



Attachment 2 EIR Scoping Paper Key Site 3

13GPA-00005, 13RZN-00000-00001,
13TRM-00000-00001, 13DVP-0000-00010

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Owner/Applicant

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1.0 INTRODUCTION

Pursuant to State CEQA Guidelines Sections 15063 and 15168 as well as Article V, Section E, 4 of the County of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act of 1970, as Amended (Last Revised 11/22/05) (“County CEQA Guidelines”), the County of Santa Barbara Planning & Development Department [i.e. the “Lead Agency”] has determined that the proposed request to develop 125 residential units at Key Site 3 will require the preparation of a Subsequent Project Environmental Impact Report (Subsequent Project EIR).

2.0 PROJECT DESCRIPTION/REQUEST

The proposed project is a request by John Franklin, as agent for the owners, for approval of a Vesting Tentative Tract Map (VTTM), General Plan Amendment, Rezone, and Development Plan entitlements for the 138.6-acre Key Site 3 (the VTTM request includes the 8-acre portion that was rezoned to MR-O as part of the Focused Rezone Program). The project proposes to develop 125 single-family units in a variety of product (small lot, detached cluster homes, and larger single family residences) on the northern portion of the site. In addition, approximately 106 acres (76%) 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 lots to be created on the site, as shown in Table 1. Two of the proposed lots are for the MR-O zoned portion of the Key Site 3 property. Each of the project components is described in greater detail below.

Table 1
Vesting Tentative Tract Map Proposed Lots

Use	Number of Lots
Roadway	3
Private Open Space	7
Public Open Space	1
Condominium (MR-O)	2
Single-family Cluster Homes (Mesa PRD)	125
Total	138

Multi-Family Residential Orcutt Zone (MR-O). In February 2009, the County Board of Supervisors approved the Housing Element Focused Rezone Program and amended the OCP, the Land Use Development Code, and Santa Barbara County Zoning Map to change an approximately 8-acre portion of KS-3 to Residential 20 land use designation with MR-O zoning, 160 multi-family units and “by-right” entitlement. The 160 units in the MR-O portion of the property are not included with this application. However, the subdivision of the MR-O area into 2 lots is part of the proposed project. The permit application for the construction of the 160 units

will be submitted under a separate application. The project VTTM depicts the proposed sheet grading of the MR-O property and roads and related infrastructure to (but not within) the MR-O portion of the property as part of the overall “master plan” plan for development of KS-3.

The General Plan Amendment is necessary to make technical clarifications to bring the proposed project consistent with the intent of the OCP to allow (under certain conditions which the project meets) up to 125 residential dwelling units and clarify the secondary access point per County staff direction. Consistent with the GPA, 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). 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 below.

**Table 2
 Proposed PRD Development Standards**

Development Feature	Mesa Clustered Homes
Area of Neighborhood/ Number of Units Planned	35 acres/125 units
Minimum Lot Size	3,200 S.F.
Setbacks: <i>Front</i>	Average 13’ Minimum 2’
<i>Side</i>	Minimum One Side 7’ Minimum Opposite Side 0’
<i>Rear</i>	Minimum 9’
<i>Accessory Structures</i>	CC&Rs to be consistent w/ Co LUDC Sect 35.42.020
<i>Building Separation</i>	Minimum 10’
Site Coverage	45% maximum
Height Limit ¹	35’ ³
Parking	Covered Parking 2 spaces/unit Visitor Parking on Street
Road Network	Primary access to Clark Ave.; secondary emergency access to Stillwell/Chancellor Rd. (see Development Plan Maps for precise connection points)
Utility Service ⁴	Water - Golden State Sewer - LCSD Cable TV-Comcast

¹ Units limited to single story immediately adjacent to northerly and westerly perimeter of Mesa, Mesa bluff and along U. S. Highway 101 frontage.

Development Feature	Mesa Clustered Homes
	Phone-Verizon Power-PG&E

The applicant also includes technical text amendments to three Orcutt Community Plan (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 3 below. The first change is to OCP Policy KS 3-1 and implements the allowed increase in residential density to 125 dwelling units per OCP Policy KS 3-2. OCP Policy KS 3-2 allows the Mesa area of KS-3 to be re-designated or re-zoned if the open space area is dedicated to the County and the property owner is in compliance with OCP Action SCH-O-1.3 regarding school impacts. The project meets these two conditions with (1) the required open space being dedicated to the County per the project VTTM and (2) the property owner previously entering into an agreement with the Orcutt Unified School District that will mitigate any impacts of the project on the area schools. The second change is to OCP Policy KS 3-6 and 3-7 per county staff direction correcting the secondary access road to the project from Oakbrook Lane to Chancellor Street. With the current allowed density, Oakbrook Lane (a private road) did not have the easements or road width necessary to support the project traffic requirements.

**Table 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-125 , MR-O. Any proposed development on Key Site 3 shall comply with the following development standards.
DevStd KS3-6	No development, other than a secondary access road from Oakbrook Lane to <u>Chancellor Street</u> , 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 . <u>Chancellor Street using developer’s existing Chancellor Street easement.</u>

A. 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 and developed with 125 single family homes. Each of the project components is described in greater

detail below. This section describes the proposed Key Site 3 project components, including residential zones and parks and trails.

Mesa Neighborhood. The existing MR-O zone on the upper mesa is retained as previously approved. The remaining upper mesa is designed for the development of a total of 125 single family detached homes along with parks, trails, and other supporting improvements. Of the 125 homes, 45 will be single story homes located on the project perimeter adjacent to the existing mobile home park to the north, single family homes to the west, bluff edge and adjacent to Hwy 101 on the east. The remaining 80 homes will be one- and two-story homes ranging in size from about 1,460 square feet to 3,200 square feet. All of the single family homes will have enclosed garage parking for two vehicles and meet all current parking standards.

Parks and Trails. The entire project totals approximately 139 acres. Of this, about 106 acres (76%) is open space, 10 acres (7%) roads and shared driveways, and 15 acres (11%) building lots and private yard areas. 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 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. The Developer will construct all the trails depicted on the project site including those proposed in the open space areas. The project as designed meets and exceeds the public multipurpose trail requirements of the OCP. Additional features for the public include a bicycle and vehicle parking and trail head staging area for added convenience, safety and accessibility. All the public trails, bike paths, and the public multi-purpose recreational trail will be owned and maintained by the County. The County will have a perpetual easement over the private trails and roads necessary for the public to access the public trails, paths and parking areas.

Affordable Housing. The project is planned to fully comply with County Affordable Housing Zoning requirements by paying In-Lieu Fees.

Fencing. The project will use a number of different fencing design and materials. The sound wall along the eastern edge of the project will be constructed of split-face concrete block. Privacy fencing along the rears and side yards of the homes will be wood. Tubular steel fences will be placed in park areas along tops of slopes. A post and rail fence with wire mesh will be used around the drainage basins. Additional fence details and specific locations can be found in the project booklet and development plans

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

Roadway Access. 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 second road new access road will be linked to Chancellor Street (a private road) which connects to Stillwell

Rd. (The project has an easement over Chancellor Street for public access and public utility purposes.) All roads in the project will be private roads maintained by the project HOA. All roads would be two-lane roads with 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 74 of the 80 cluster homes.

Water Infrastructure. There is no existing water infrastructure on Key Site 3. Water utility connections to existing off-site infrastructure would be planned in two places along the project's western boundary (at Oakbrook Lane and Chancellor Street) with the existing Golden State water system. 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.

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 (see Tentative Map for exact locations). All drainage from the site is collected with catch basins, routed with storm drain pipes and stored in the basins. Ultimately, all runoff is 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 is being attenuated through detention basins prior to outletting 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 where Stillwell Road turns into Chancellor Street in order to

accommodate emergency vehicles. On a development-wide basis, grading operations would result in approximately 290,950 cubic yards (168,450 cubic yards of cut and 122,500 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. No offsite hauling of excess material is anticipated.

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

3.0 PROJECT LOCATION

This site is identified as Assessor Parcel Number 129-151-026, located approximately 0.5 miles south of the Clark Avenue /U.S. Highway 101 intersection, Orcutt area. The site is located in the Fourth Supervisorial District.

