The RR-10 zone is located on the approximately 131 remaining acres. Table 2-1 summarizes the existing land use and regulatory characteristics of the site.

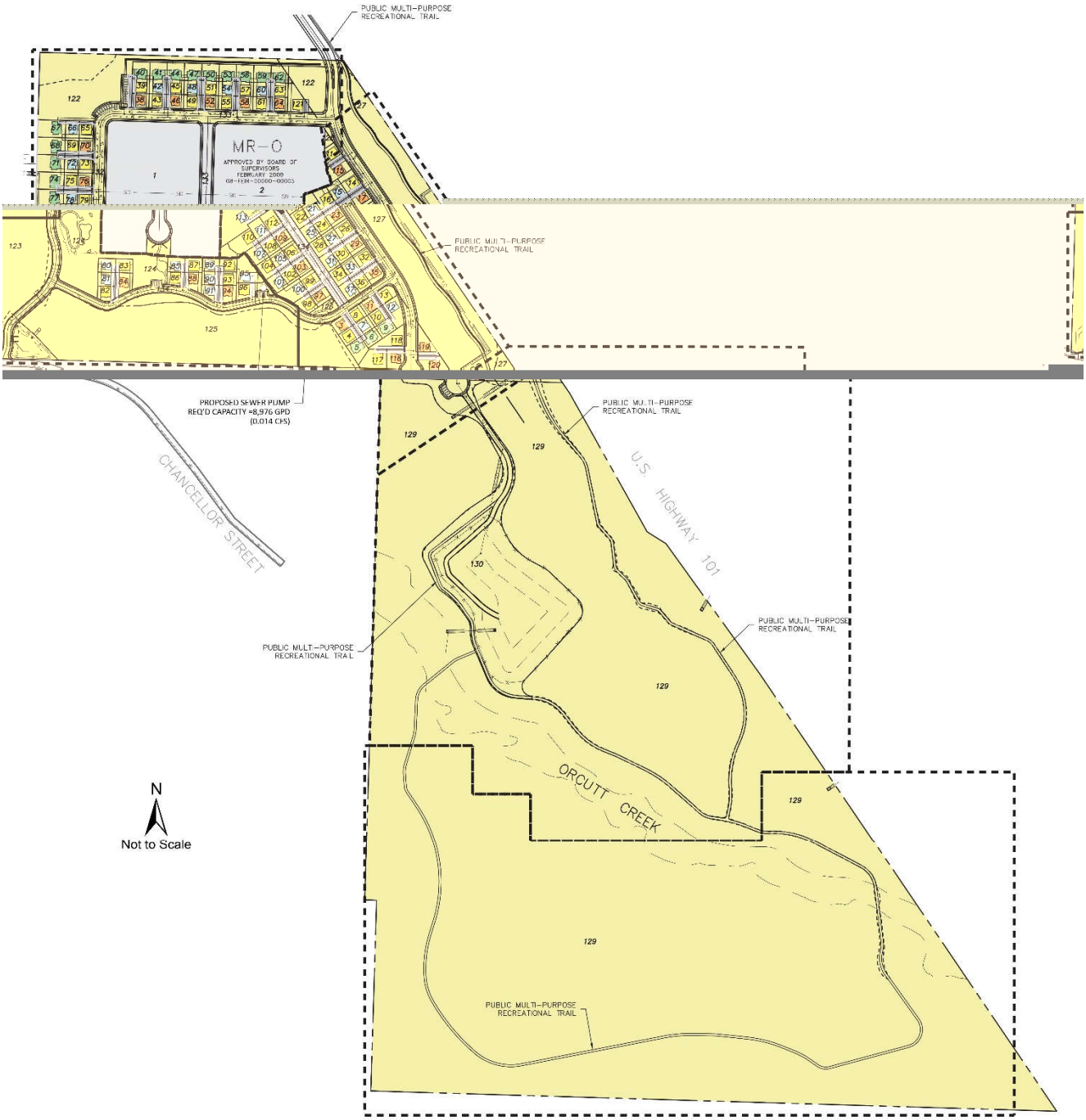
Table 2-1 Existing Key Site 3 Property Information