Figure 1
Aerial view of Key Site 3



Table 4 Site Information	
Site Information	
Comprehensive Plan Designation	Residential Ranchette /Residential (10-acre minimum)
Ordinance, Zone	Land Use Development Code, RR-10/MR-O
Site Size	138.6

Table 4 Site Information	
Site Information	
Present Use & Development	Grazing/Vacant
Surrounding Uses/Zone(s)	North: Mobile Home Park/ MHP South: Agriculture/ AG-II-100 East: Highway 101; Agricultural Production, A-II-100 West: Single Family Residential/ 1-E-1; 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 Sewage: Laguna County Sanitation District Fire: SB Co., Station 22

4.0 ENVIRONMENTAL SETTING

The project site is located on the west side of U.S. Highway 101 (U.S. 101) approximately ¼ mile south of Clark Avenue in the southeastern section of the Orcutt Planning Area in the unincorporated Santa Barbara County. The site is bounded by U.S. 101 on the east, the Sunny Hills mobile home park on the north, rural density ranchettes to the west, and the undeveloped Solomon Hills to the south.

The project site is currently undeveloped and a portion is used for cattle and horse grazing. The property contains a variety of landforms: hillsides, steep bluffs, Orcutt creek, and its associated floodplain terrain. The predominant land use surrounding the property is agriculture, which exists to the east (across U.S. 101) and to the south of the project site. Other surrounding uses consist of medium density residential immediately to the north; general commercial further to the north; and low density residential development and 5-20 acre ranchettes to the west.

Key Site 3 consists of 138.6 acres of vacant land that is currently used for livestock grazing. It contains two relatively level areas north of Orcutt Creek, a northern mesa of approximately 32 acres separated by a bluff with an average slope of 20-25% 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. South of the Creek, approximately 50 acres of the site ascends into the foothills to elevations between 620 and 780 feet. This area is characterized by steep slopes, some in excess of 30%.

Nine habitat types were identified within Key Site 3: 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, Coast Live Oak Woodland habitats were found south of Orcutt Creek. Central Coast Live Oak Riparian Forest habitat was 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.

5.0 PREVIOUS ENVIRONMENTAL REVIEW

5.1 Orcutt Community Plan EIR

The Orcutt Community Plan Program EIR (95-EIR-01) identified Class I unavoidable significant impacts with full buildout under the Community Plan in the areas of: Land Use, Biology, Agriculture, Geology, Flooding & Drainage, Water Supply/Groundwater Resources, Archaeology, Historical Resources, Traffic & Circulation, Noise, Air Quality, Risk of Upset/Polluting Sources, Wastewater, Fire Protection, Police Protection, Solid Waste, Library Services, Visual/Aesthetics, Parks Recreation & Trails, and Schools. Mitigation measures identified to minimize impacts were incorporated as Policies and Development Standards in the Board of Supervisors-adopted Orcutt Community Plan.

The project site was among those for which a “mini-EIR” was conducted in the OCP EIR, and received an expanded level of environmental review along with the other designated Key Sites in the OCP planning area.

The OCP EIR considered a project of 212 residential units for Key Site 3 with alternatives ranging from No Project (existing zoning) with 17 units, Low Buildout with 184 units, up to High Buildout with up to 444 units. The expanded level of review in the OCP EIR identified and evaluated fourteen (14) site-specific impacts that could occur should the site be developed, and identified. The OCP EIR also discussed both general and site specific mitigation measures for each environmental issue identified.

5.2 Housing Element Focused Rezone Program EIR

The OCP EIR analyzed the development of 212 units and designated the southern half of the site as subject to the Open Space Overlay. However, the development in the current proposal, when included with the 160-unit multi-family residential development on a portion of the Key Site 3 property in the recently-approved 2008 Santa Barbara County Housing Element Focused Rezone Program (State Clearinghouse #2008061139, hereinafter, Focused Rezone Program), is greater in scale and geographic extent than the development evaluated in the OCP EIR.

The Focused Rezone Program was carried forth to comply with the California Department of Housing and Community Development requirements to demonstrate adequate housing capacity to meet the targets established for the County. In February 2009, the County Board of Supervisors approved the Housing Element Focused Rezone Program 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 MR-O zoned portion of the Key Site 3 property is located in the north-central portion of the property and is surrounded by the balance of the Key Site 3 development (Attachment B). The 160 units in the MR-O portion of the property are not part of the proposed project evaluated in this project SEIR; however, the subdivision of the MR-O area into two lots is part of the proposed project. 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 should be part of the cumulative development analyzed in this project EIR.

Insofar as the site specific applications now being reviewed could result in new or substantially greater significant environmental impacts than those identified and adequately analyzed in the OCP EIR and Focused Rezone Program EIR, a Subsequent Project EIR must be prepared to analyze such new or substantially greater impacts in accordance with Section 15168 of the California Environmental Quality Act (CEQA) Guidelines, as well as Article V, Section E, 4 of the County of Santa Barbara Guidelines for the Implementation of the California Environmental Quality Act of 1970, as Amended (Last Revised 11/22/05). To the extent that the OCP EIR and Focused Rezone Program EIR adequately analyzed environmental impacts from the development of Key Site 30, the Subsequent Project EIR may rely on that analysis and/or incorporate it by reference, thus focusing on effects not analyzed adequately in the OCP EIR and Focused Rezone Program EIR for Key Site 3.

The impacts identified in the OCP EIR, Focused Rezone Program EIR, and Notice of Preparation (NOP) process and Environmental Document Scoping meeting will be utilized as a baseline in determining potential impacts of the proposed project that must be analyzed in the Subsequent Project EIR.

6.0 ENVIRONMENTAL REVIEW

Below is a summary of staff's preliminary identification of potentially new or substantially greater significant environmental impacts from those adequately analyzed in the OCP and Focused Rezone Program EIRs.

The prospective EIR consultants must propose a Scope of Work for a Subsequent Project EIR that, at a minimum, includes these impact areas:

AESTHETICS/VISUAL RESOURCES

Impact Discussion:

Key Site 3 is identified as a "gateway parcel" in the OCP because of its location at a principal entryway to the community of Orcutt and because it provides an important semi-rural context to the community. Key Site 3 is in the foreground of the first views of the Santa Maria Valley and Orcutt for northbound travelers on U.S. 101. Views of the site from U.S. 101 consist of open grazing land in the foreground and relatively steep slopes of the Solomon Hills in the background. As the southern boundary of the Santa Maria Valley, the Solomon Hills are visible and significant public viewsheds are identified as such in the OCP. The hills are characterized by steep slopes, canyon drainages, oak woodlands and eucalyptus groves, chaparral, and non-native grasslands.

Existing visual and aesthetic resources and potential impacts relating to development of the Key Site 3 property with 212 residential units were analyzed in Sections 5.15, *Visual Resources/Open*

Space, and in the *Key Site 3: Site Specific Impact Analysis*, Section B.13, *Visual/Aesthetic Resources*, of the OCP EIR. Several of these measures were incorporated into the Final OCP as mitigation measures. The OCP EIR concluded that impacts related to increased night lighting (VIS-2), unmaintained stormwater detention basins (VIS-3), and intrusion of fire-breaks into open space (VIS-6) were potentially significant but mitigable. Impacts related to transformation from a semi-rural to urban area (VIS-1), degradation of views along gateway roads to the community (VIS-5), removal of natural scenic resources (VIS-7), open space fragmentation-loss of scenic natural resources (VIS-13), expansion of urban activities into existing rural open space (VIS-17), degradation of views from designated scenic corridors (VIS-18), and change in visual character of the site (Impacts KEY SITE 3-VIS-1) were determined to be potentially significant. The OCP EIR proposed mitigation measures VIS 1a, 1b, 1c, 2, 3, 5, 6, 7 and 9.

The OCP EIR also identified a need for two site-specific development standards to be applied to Key Site 3: Mitigation Measures KEY SITE 3-VIS-1 and KEY SITE 3-VIS-2. Mitigation KEY SITE 3-VIS-1 sets forth the Open Space Overlay to apply to the southern portion of the site, as well as a 75-foot buffer along the property's eastern frontage. Mitigation KEY SITE 3-VIS-2 limits homes on the northern and northwestern perimeter of the development site to one-story as these are closest to existing residential development. Together, these Plan Area-wide and site-specific mitigation measures were found to reduce impacts VIS-2, -3 and -6 to a less than significant level. However, regardless of mitigation, impacts VIS-1, -5, -7, -13, -17, and -18 would remain significant and unavoidable. Also noteworthy, the 2008 Housing Element Focused Rezone Program EIR analyzed the impact of rezoning an 8-acre portion of Key Site 3 to MR-O (Multi-family residential Orcutt) to allow for the development of 160 multi-family residential units. The Focused Rezone Program EIR determined that this action would result in significant and unavoidable impacts to the visual character of the site.

The proposed project would allow the development of up to 125 single family residential units in a 38.0-acre northern mesa area that is currently undeveloped. The visual character of the surrounding area is primarily urban since the site bordered by high density residential development to the north, but lower density residential development to the west. Development of 125 additional residential units in the allowable buildable area of the site could potentially alter the existing neighborhood and vicinity character. Residential development, landscape and hardscape associated with the proposed project could contribute incrementally to cumulative impacts to aesthetics/visual resources associated with increasing development within the Orcutt area and the continuing loss of open or undeveloped landscapes.

Lighting associated with the project could create glare off-site, light spillage and/or increased night sky light pollution, thereby resulting in potentially significant impacts to the nighttime character of the surrounding area, although the existing extent of development in the area has already resulted in a degraded night sky. With respect to light and glare, the site currently has no street lighting, lighted nighttime activity, or structures that would produce glare.

Scope of EIR:

- Identify the existing visual resources of Key Site 3 and its surroundings, including the site's physical attributes, its relative visibility from area roads, trails, and residences, and assess

potential impacts to these resources from development of the proposed project including future residences and accessory structures.

- Identify the existing character of public views across, into, and out of the site and assess potential impacts to these views from residential development on the proposed lots.
- Peer review the visual simulations to aid in the analysis of visual impacts of the proposed project, including potential future residential development.
- Identify the night time setting and character of the site and surrounding area and assess the potential impacts to this nighttime character from proposed development.
- Identify any impacts to the existing character of the project site and the integrity of the site’s visual character from proposed development.
- Analyze cumulative impact levels and the contribution of the proposed project to these cumulative impacts.
- Identify mitigation measures as necessary and residual impacts.

AGRICULTURAL RESOURCES

A search of historical aerial photographs conducted for the Orcutt Community Plan revealed that on-site level areas north of Orcutt Creek were intermittently utilized for crop production until the early 1980s. This previous agricultural use appears to be limited to dry row crop farming, with the nearest irrigated agricultural operations being across U.S. 101 to the east. The site is zoned Residential Ranchette (RR-10) and Multi-Family Residential Orcutt (MR-O), and is designated on State Department of Conservation’s 2008 farmland maps as grazing and other land. The majority of the 138.6-acre site is currently used for seasonal cattle and horse grazing. Livestock are periodically brought onto the site, which is fenced at the property line, and grazing is concentrated on the areas north of Orcutt Creek. Property to the northeast, east, and southeast across U.S. 101 is planted in rotational crops, strawberries, and grapes. Property to the south is used for grazing and oil and gas development. The Key Site 3 property is not subject to a Williamson Act agricultural preserve contract.

The County of Santa Barbara *Environmental Thresholds and Guidelines Manual* describes prime soils as those with a Land Capability Class of 1 or 2. On-site soil types, including their Land Capability Class and Storie Index Rating, are described in Table 5

Table 5 Soil Classification

Name	Capability Class		Storie Index	Approximate Acreage
	Irrigated	Non-Irrigated		
Arnold sand, 15 to 45% slopes (ArF)	6	6	Grade 4	47.5
Betteravia loamy sand, dark variant, 0 to 5% slopes, eroded (BnB2)	3	3	Grade 4	9.5
Betteravia loamy sand, dark variant, 5 to 15% slopes, eroded (BnD2)	3	3	Grade 4	11.2
Elder sandy loam, 2 to 9% slopes, eroded (EdC2)	2	3	Grade 2	0.5
Garey sandy loam, 2 to 9% slopes, eroded (GaC2)	3	3	Grade 1	17.7
Marina sand, 2 to 9% slopes (MaC)	3	6	Grade 3	5.6

Table 5 Soil Classification

Name	Capability Class		Storie Index	Approximate Acreage
	Irrigated	Non-Irrigated		
Marina sand, 9 to 30% slopes, severely eroded (MaE3)	3	6	Grade 3	23.0
Sandy alluvial land (Sh)	7	7	Not Rated	14.1

A total of 8 soil types occur on Key Site 3. Of these soils, one (Elder sandy loam, 2-9% slopes) is considered prime in accordance with this definition. The 2004 Soil Survey Geographic (SSURGO) database identifies approximately 0.5 acres of Elder sandy loam soil, 2-9% slope. These soils located on the eastern edge of the upper terrace along Orcutt Creek (Figure 4.2-1), are eroded, not farmed, and considered prime soils only when irrigated.

The Orcutt Community Plan (OCP) EIR examined the agricultural setting of the project region and the potential impacts resulting from development of the region. The OCP EIR concluded that impacts involving the conversion of agricultural land (AG-1), as well as the site-specific conversion of 54 acres of Class 3 and 34 acres of Class 4 farmland to urban use (KS3-AG-1) were potentially significant. However, an analytical basis for this significance determination, such as what is currently conducted in the agricultural lands suitability evaluation, was not provided. OCP EIR Mitigation Measure AG-1 required County land use planning efforts to include use of higher density zone districts (6 units per acre and above) to retain the maximum amount of agricultural land, and OCP EIR Mitigation Measure AG-2 required fencing to reduce land use conflicts. In the OCP EIR, this measure was determined to be unable to fully mitigate or lessen the extent of the impacts of conversion; therefore, these impacts remained Class I, significant and unavoidable.

The County's *Environmental Thresholds and Guidelines Manual* Agricultural Resources section (approved by the Board of Supervisors, August 1993) describes a methodology, the weighted point system, for determining the agricultural productivity and suitability of a parcel. As a general guideline, an agricultural parcel of land should be considered to be viable if it is of sufficient size and capability to support an agricultural enterprise independent of any other parcel. The weighted point system is a preliminary screening tool to determine whether the project's impact on loss or impairment of agricultural resources could be potentially significant. The point system assigns values to nine physical characteristics of a site including parcel size, soil classification, water availability, agricultural suitability, existing and historic land use, comprehensive plan designation; adjacent land uses, agricultural preserve potential, and combined farming operations. According to the Guidelines, if the tabulated points total 60 or more, the parcel is agriculturally viable. Conversion of an agriculturally viable parcel to a non-agricultural use is considered to be a significant impact.

Based upon the County's agricultural suitability formula, the project site receives a total of 54 points.

Table 6 Agricultural Suitability

Agricultural Threshold Factors	Possible Points	Project Site Points
Parcel Size		
100 -500 acres	11 to 12	11
Soil Classification		
Class 3 (based on predominant soil types on-site)	8 to 10	8
Water Availability		
Land has an adequate water supply for crops or grazing.	12 to 15	12
Agricultural Suitability		
<i>Grazing:</i>		
Highly suitable for pasture or range.	6 to 10	8
Land Use		
In maintained range/pasture	5	5
Comprehensive Plan		
RR-10	2	2
Adjacent Land Uses		
Partially surrounded by agriculture/open space with some urban uses adjacent, in a region with adequate agricultural support uses.	7 to 8	7
Agricultural Preserve Potential		
Cannot qualify.	0	0
Combined Farming Operation¹		
Provides small component of combined farming operations.	1	1
TOTAL POINTS (60+ is potentially significant)		54

Source: Santa Barbara County Environmental Thresholds and Guidelines Manual, October 2008.

¹Combined farming operation refers to more than one separate parcel managed as a single agricultural operation.