Site Characteristic	Description
	North: ***South:*** ***East:*** ***West:***

2.5 PROJECT CHARACTERISTICS

The proposed project is a request by Franklin Real Estate Development, LLC, as agent for the owners, for approval of a Vesting Tentative Tract Map (VTTM), Comprehensive Plan Amendment, Rezone, and Development Plan entitlements for the 138.6-acre Key Site 3. The VTTM request includes two parcels for the 8-acre portion of the site that was rezoned MR-O in February 2009 as part of the Housing Element Focused Rezone Program. However, development of the potential 160 units in the MR-O portion of the property is not part of the

[1] *The environmental impacts associated with the development for the 8-acre portion of Key Site 3 under the MR-O zoning was evaluated in the Focused Rezone Program EIR (State Clearinghouse #2008061139, Santa Barbara County, 2008) and is part of the cumulative development analyzed in this EIR.*



Source: LC Engineering, 2015.

Site Plan Figure 2-3

proposed project evaluated in this SEIR. The project proposes to develop ~~125~~ **119** single-family units ~~in a variety of~~ **with a small lot detached cluster home** product ~~(small lot, detached cluster homes, and larger single family residences)~~ on the northern portion of the site. Figure 2-3 illustrates the preliminary site plan, as well as the MR-O designated portion of Key Site 3. Landscaping, including street trees and an entry monument at the primary entrance to the development, is proposed, as are decorative street lights. In addition, approximately ~~106~~ **113.5** acres (~~76~~ **82**%) of the site is proposed as open space. The open space area includes the upper mesa bluff area, Orcutt Creek, private parks and trails, public multi-use and hiking trails, landscaped basins, and natural and restored habitat on hillsides and along the creek.

The VTM proposes a total of ~~138~~ **134** lots to be created on the site, as shown in Table 2-2. Two of these lots are for the MR-O zoned portion of the Key Site 3 property, and are not part of the proposed project evaluated in this SEIR. However, the subdivision of the MR-O area is part of the proposed project.

Table 2-2 Vesting Tentative Tract Map Proposed Lots

Use	Number of Lots
	– 4
	– 8
	—— 119
Total	**~~138~~ 134**

MR-O portion of the Key Site 3 property, with impacts evaluated in the Focused Rezone Program EIR (Santa Barbara County, 2008).

The Comprehensive Plan Amendment for the proposed project would change the Land Use Designation of Residential Ranchette with corresponding Zoning of RR-10 to Planned Development with corresponding Zoning of Planned Residential Development (PRD-~~125~~ **119**). The Rezone application proposes to establish a PRD zone on 131 acres. The proposed Key Site 3 Planned Residential Development Zone Standards are summarized in Table 2-3.

Table 2-3 Proposed PRD Development Standards

Development Feature	Mesa Clustered Homes
	—— **119**
Front	
Side	
Rear	
Accessory Structures	
Building Separation	

*1. Overall site area excluding MR-O zone is 131 acres and ~~125~~ **119** units are proposed*
2. Units limited to Single Story immediately adjacent to Northerly and Westerly perimeter of Mesa, Mesa Bluff and along Highway 101 frontage.

The applicant also requests to amend three OCP policies and development standards to meet the intent of the OCP regarding increased density and clarify the secondary access location. The requested OCP amendments are presented in Table 2-4, below.

Table 2-4 Proposed Orcutt Community Plan Amendments

OCP Policy	Proposed Text Amendment
	—— **119**

[2] *Covenants, Conditions and Restrictions (CC&Rs) for accessory structures would be consistent with development standards set forth in Santa Barbara County Code Land Use and Development Code (LUDC) Section 35.42.020, such as height and use restrictions, setback requirements, and gross floor area and footprint limitations.*

a. Project Components. This section describes the proposed Orcutt Key Site 3 project components, including Mesa Neighborhood, parks and trails, affordable housing, and fencing.

Mesa Neighborhood. The existing MR-O zone on the upper mesa, the northern portion of the site, adjacent to Sunny Hills Mobile Home Park, is retained as previously approved. The project proposes to design the remaining upper mesa for the development of a total of ~~125~~ **119** single family detached homes along with parks, trails, and other supporting improvements. Of the ~~125~~ **119** homes, ~~45~~ **15** would be single story homes located on the project perimeter adjacent to the existing mobile home park to the north~~,~~ **and** single family homes to the west~~, bluff edge to the south and adjacent to Highway 101 on the east~~. The remaining ~~80~~ **104** homes would be one- and two-story homes ranging in size from about ~~1,460~~ **1,100** square feet to ~~3,200~~ **1,610** square feet. All of the single family homes would have enclosed garage parking for two vehicles and meet all current parking standards.

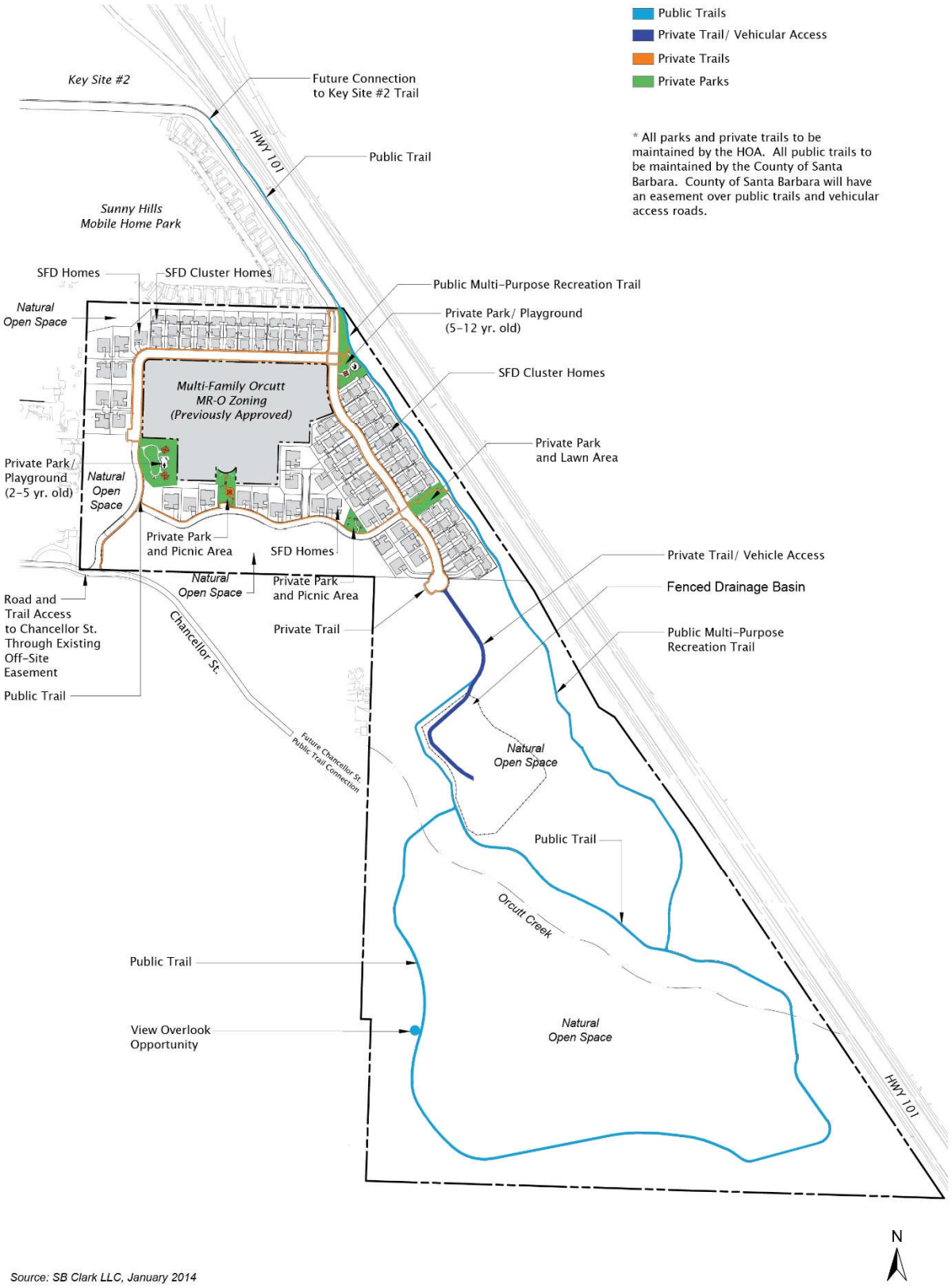
Parks and Trails. The proposed project includes recreational amenities, such as ~~an entrance park,~~ bluff top parks and trails, dual use park/detention basins, and the portion of the OCP trail system within the project boundary, including a public trail that would follow primary access to Key Site 2 to the north and connect to a future trail on Key Site 2 (refer to Figure 2-4). The applicant would construct all the trails depicted on the project site, including those proposed in the open space areas. The project as designed would meet and exceed the public multi-purpose trail requirements of the OCP. Additional features for the public would include a bicycle and vehicle parking and trail head staging area. All public trails, bike paths, and the public multi-purpose recreational trail would be owned and maintained by the County. A perpetual public access easement over the private trails and roads necessary for the public to access the public trails, paths and parking areas is proposed to be dedicated to the County.