Because the project site scores below the County’s 60-point significance threshold, impacts would be adverse, but less than significant. The site is not under agricultural production, not zoned for agriculture, and is immediately next to residences. The site is highly constrained, and farming potential is low.

The absence of prime soils and an Important Farmland designation further support the conclusion that impacts to agricultural resources are considered *adverse, but less than significant* and no further evaluation in the EIR is necessary. Mitigation measures would not be required.

Scope of EIR: No further environmental analysis is recommended.

AIR QUALITY

Impact Discussion:

The Orcutt Community Plan (OCP) EIR examined the air quality setting of the project region and the potential impacts resulting from development under the OCP. The OCP EIR concluded that impacts related to the generation of ozone precursors (Impact AQ-1), dust and PM₁₀ (Impact AQ-2), and Clean Air Plan consistency (Impact AQ-3) were potentially significant. Mitigation Measures AQ-1 through AQ-11 was noted as applying to future development on Key Site 3. These included: SBCAPCD pollution control measures; the application of SBCAPCD Best Available Control Technology (BACT); expansion of the existing Santa Maria Area Transit (SMAT) system; access to retail, commercial, recreational, and educational facilities via transit; park-and-ride facilities; Transportation Demand Management (TDM) measures; revision of the off-site road impact fee to a Transportation Impact fee; long-range commuter service; land-use planning techniques to encourage alternative transportation; an incentive-based emissions reduction program; dust control measures; and energy conservation measures. These mitigation measures would mitigate Impact AQ-2 to a Class II level. However, impacts AQ-1 and AQ-3 would remain Class I.

The OCP EIR also concluded that there would be potential for a site-specific, potentially significant impact related to short-term construction-related emissions (Impact KS3-AQ-1) and long-term operational emissions (Impact KS3-AQ-2). Impact KS3-AQ-1 was noted as being mitigated by the above mitigation measures, and Impact KS3-AQ-2 was noted as remaining significant and unavoidable.

Development of the project would potentially result in construction-related air quality impacts, including dust generation from grading for the access roads and building pads, and air pollution emissions from construction equipment and construction vehicles. Short-term emissions of ozone precursors (NO_x and ROC) during project construction would result primarily from the on-site use of heavy earthmoving equipment. Due to the limited period of time that grading activities would occur on the project site, construction-related emissions of NO_x and ROC would not be significant on a project-specific or cumulative basis. However, due to the nonattainment status of the air basin for ozone, the project should implement measures recommended by the APCD to reduce construction-related emissions of ozone precursors to the extent feasible. The implementation of the County's standard dust control measures would be in place prior to grading commencement. These standards are required on all new development.

The Key Site 3 property is adjacent to U.S. Highway 101, and the easternmost portion of the proposed residential development would occur within 500 feet of the freeway alignment. Winds in the project region are variable, but are predominantly from the west or northwest, which when westerly, would have a mitigating effect on hazardous pollutant levels at the project site. During the fall and winter these winds are replaced by periods of Santa Ana wind conditions, which generally blow from the northeast, and would carry emissions from Highway 101 toward the project site. Thus, the project could result in long-term air quality impacts due to exposure to hazardous air pollutants to the proposed residences closest to Highway.

Scope of EIR:

APCD's guidance document, *Scope and Content of Air Quality Sections in Environmental Documents* (updated March 2014) should be referenced for general guidance in assessing air quality impacts in the SEIR. The document is available online at www.sbcapcd.org/apcd/landuse.htm.

- Briefly update current air quality setting as necessary.
- Assess air quality impacts associated with grading, and construction and long-term operational activities from development of 125-unit residential project, including an evaluation of the Greenhouse Gas (GHG) emissions and climate change impacts. The assessment should include a quantification of emissions from project sources, direct and indirect, as applicable.
- Assess long term air quality impacts and health risks associated with air toxics related to Highway 101 on prospective residents of the proposed project.
- Identify mitigation measures as necessary, including standard emission control conditions applied by the Santa Barbara Air Pollution Control District.
- Assess whether the proposed project is consistent with the regional growth assumptions in the 2010 Clean Air Plan.
- Assess cumulative air quality impacts as well as the project's contribution to those impacts.
- Assess any residual impacts of the project.

BIOLOGICAL RESOURCES

The OCP EIR identified General Impacts as BIO-8 (trail construction and use), BIO-9 (paved bicycle paths), BIO-15 (creek maintenance and emergency work), BIO-17 (vegetation clearing in response to increased fire risk in foothills), BIO-18 (fire suppression), BIO-19 (elimination of 2,000 acres of habitat/habitat fragmentation), BIO-28 (elimination of riparian communities), and BIO-38 (flood control policies) listed in Section 5.2 of Volume I. (OCP EIR, Vol. II at p. 3-6.)

The site specific impacts identified in the OCP EIR are KS3-BIO-1 (reduction in habitat due to grading and clearing, including loss of 70-80 acres of non-native grassland and coyote brush scrub, adverse impacts to 60 acres of oak woodland/scrub habitat south of Orcutt Creek, and loss of 0.7 acre of sage scrub habitat south of Orcutt Creek on the western site boundary), KS3-BIO-2 (loss of approximately 4.07 acres of riparian vegetation in northern portion of site and disruption of riparian woodland resulting from extension of sewer lines along the creek), KS3-BIO-3 (impacts to wildlife due to domestic animals, nuisances to wildlife such as light and noise, and disruption of wildlife migration routes mainly due to construction and habitation of 48 units on the central low-lying portion of Key Site 3 north of and adjacent to the Orcutt Creek riparian corridor), and KS3-BIO-4 (potential contamination of Orcutt Creek due to urban run off).

Mitigation measures included in the OCP EIR include both General Mitigation Measures BIO 1, 2, 3, 9, 13, 14, 15, 16, 17a, 17b, 17c, 20, 21, 24, 25, 26, and 28 listed in Section 5.2 of Volume I, as well as Specific Mitigation Measures KS3-BIO-1 through KS3-BIO-7. With implementation of these measures, loss or riparian vegetation would be reduced to less than significant, but impacts to wildlife and loss of habitat would remain significant and unavoidable.

Impact Discussion:

Construction and development activities associated with the revised project could result in direct loss of non-native grassland, coastal scrub, oak woodland, oak riparian, and central dune scrub habitats. According to the ARCADIS May 21, 2003 Impact Assessment memorandum, impacts to sensitive species from the proposed development would be approximately 3.36 acres. Species impacts would be Central Maritime Chaparral, (0.04 ac.) Central Dune Scrub (0.11 ac.), Central Coast Live Oak Riparian Forest (0.34 ac) Central Coast Arroyo Willow Riparian Scrub Forest (0.02 ac.) and temporarily flooded swale area (2.78 ac.), which has been previously identified as a potential wetland. The project would also impact approximately 29.65 acres of non-native grasses and 4.89 acres of Central (Lucian) Coastal Scrub. In addition, the project would include the construction of a bridge for secondary site access off of Chancellor Road, which would result in impacts to the Orcutt Creek riparian corridor.

Loss of onsite vegetation / habitat, indirect impacts to offsite vegetation / habitat, impact to onsite drainages, creeks, riparian habitat, and construction impacts and operational impacts would need to be evaluated in the Subsequent EIR. Specific temporary or long-term impacts to Orcutt Creek itself from the construction of a crossing must be evaluated for potential impacts to riparian habitat and sensitive species.

Fire clearance requirements around structures could further infringe upon biological resources. In addition, development of the project could eliminate foraging habitat for raptors. The open space proposed as part of the project would increase human activity adjacent to the creek which could result in direct and indirect impacts to wildlife and riparian vegetation.

Noise and lighting associated with buildout of the project could disturb wildlife and hinder wildlife activities. Development of the proposed project could result in water quality impacts to the area drainages due to storm water runoff and increased pollutants from typical residential development and activities (e.g. oil, grease, etc.), soil erosion and sedimentation, and construction activities and waste. The use of non-native plant material in landscaping and restoration could result in increased levels of invasive species occurring in native habitats and affect the long-term integrity and persistence of native plant communities in the project area. Lastly, increased use of the open space area by the public with the creation of the new public trails, as well as by new residents within the site could potentially impact sensitive species and habitats. Dogs and cats are significant sources of harassment and/or predation of wildlife, particularly the same prey species on which raptors depend for food. Impacts to these resources are *potentially significant*.

Scope of EIR:

- Ground-truth the plant community mapping included in the ARCADIS May 21, 2013 report.
- Assess and describe current baseline conditions and habitat quality and rarity throughout the site, with particular emphasis on identifying endangered, threatened, rare, and locally sensitive species, habitats, and plant communities within and in close proximity to the proposed development and access roads.

- Assess direct and indirect, short- and long-term impacts to existing biological resources from proposed development, including, but not limited to: loss of habitat, sedimentation from grading and site preparation efforts, and indirect impacts of increased human activity and night lighting.
- Consider impacts to listed species and other regulated resources, if any, and discuss role of other regulatory agencies (e.g. USFWS, CDFG, USACOE, etc.).
- Identify feasible mitigation measures, if any, and identify residual impacts.
- Assess cumulative impacts to biological resources and the project's contribution to those impacts.

Sources of Information:

- *Biological Resources Assessment for Selected Key Sites*, prepared by Katherine Rinlaub, July 1995.
- *Orcutt Community Plan Biological Resources Map*.
- *Sensitive Species and Habitat Survey*, prepared by LFR Inc., June 2006.
- *Supplemental Ecological Assessment (Roads and Infrastructure)*, prepared by LFR and ARCADIS, October 2009.
- *Ecological Assessment Update*, prepared by ARCADIS, March 2, 2010.
- *Impact Revisions Assessment*, prepared by ARCADIS, May, 21, 2013.
- *Key Site 3 Habitat Restoration Plan*, prepared by ARCADIS, November 18, 2013.
- *Key Site 3 Field Survey of Revised Plan, April 2014*, prepared by ARCADIS, May 5, 2014

CULTURAL RESOURCES

Impact Discussion:

Several County documents include policies, standards and mitigation measures to help ensure that new development does not have a significant impact on archaeological resources, including the Environmental Thresholds and Guidelines Manual and “Historic and Archaeological Elements of the Santa Barbara County Heritage Management Plan, Cultural Resources Guidelines.”

All of Key Site 3, including the focused rezone area and roadway corridors, has been surveyed for cultural resources. Four archaeological sites are recorded within Key Site 3. A Phase 2 subsurface testing program was conducted in order to define the site boundaries and contribute to significance evaluations. Subsurface artifacts were discovered at three of the four sites. These sites are therefore potentially archaeologically significant. As currently proposed, development would not occur on any of the four sites. However, these four sites would have additional exposure as a result of their proximity to the developed areas and increased public access. Given the cultural sensitivity of the site, grading and site preparation could result in potentially significant impacts to unknown archaeological resources.

Scope of EIR

- Incorporate the results of the previous Phase I studies.

- Incorporate into the document the results of the SB 18 Consultation conducted by Santa Barbara County.
- Analyze the impacts of the project and identify mitigation measures as necessary.
- Assess the cumulative impacts to cultural resources and discuss the project's contributions to those impacts.
- Assess any residual impact levels.

Sources of information

- *Phase I Archaeological Survey for the Orcutt Community Plan*, prepared by ISERA Group Inc., June 1995.
- *Phase I Archaeological Surface Survey for the KS-3 Project*, prepared by Thor Conway of Heritage Discoveries Inc. in November of 2009,
- *Phase I Archaeological Surface Survey for Road Corridors at the KS-3 Project*, prepared by Thor Conway of Heritage Discoveries Inc. in December of 2009,
- *Archaeological Subsurface Testing Study*, prepared by Thor Conway of Heritage Discoveries Inc. in September of 2006, and
- *Phase I Archaeological Study*, conducted by Robert J. Wlodarski of Historical Environmental Archaeological Research Team (HEART) in November 2006.

ENERGY

Impact Discussion:

Development associated with the proposed project and other related cumulative projects in the Orcutt and Santa Maria areas could result in increased demands on electrical and/or natural gas services and facilities within the Santa Maria Valley. While there are no specific CEQA or County thresholds related to natural gas or electricity impacts, individual future projects would be required to receive a "will serve" letter from the applicable service provider, which would indicate whether adequate electricity and natural gas supplies would be available to each future project. This would ensure that future projects do not over-capacitate existing electricity and natural gas systems. Thus, the project would not result in significant impacts to energy resources and no further evaluation in the EIR is necessary. Mitigation measures would not be required.

Scope of EIR: No further environmental analysis is recommended.

FIRE PROTECTION

Impact Discussion:

Primary access to the site would be provided via Sunny Hills Road, which currently connects to Clark Avenue approximately 400 feet west of the Highway 101 Southbound Ramps. The project proposes to realign Sunny Hills Road to connect with Clark Avenue west of its current location. This alignment would be consistent with the preferred alignment identified in the Orcutt Community Plan Final EIR, and would serve as the primary access for the site. A secondary

access road would be provided off of Chancellor Street, which extends to the west from Stillwell Road. Minor widening of the Stillwell Road/Chancellor Street is proposed to provide for improved turning movements for fire trucks and other large vehicles.

The majority of the property consists of flat grazing land and open space, although the southern portion of the property contains a steep north-facing slope at the foot of the Solomon Hills. The County of Santa Barbara has designated the site as a high fire hazard (County of Santa Barbara GIS database, 2005). The construction of residential structures in a designated high fire hazard area would expose additional people to fire hazards and would also introduce additional sources of wildland fire initiation due to conversion of the presently undeveloped area to a populated area.

Fire Station 22 serves the part of Orcutt in which Key Site 3 is located. The road distance between Fire Station 22 and the Key Site 3 property is approximately 0.5 miles, which is within the 5-minute response time goal. 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 and would reduce the risk from wildland fires; however, impacts from the introduction of new residential development into a high fire hazard area would remain potentially significant.

The Fire Department has reviewed proposed project plans and has determined that the access design is acceptable and that payment of impact fees (which are dedicated toward provision, in the Orcutt Community planning area, of a new fire station and/or additional personnel) would reduce cumulative impacts associated with Fire Protection to potentially significant and mitigable.

Scope of EIR:

- Work with Fire Department representatives to confirm adequate water pressure, fire hydrants, emergency access and otherwise comply with the Fire Department's development standards.
- Determine the required extent of defensible space and any necessary vegetative management requirements.
- Identify mitigation measures as necessary to further reduce fire safety impacts to a less than significant level. In part, the mitigation measures should ensure that the applicant's proposed improvements and measures to minimize impacts to fire protection comply with applicable development standards.
- Evaluate cumulative fire protection impacts of the proposed projects and other similar past, present and probable future projects in the area.
- Identify any residual impacts of the proposed projects after implementation of mitigation measures.

GEOLOGY AND SOILS

Impact Discussion:

Impacts analyzed in the OCP EIR included GEO-1 (increased erosion) and GEO-2 (blowing sand) resulting from construction activities, as well as Specific Impacts KS3-GEO-1 (siltation of Orcutt Creek) and KS3-GEO-2 (soil blowing) from removal of vegetation during construction. The OCP EIR for Key Site 3 concluded that General Mitigation Measures GEO-1 through GEO-9, and GEO-12 listed in Section 5.4 of Volume I of the OCP EIR as well as Specific Mitigation Measures KS3-GEO-1 (erosion controls to prevent runoff to the creek channel) and KS3-GEO-2 (wetting exposed areas at the end of each work period) would mitigate the impacts identified to less than significant levels.

The potential for rupture of an earthquake fault, ground shaking, liquefaction, erosion, liquefaction, subsidence, expansive soils remains the same as when the OCP EIR was formulated. The analysis in the Geologic Hazards Report, Orcutt Key Site 3 South of Clark Avenue, West of Highway 101, Orcutt Area, Santa Barbara California (Earth Systems Pacific, dated March 16, 2006) (“GHR”) concludes that the primary seismic hazard of ground shaking could be adequately mitigated by design elements in the proposed buildings. (GHR at pp. 5, 7.) The GHR analyzed the risk of liquefaction and the consequent potential total dynamic settlement estimated at less than 1 inch in one localized area next to Orcutt Creek, found a low risk of seismically induced settlement, adequate slope stability, and found no risk of surface ground rupture at Key Site 3.