Affordable Housing. The proposed project would fully comply with County Affordable Housing requirements by paying affordable housing In-Lieu Fees.

Fencing. The proposed project would use a number of different fencing design and materials. ~~The sound wall along the eastern edge of the project would be constructed of split-face concrete block.~~ Privacy fencing along the rears and side yards of the homes would be wood. Tubular steel fences would be placed in park areas along tops of slopes. A post and rail fence with wire mesh would be used around the drainage basins.

b. Infrastructure/Access Components. This section describes infrastructure (including roadways and grading) proposed within the project area.

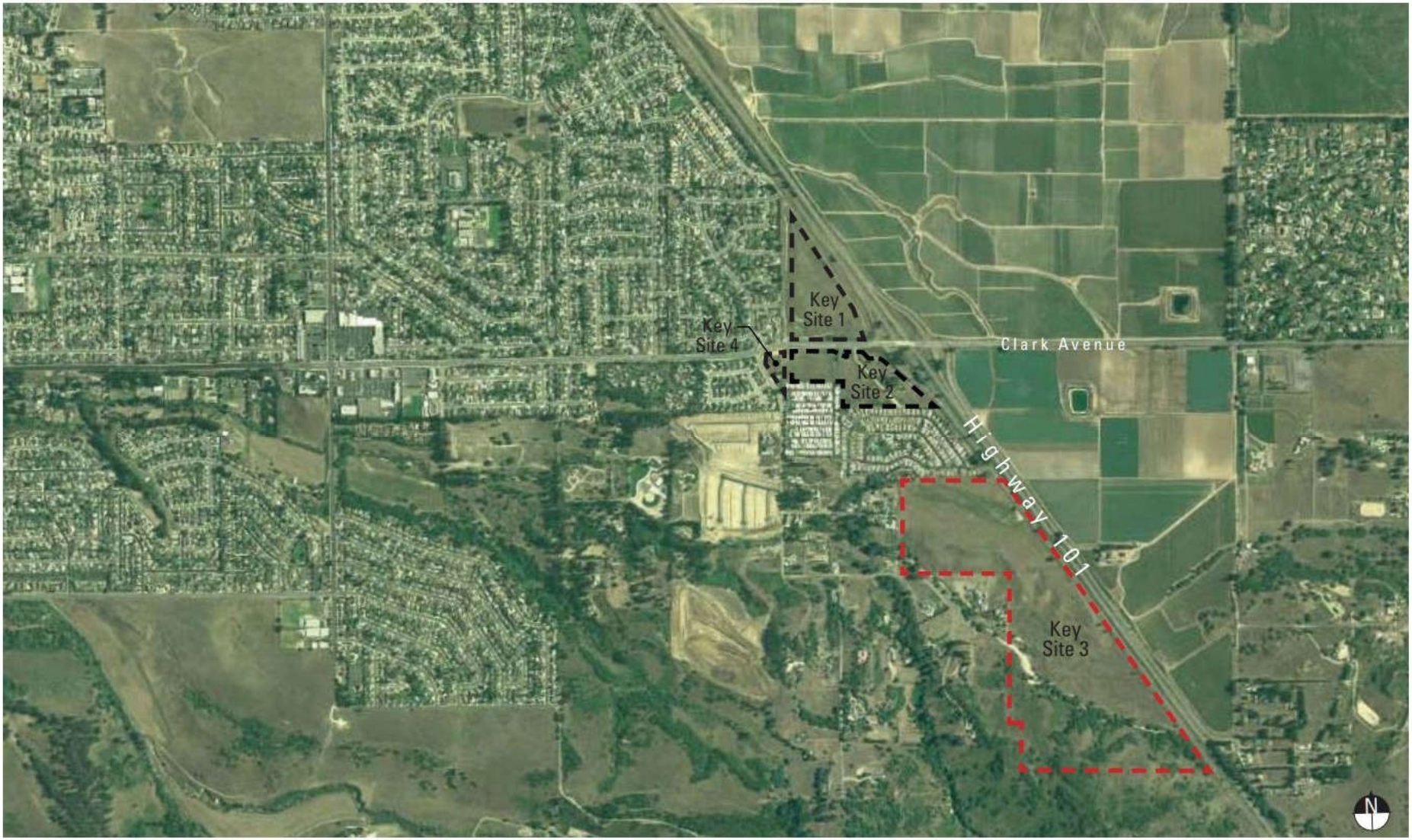
Roadway Access. Primary access to the project site would be provided via a new private road off of Clark Avenue and through Key Site 2 to the north (see Figures 2-5 and 2-6). In addition, a second access road into the site would be linked to Chancellor Street (a private road), which connects to Stillwell Road. The proposed project has an easement over Chancellor Street for public access and public utility purposes. The existing intersection of Chancellor Street and Stillwell Road would be improved to include a 'knuckle' at the southwest corner of the intersection to increase vehicle sight lines. All grading at this location would be confined to the existing right-of-way. Beyond the curb knuckle, proposed improvements along Stillwell Road would transition back to the existing pavement.