The County’s Seismic Safety and Safety Element identifies the project site as having moderate potential for compressible/collapsible soils, and the OCP EIR noted the potential for erosive soils on the site. Based upon the site’s moderate hazard rating and the results of the geotechnical studies for the site conducted by Earth Systems Pacific, the potential for impacts relating to collapsible soils on foundations and slabs is considered potentially significant.

Scope of EIR:

- Confirm analysis provided in Earth Systems Pacific Soils Engineering Report (March 16, 2006) for the project site.
- Assess the geologic impacts associated with grading and site preparation for the proposed project.
- Assess the adequacy of recommended mitigation measures in the Earth Systems Pacific Soils Engineering Report (March 2006) and revise, add to, or amplify as necessary.
- Identify residual impact levels of the project after mitigation.

Source of Information:

- *Geologic Hazards Report, Orcutt Key Site 3*, Earth Systems Pacific, March 16, 2006.

HAZARDOUS MATERIALS

Impact Discussion:

An abandoned dry oil well hole is located on the south-westernmost portion of the site. The well was plugged and abandoned in 1904, before the establishment of the current DOGGR abandonment standards. Improperly abandoned wells can result in gasses such as methane and hydrogen sulfide traveling up the casing and accumulating in the overlying soil or releasing to the surface, which would pose a risk of upset hazard for any buildings located atop the well. DOGGR requirements for structural development in close proximity to abandoned oil wells include re-abandonment of wells to existing standards, application of setbacks from the well head location, and other measures to reduce risk of upset hazards.

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. One of the public trails would be located closer to the mapped location of this well; however, no structures or substantial grading is associated with the trail at this location. Because of the apparent approximately 2,500-foot separation between the well and the building envelope of the nearest estate lot, no significant risk of upset hazards are anticipated.

The presence of other wells in the vicinity, and potential presence of oil-well related sumps is still a potential hazard, as is the likelihood that nearby wells were not abandoned to current DOGGR standards. However, the Orcutt Community Plan stipulates that “in the event that past oil activity or potential hazardous substances are uncovered during grading or construction-related activity, such activity shall be suspended immediately until a Phase II Environmental Site Assessment and appropriate remedial action has been completed (DevStd RISK-O-1.2). Adherence to this existing policy would ensure that construction-related hazards are *less than significant*.

With respect to possible agricultural contamination, Key Site 3 currently consists of undeveloped land with no indication of agriculturally-related environmental conditions that may have adversely affected the site. As a result, project specific hazardous materials impacts on Key Site 3 would be less than significant without mitigation and no further evaluation in the Subsequent EIR is necessary.

Regarding cumulative hazardous material impacts, continued urban development in the Santa-Maria-Orcutt Area will cumulatively increase the potential for exposure to existing hazards associated with hazardous materials. If soil and groundwater contamination is found to be present on sited planned and future development, impacts associated with such contamination would be limited to the individual development site and immediate vicinity and would not contribute to any cumulative health and safety impacts in the community. It is anticipated that any necessary remediation would be completed in accordance with applicable regulatory requirements prior to development of any sites determined to have significant hazards. Hence, the project’s contribution to potential cumulative hazardous materials impacts would not be cumulatively considerable and no further evaluation in the Subsequent EIR is necessary.

Scope of EIR: No further environmental analysis is recommended.

Source of Information:

Abandon Oil Well Memo, LFR, January 24, 2007.

HISTORIC RESOURCES

Impact Discussion:

No structures or formal landscape features currently exist on the project site. As a result, no impacts to historic resources are anticipated.

Scope of EIR: No further environmental analysis is recommended.

LAND USE

Impact Discussion:

The Project seeks to amend the OCP and rezone Key Site 3 in order to eliminate any conflicts with the current density land use policies and/or zoning ordinances. The OCP EIR analyzed the loss of open space for Key Site 3 under Visual/Aesthetic Resources. (*See* OCP EIR, Vol. II at pp. 3-20 – 3-21; *see also* Section I, above.) The OCP EIR evaluated general land use impacts for the OCP in Section 5.1.3 of Volume I. (OCP EIR, Vol. I at pp. 5.1-1 – 5.1-4.)

Extension of new sewer lines to provide service to the project parcel has been planned for in the Key Site No. 3 Sewer Study (Penfield & Smith, dated October, 2006, updated March 14, 2007). Full buildout of the Orcutt Key Site 3 property would accommodate 285 dwelling units, including the 125 units proposed in this project and the 160 units approved as part of the Focused Housing Program. This is in comparison to 212 units assumed in the Orcutt Community Plan (OCP). The proposed project's Mesa Neighborhood consists of 125 single-family homes, with the majority (approximately 70 of these) on small lots: between 3,400-sq ft and 3,900-sq ft in size. Approximately half of the Mesa Neighborhood homes would be 2-story; however, the first row of the small lot homes on the project's northern and northeastern boundaries would be single-story, as would all 10 of the homes closest to the existing homes to the west along Oakbrook Lane. This latter group of homes (Lots 3-12 of the VTM) would have lot sizes of between 8,030 sq ft and 10,954 sq ft. The resultant density would exceed that of the existing surrounding residential development, particularly in comparison to the larger lot residences along Oakbrook Lane and Chancellor Street. This could present potential neighborhood quality of life incompatibilities.

The proposal includes a general plan amendment and rezone from Residential Ranchette (10-acre minimum lot size) to medium density residential. Review and approval of the project by the North County Board of Architectural Review (NBAR) would address the specific project architecture and its compatibility with surrounding neighborhoods; however the design's layout, bulk and height should be addressed both by the NBAR and in the EIR.

The Orcutt Community Plan and other applicable elements of the Comprehensive Plan include environmentally sensitive habitat area provisions, recreational goals, circulation and traffic needs, and other environmentally protective policies. The EIR should review the project for conformance with these policies and propose mitigation where needed to gain consistency with these policies. An exhaustive listing of policies in the Land Use Section is not necessary, but any potential inconsistencies with environmentally protective standards should be addressed.

The proposed project would result in an increase in population in the community, an increase that is consistent with growth projections for the area and within the Orcutt Community Plan (Objective LU-O-1 called for the development of up to 3,751 new dwelling units). The proposed project would utilize existing water, wastewater and solid waste facilities that serve the urban areas of Orcutt. Service would be provided through minor extensions of existing utility infrastructure. No additional infrastructure or facilities beyond those necessary to accommodate the proposed project would be required.

Scope of EIR:

- The Subsequent Project EIR should document consistency with land use policies such as those contained in the Orcutt Community Plan and Comprehensive Plan.
- Assess the character of surrounding land use and development and analyze the compatibility of the proposed project development with that character.
- Identify mitigation measures, if any, to reduce land use impacts and resulting residual environmental effects.
- Assess cumulative impact levels and the contribution of the proposed project to these cumulative impacts.
- Identify residual impact levels of the project after mitigation.

NOISE

Impact Discussion:

The primary transportation noise source in the project area is Highway 101, which runs along the east boundary of the site. Heavy traffic, consisting of long-haul semi tractor-trailer vehicles, agricultural trucks, motorcycles and automobiles are clearly audible along the eastern portion of the site. According to the OCP EIR, a 200-foot wide strip of land along the eastern site boundary of the site is exposed to noise levels in excess of 65 dBA from automobile traffic on Highway 101, and an additional strip extending 200 feet further toward the interior of the site is subject to levels in excess of 60 dBA. The Sound Level Assessment (SLA) conducted by 45dB.com in September 2013 included on-site noise data collection and refined the noise contour mapping. The SLA concluded that an approximately 220-foot strip of land along the eastern site boundary was exposed to noise levels in excess of 65 dBA, with an additional 280 foot strip of land subject to noise levels in excess of 60 dBA. However, the SLA includes mitigation measures for reducing interior and exterior noise levels to acceptable levels. As a result, noise impacts to prospective residents on the project site from adjacent travel corridors remain potentially and mitigable.

Construction of the 125 residential units could expose the existing residents located within 1,600 feet, to short-term construction generated noise levels exceeding the County threshold of 65 dB CNEL. This is considered a potentially significant impact but can be mitigated by standard conditions of approval placed on future development projects.

As described above in the project description, primary access to the site would be provided via a new road off of Clark Avenue and through Key Site 2 to the north. In addition, a second road new access road will be linked to Chancellor Road (a private road) which connects to Stillwell Road. The Traffic and Circulation Study prepared for the project described traffic increases on the Sunny Hills Road and along Chancellor Road. Traffic generated by the project may result in noise level increases along roadways in the project vicinity. In addition, the project would contribute incrementally to cumulative noise impacts in combination with other planned and pending projects in the vicinity.

Scope of EIR

- The Subsequent Project EIR should analyze potentially new or substantially greater environmental impacts due to noise generated by short-term construction and long-term operational noise.
- Verify analysis provided in Sound Level Assessments of 45dB.com project site.
- Assess the adequacy of recommended mitigation measures in the 45dB.com Sound Level Assessment and revise, add to, or amplify as necessary.
- Assess cumulative impact levels and the contribution of the proposed project to these cumulative impacts.
- Identify residual impact levels of the project after mitigation.

Source of Information:

- *Sound Level Assessment*, 45dB.com, (September 4, 2013)

PUBLIC SERVICES

Impact Discussion:

Public Schools: Key Sites 3 is located in the community of Orcutt and are within the Orcutt Union School District (OUSD) and the Santa Maria Joint Union High School District (SMJUHS). According to the County of Santa Barbara Environmental Thresholds and Guidelines Manual (2006), a significant impact on school service is considered to occur when a project would generate sufficient students to require an additional classroom. This assumes 29 students per classroom for elementary/junior high students, and 28 students per classroom for high school students, based on the lowest student per classroom loading standards of the State school building program. This threshold is applied for those school districts currently approaching, at, or exceeding their current capacity. A project's contribution to cumulative schools impacts will be considered significant if the project specific impact as described above is considered significant. However, the applicant would be required to pay state-mandated school impact fees. Pursuant to Section 65995 (3) (h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and

complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization.” As a result of this statutory limitation on additional mitigation, payment of school impact fees renders impacts less than significant.

Table 7 below shows the students that could be added to the aforementioned school districts as a result of buildout of the project.

Table 7

Projected Students at Orcutt Union School District and Santa Maria Joint Union School District				
Proposed Residential Units	Student Generation*			
	Elementary School	Junior High	High School	Total
125	39	13	24	76
*Student generation factors of 0.308 students per unit for elementary school, 0.097 students per unit for junior high school, and 0.19 students per unit for high school. provided by the Orcutt Union School District and Santa Maria Joint Union High School, was used to determine the student generation				

According to Table 4 above, the proposed residential development on Key Site 3 would add 42 students to the OUSD and 24 students to the SMJUHSD schools. The collection of state-mandated fees is considered full and complete mitigation for impacts to public schools. The proposed project would be required by State law to pay their fair share of impact mitigation fees, and impacts to public schools would be less than significant.

Residential development in the area under cumulative conditions could generate enough new students such that it may exceed the capacity of schools within the OUSD and therefore require new or altered school facilities in the future. Future facilities that would need to be constructed as a result of cumulative development would be subject to subsequent environmental review. As discussed above, the collection of state-mandated fees (pursuant to Section 65995 (3) (h) of the California Government Code) is considered full and complete mitigation for impacts to public schools. Through the payment of impact mitigation fees, potential *cumulative impacts* related to public schools would be *less than significant*.

Solid Waste: The California Integrated Waste Management Act of 1989 (State Assembly Bill 939) required all cities and counties to develop a Source Reduction and Recycling Element (SRRE) for diverting 50% of their solid waste from landfills by the year 2000. City and county governments throughout the state of California responded by adopting waste diversion programs to meet the requirements of AB 939. To comply with the goals set by AB 939, the County of Santa Barbara requires a reduction in solid waste generation for all new development projects in the County.

County waste characterization studies estimate that implementation of a source reduction and recycling program could reduce the total volume of waste generated by new development projects by approximately 50%.²

² Santa Barbara County Environmental Thresholds and Guidelines Manual (1995).

The project consists of the creation of 125 new residential lots. Pursuant to the *County Thresholds and Guidelines Manual*, solid waste generation from those 69 units would equal:

$$2.74 \text{ people/unit} \times 125 \text{ units} \times 0.95 \text{ tons/year} = 325.4 \text{ tons of solid waste/year}$$

A project is considered to result in significant impacts to landfill capacity if it would generate 196 tons per year of solid waste. Required source reduction, recycling and composting would reduce the waste stream by approximately 50% resulting in a total generation of approximately 162.7 tons of solid waste per year. This is well below the County's 196 tons per year threshold. New pending thresholds for construction and demolition waste would not likely be triggered by the proposed project given the level of proposed development. Nonetheless, application of mitigation measures requiring the recycling of demolition waste would be imposed at the time of future development. Therefore, impacts to solid waste would be *less than significant*. However, according to County thresholds, a project that would generate 40 tons of solid waste per year would be considered cumulatively significant. Since the proposed project would exceed the threshold for cumulative solid waste generation, cumulative impacts would be considered *significant*.

Police Protection:

The increase in population resulting from the development of Key Site 3 under this program would cause the police officer to population ratio to be further exceeded, increasing demand on existing resources. In addition, 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 outside support is provided through Mutual Aid Agreements with the Santa Maria and Guadalupe Police Departments and the California Highway Patrol. Therefore, the increase in population associated with buildout of Key Site 3 would not require the construction of new or expanded SBCSD facilities, and impacts to police services would be *adverse, but less than significant* and will not be further evaluated in the EIR.

Emergency and Health Care Services:

The additional 343 residents generated by the project could reduce service ratios and response times for AMR ambulance service. However, AMR and health care services within the County would continue to be guided by the authority of Santa Barbara County Public Health Department (SBCPHD). Ambulance service and health care facilities are continually monitored by the SBCPHD to ensure adequate service is being provided to County residents. If ambulance and health services became inadequate as determined by SBCPHD such that new or expanded facilities were needed, the construction of such facilities could result in environmental impacts. However, such projects would be subject to subsequent environmental review. In addition, ambulance services are not dependent upon building facilities as ambulance vehicles are placed strategically throughout the County using a computer data system, which calculates where they should be located throughout the day. Furthermore, Marian Medical Center recently completed an expansion of the hospital that nearly doubled its current patient capacity in order to meet future demand expected through the year 2020. Therefore, impacts related to ambulance service and

health care services would be *adverse, but less than significant* and will not be further evaluated in the EIR.

Water and Sewer Service:

Water and sewer service for the residential developments would be provided by Golden State Water Company and Laguna County Sanitation District (LCSD), respectively. The applicant has provided P&D with a draft contract agreement to obtain supplemental water from the City of Santa Maria that would be used to serve the proposed development. The proposed project would result in the development of 125 single-family residential units. Based on water duty factors of 0.33 AFY per small single-family home (97 clustered homes), 0.94 AFY per year per large single-family home (28 single-family homes) would require approximately 58.3 AFY. On August 15, 2003, the project applicant entered into a long-term Supplemental Water Purchase Agreement with the City of Santa Maria. The agreement stipulates that the City will provide 200 AFY for the purposes of consumptive use for the proposed project. The “supplemental water” is to be either a portion of the State Water Project (SWP) entitlement held by the City or a portion of groundwater rights held by the City. The agreement became effective on August 22, 2006, with payment of the deposit to the City from the applicant. The development shall receive water for the next one hundred (100) years, and thereafter insofar as the City remains in a SWP contract (Supplemental Water Purchase Agreement, 2003). Therefore, adequate water supply would be available for the proposed project.

Currently, the LCSD wastewater treatment plant has the capacity to accommodate up to an additional 0.9 MGD. According to the Sewer Study prepared by Penfield and Smith (May 2013), the project would demand an average daily capacity of 0.046 MGD and a peak capacity of 0.190 MGD. The treatment plant currently receives 2.1 MGD. Existing wastewater plus the wastewater generated by the proposed project would total 2.192 MGD. This is approximately 69% of the total available capacity. The proposed project would not cause the treatment plant to exceed 75% of its current capacity; therefore, project specific impacts are considered *less than significant*.