Source: SB Clark LLC, January 2014

Parks and Trails Plan Figure 2-4

This page intentionally left blank



Source: SB Clark LLC, January 2014

Orcutt Community Plan Key Site Locations Figure 2-5

This page intentionally left blank.

Source: Penfield and Smith, February 2014

Infrastructure and Access Components

Figure 2-6

This page intentionally left blank.

The access to the site off of Chancellor Street would require a bridge over Orcutt Creek. The access to the site off of Chancellor Street would require a clear-span bridge over Orcutt Creek. Chancellor would require minor widening along its northerly edge of approximately two feet. The intersection of Chancellor and Stillwell Road would require minor grading and widening in the right of way to accommodate proposed vehicles. The gate on Chancellor would remain.

The Mesa neighborhood would be served by a looped road. All roads would be two-lane roads with right of ways (ROWs) varying from 28 feet to 52 feet in width. Roads would have a 24-foot pavement width, with sidewalks or a trail on either or both sides of the road, in most cases. Shared driveways serving the Mesa area cluster homes would be between 20 and 26 feet in width, and sidewalks would be provided in the courtyard areas for the **119** small lot detached cluster homes.

Subsurface improvements would include the construction of a sanitary sewer to service connect to Key Site 3. All roads in the project would be private roads maintained by the project homeowner association (HOA).

Parking. All of the single family homes would have enclosed garage parking for two vehicles and would meet existing County parking standards. On street visitor parking would be available. In addition, public parking areas to allow access to public trails and paths are proposed via dedication of a perpetual public access easement to the County.

Water Infrastructure. There is no existing water infrastructure on Key Site 3. Water utility connections to the existing Golden State Water Company off-site infrastructure would be constructed in two places along the project's western boundary (at Oakbrook Lane and Chancellor Street).

The proposed water system for the project would consist of a 12-inch diameter supply main through the northern portion of the project site, effectively completing an 8-inch diameter piping system for residential service. All water lines would be located under the public right-of-way, residential streets, or contained within public utility easements traversing the property.

Wastewater Infrastructure. There is no existing wastewater infrastructure on Key Site 3. Existing nearby infrastructure includes the 10-inch diameter Solomon Creek Trunk Sewer. Sewer service for the project would be supplied to the proposed project through a connection to existing Laguna County Sanitation District (LCSD) facilities.

The proposed sewer collection system would consist of 6-inch and 8-inch PVC pipes and routed to a 10-inch PVC pipe which would carry all site flow ~~across Orcutt Creek to Chancellor Street. Offsite flow would continue along Chancellor Street via a new 10-inch PVC pipe. This 10-inch collector pipe would then connect to the 10-inch Solomon Creek Trunk Sewer at Stillwell Road and Orcutt Creek.~~ **to the easterly termination of Oakbrook Lane in between Lots 71 and 74. Off-site flow would be conveyed westerly through an easement across Oakbrook Lane to an existing 10-inch stub north of the intersection of Orcutt Creek and Stillwell Road. The majority of the project sewer would be conveyed via gravity. Up to 18 of the single-family units would be served via pump station. If deemed feasible by the County individual ejector pumps may be utilized for said lots in lieu of a pump station.**

The proposed collection system would conform to LCSD Standard Specifications for the Construction of Sanitary Sewers. Proposed improvements would be dedicated to LCSD for management and future maintenance.

Drainage Infrastructure. The vast majority of the site drains to the basin near the center of the property, while a small portion at the westerly edge drains to the basin near Chancellor Street (refer to Figure 2-3). All drainage from the site would be collected with catch basins, routed with storm drain pipes and stored in the basins. All drainage from the site would ultimately be directed to Orcutt Creek, similar to the current largely undeveloped drainage pattern. In accordance with Santa Barbara County Flood Control Standards, drainage generated from development on the site would be attenuated through two detention basins and/or catch basins prior to discharging to Orcutt Creek. Additionally, basins have been designed to infiltrate the 95th percentile storm event for water quality purposes as suggested by the Regional Water Control Board.

Grading. The proposed project would require extensive grading operations. Nearly all areas within the project site that would be developed with either access roads or residences would require some level of grading. Grading would also be required for the new primary access road through Key Site 2, and at the Stillwell Road/Chancellor Street intersection. On a development-wide basis, grading operations would result in approximately ~~290,950~~ **436,648** cubic yards (~~168,450~~ **217,043** cubic yards of cut and ~~122,500~~ **219,605** cubic yards of fill). The ~~excess cut generated from the grading would be used as additional fill to offset the anticipated shrinkage and compaction of cut material~~ **additional fill required would be generated from excess material as a result of the trenching for storm drain, sewer and water lines, and utility lines**. No offsite ~~hauling of excess~~ **import or export of** material is anticipated.

2.6 PROJECT OBJECTIVES

The primary objectives of the Orcutt Key Site 3 project are as follows:

- To develop the site consistent with the Orcutt Community Plan's designation of the property as one of 43 key sites identified for future development.
- To develop the site in a manner that is responsive to the Orcutt Community Plan, the County Housing Element, State planning goals and requirements, current environmental requirements and the physical characteristics of the diverse site.
- To provide up to ~~125~~ **119** residential units on the site ~~in a variety of housing types and~~ **within** densities appropriate with the surrounding neighborhood and previously approved zoning that will help meet ~~a cross-section of~~ the housing needs of the Orcutt community.
- To develop the property to achieve a more compact, walkable community taking advantage of the proximity to existing and future commercial and retail areas, existing and future transit opportunities, proximity to major highways, and support alternative transportation opportunities such as carpools, biking and walking.

- To develop the site in a manner which meets the intent of the Orcutt Community Plan by preserving the majority of the site as open space, consisting private parks and trails, public multi-use and hiking trails, landscaped basins, and natural and restored habitat.
- To assist the County, region, and the Orcutt area, to better meet its future housing needs and reduce pressure to expand development in other areas currently not designated for residential use, thereby reducing the need for urban sprawl.

2.7 REQUIRED APPROVALS

Implementation of the proposed project would require the following discretionary approvals from the County of Santa Barbara:

- Comprehensive Plan Amendment and Rezone from Residential Ranchette, 10 acre minimum parcel size (RR-10) to Planned Residential Development, ~~125~~ **119** units (~~PRD-125~~ **PRD-119**);
- Text amendments to certain policies and development standards of the Orcutt Community Plan: Policies KS3-1 and Development Standards KS3-6 and KS3-7 (refer to Table 2-4).
- Vesting Tentative Tract Map (VTTM) to subdivide the property into 138 lots;
- Development Plan entitlements to allow for development of ~~125~~ **119** residences and associated improvements.

In addition, the Regional Water Quality Control Board (RWQCB) will be a responsible agency for review of National Pollutant Discharge Elimination System (NPDES) permit requests. The County Flood Control District will be a responsible agency for review of the proposed detention basin system

This page intentionally left blank.

ATTACHMENT M: ORCUTT COMMUNITY PLAN EIR

Link: https://www.countyofsb.org/plndev/policy/communityplans/orcutt.sbc

Document: https://cosantabarbara.box.com/s/r2fr8dq9fgxa7shv8xykxfym5p1mas90

ATTACHMENT N: ORCUTT COMMUNITY PLAN

Link: https://www.countyofsb.org/plndev/policy/communityplans/orcutt.sbc

Document: https://cosantabarbara.box.com/s/m50omqj3nsgwq79o369sonqn12dy5x6i