While the project specific impacts would be reduced to less than significant levels, the project’s contribution to cumulative wastewater impacts resulting from buildout under the OCP would remain significant.

Scope of EIR:

- Update information on school populations and capacities
- Confirm the water demand for the project based on proposed development acreage, number of residences, and consumptive use factors that are contained in the *County's Environmental Thresholds Manual*.
- Assess the impacts of the project on solid waste and wastewater and identify additional mitigation measures as necessary.
- Assess the cumulative solid waste and wastewater impacts and the project’s contribution to those impacts and identify mitigation measures as necessary.

- Identify any residual impacts upon implementation of mitigation.

RECREATION

Impact Discussion:

Based on Orcutt's average household size of 2.74 persons per dwelling unit (U.S. Census, 2000) 125 new residential units would generate an estimated 343 residents. Based on the County standard of 4.7 acres of parkland per 1,000 residents, this would generate a need for approximately 1.61 acres of parkland. The majority of the southern portion of the site is identified as open space in the OCP and would be dedicated to the county. Walking trails located along the eastern perimeter as well as traversing the center of the area would provide pedestrian connection between the residential developments on the northern portion of the site. While no new public parklands would be developed as part of the proposed development, developmental impact mitigation fees would be assessed on the new residential development, and these fees would be used to develop new parklands elsewhere in the Orcutt area. Thus, impacts on parks demand from the proposed project would be *less than significant*.

The proposed project provides approximately 91 acres of public open space and additional public trails that are shown on the Parks, Recreation and Trails map of the OCP associated with the Orcutt Creek Trail. The dedication of open space and trails as identified in the OCP would offset the increased parkland demand resulting from the buildout under cumulative conditions. In addition, the payment of Quimby Act park fees would be required and these fees would be used to develop additional public parks serving the OCP area. Cumulative impacts are considered *less than significant* and will not be further evaluated in the EIR.

Scope of EIR: No further environmental analysis is recommended.

TRANSPORTATION/CIRCULATION

Impact Discussion:

Penfield & Smith coordinated with the County of Santa Barbara to produce the Key Site 3 Residential Project Traffic and Circulation Study (Penfield & Smith, dated November 18, 2013). The Traffic and Circulation Study (TCS) described the impacts to traffic and circulation assuming primary access to Key Site 3 would be from Clark Avenue at one signalized intersection between Clark Avenue and a newly aligned Sunny Hills Road, and the "frontage road" across Key Site 2 would be designed to connect to the newly aligned Sunny Hills Road to provide access to both Key Site 2 and Key Site 3 consistent with OCP development standards. (TCS at p. 19.) Proposed extensions of Chancellor Street would provide secondary access by connecting Key Site 3 to Stillwell Road west of the Project.

For project specific impacts, the TCS concludes that Clark Avenue in the vicinity of Key Site 3 would continue to operate at Level of Service ("LOS") A under existing and future conditions. All study-area intersections are predicted to operate at LOS C or better and thus, would not generate any project-specific impacts. With regards to cumulative + project impacts, the project would generate impacts at the Clark Avenue/U.S. 101 interchange during PM peak hour.

Short-term construction-related traffic impacts, potential impacts on public transit system or other alternative transportation were not evaluated in the OCP EIR for Key Site 3. Adequate emergency access is anticipated for Key Site 3 by way of the primary and secondary access routes detailed in the TCS.

The Project should not result in new or substantially greater significant environmental impacts than those identified and evaluated in the OCP EIR for impacts to Clark Avenue. Moreover, the TCS already demonstrates no impact to the study area intersections under existing or predicted future conditions. Nevertheless, the Subsequent Project EIR should evaluate short-term construction-related traffic impacts, potential impacts on public and alternative transportation, and study the adequacy of emergency access to Key Site 3 in light of the specific access plans.

Scope of EIR

- Independently evaluate and explain the results of the traffic study.
- Assess cumulative and buildout impacts to transportation/circulation (intersection and segment analysis) and identify the project's contribution to those impacts.
- Identify mitigation measures to reduce impacts to less than significant levels, if applicable.
- Assess residual impacts of the project after mitigation.

Source of Information:

Traffic and Circulation Study, Penfield & Smith, November 18, 2013

WATER RESOURCES /FLOODING

Impact Discussion:

The 139-acre project site primarily consist of flat grazing land and open space, although the southern portion of the property contains a steep north-facing slope at the foot of the Solomon Hills. The southern portion of the site contains Orcutt Creek and its associated central coast live oak riparian habitat. The remainder of the site drains toward Orcutt Creek, which runs west and northwest towards the Betteravia Lakes region. The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps identify a 100-year flood hazard area on-site associated with Orcutt Creek. No new development is proposed in this area.

The proposed project would result in a substantial increase in impervious surfaces, thus increasing runoff and altering the drainage patterns currently experienced at the site. Increased surface runoff associated with the increase in impervious surfaces results in greater transport of common pollutants into nearby creeks and the storm water system. Oil leaks, grease, brake fluid, detergents and other similar pollutants that are commonly generated from parked cars and residents working on or washing cars could be transported to Orcutt Creek and area storm drains during rain events, resulting in potential water quality impacts. In addition, fertilizers, pesticides, and other common chemicals and nutrients used in residential landscaping could result in water quality impacts to Orcutt Creek or other area water bodies. Impacts from these activities are considered potentially significant.

Grading activities and vegetation removal during construction could result in short-term water quality impacts associated with increased erosion and the potential transport of pollutants into Orcutt Creek. Construction projects of one or more acres are subject to National Pollution Discharge Elimination System Phase II (non-point source) permit regulations, which require development of a Storm Water Quality Management Plan (SWQMP) to minimize water quality degradation through storm water monitoring, establishment of Best Management Practices (BMP), implementation of erosion control measures and implementation of spill prevention and containment measures during the life of the project. In addition, erosion and sediment control measures are required during construction to minimize erosion and associated impacts to water quality. Development of comprehensive plans for both construction and operation of the project would reduce potential effects to surface water quality from pollutant inputs associated with construction and operations.

Scope of EIR:

- Assess long-term impacts to Orcutt Creek and flooding associated with buildout of the proposed project, including water quality, flood hazards, and long term hydrological changes. Include an analysis of short-term impacts due to construction activities.
- Identify mitigation measures necessary to reduce impacts to less than significant levels.
- Evaluate cumulative impacts to water resources and flooding and identify the project's contribution to those impacts.
- Assess residual impacts of the project after mitigation.

Source of Information:

- *Preliminary Drainage Study*, Penfield & Smith, May 2013

5.0 PROJECT ALTERNATIVES

Pursuant to Section 15126.6 of the CEQA Guidelines, the EIR will consider and analyze a reasonable range of alternatives to the proposed project. The alternatives selected should be capable of avoiding or lessening any significant environmental effects of the proposed project. Specific alternatives will be identified early in the EIR process.

6.0 SUMMARY

The scoping described above is intended to provide the public and responsible agencies with a summary of the preliminarily identified environmental issue areas concerning the project. P&D staff will be responsible for identifying all potential environmental impacts of the project and developing mitigation measures/conditions of approval to meet current standards to address project specific impacts and the project's contribution to cumulative impacts as appropriate for each of the impact areas outlined above.

The application, project plans and technical reports in reference to the applicant's request are available and may be reviewed at the County of Santa Barbara Planning & Development Department located at 624 West Foster Road, Suite C, Santa Maria, CA 93455-3623.

Key Site 3
EIR Scoping Paper
Environmental Review

If you have questions about this project, please contact EIR project manager, John Zorovich at (805) 934-6297.

7.0 ATTACHMENTS

- A. Proposed Development Plan
- B. Proposed Vesting Tentative Tract Map
- C. Vicinity Map

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ATTACHMENT A

PROPOSED KEY SITE 3 DEVELOPMENT PLAN



Illustrative Site Plan- Full Site

