



Attachment 2 Subsequent Environmental Impact Report Scoping Paper

The Neighborhoods of Willow Creek & Hidden Canyon (Key Site 21)

Case Nos.: 17GPA-00000-00005, 16SPP-00000-00001
16TRM-00000-00003, 16TRM-00000-00004
16DVP-00000-00008, 17DVP-00000-00011
16CUP-00000-00033, 17CUP-00000-00030
17RDN-00000-00002

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1.0 INTRODUCTION

Pursuant to State CEQA Guidelines Sections 15063 and 15162(3) 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 146 residential units at Key Site 21 will require the preparation of a Subsequent Project Environmental Impact Report (SEIR).

2.0 PROJECT DESCRIPTION/REQUEST

The proposed project is a request by Frances Romero of Forma, agent for Orcutt Ranch, LLC, owner, for approval of the Neighborhoods of Willow Creek and Hidden Canyon project located on a portion of Key Site 21 in the Orcutt Community Plan area. The proposed project includes the following:

1. **Specific Plan:** Per the provisions of the Orcutt Community Plan Development Standard DevStd KS21-1, a Specific Plan (Case No. 16SPP-00000-00001) that provides for the design and regulatory framework to provide for orderly development including housing, a public trail, open space, and biological protection measures. The Specific Plan includes the following:

- Provide a unit count of 146 single family homes;
- Provide a mix of lot sizes to be responsive to market trends;
- Design Guidelines to provide standards and guidance for architectural design, development, and landscaping;
- Provide lot standards per the provisions of the Specific Plan and PRD Zone District;
- Incorporate the current Santa Barbara County Inclusionary Housing Ordinance specifications to pay in-lieu fees for the entire Affordable Housing project requirement;
- Provide public trails; and
- Provide HWY 1 frontage improvements to include two (2) paved twelve-foot travel lanes, deceleration/turn lanes located at the new entrances to Willow Creek and Hidden Canyon, and two (2) paved 8-foot shoulders that would also serve as Class 3 bike lanes.

2. **Vesting Tentative Tract Maps:** Two Vesting Tentative Tract Maps to subdivide two lots of 106.73 gross acres and 70 gross acres as follows:

16TRM-00000-00003/TM 14,822	16TRM-00000-00004 / TM 14,823
Hidden Canyon – 106.73-acres	Willow Creek – 70-acres
APN 113-250-016	APNs 113-250-017
56 single family lots	90 single family lots
1 open space/private roadway lot	1 open space/private roadway lot

The residential lots in Hidden Canyon would range in size from 10,351 sq. ft. to 40,091 sq. ft. The residential lots in Willow Creek would range in size from 8,000 sq. ft. to 27,706 sq. ft.

- 3. Development Plans:** Two Final Development Plans (Case Nos. 16DVP-00000-00008, 17DVP-00000-00011) for the development of 146 single family residences and associated infrastructure including landscaping, fencing, lighting, access ways, open space areas and onsite detention basins within the proposed Willow Creek and Hidden Canyon Tracts. The Willow Creek neighborhood would include residential areas sited on 37.2 acres to provide 90 single family lots with an average residential lot size of 11,400 sq. ft., a maximum building height of 35 feet, and a single story restriction on lots immediately adjacent to the Golf Course fairway. Secondary access would be gated at the Golf Course parking lot to provide emergency vehicular access (EVA) ingress/egress access through the parking lot if needed, as well as egress for residents. In order to address concerns with errant golf ball flight conflicts from the adjacent Rancho Maria Golf Course (RMGC) (Hole 15) and the proposed primary access entry to the Willow Creek Neighborhood from Highway 1, a golf course safety net would be constructed along the Willow Creek Neighborhood property boundary at the edge of the proposed 60-foot wide access corridor. The safety net would be black in color and would be constructed on poles at a minimum height of 8-feet at the back of the Hole 15 tee box to a maximum height of 60-feet at the green (approximately 550-feet in total length). Landscaping is proposed to be installed along the entire length of the safety net to screen and soften its overall aesthetic appearance. Screening vegetation including evergreen trees and shrubs are proposed within an approximately 3-acre buffer area between Holes 13 and 14 and the nearest Willow Creek neighborhood single family dwellings to maximize compatibility with existing RMGC golf course activity.

The Hidden Canyon neighborhood features residential areas sited on 39.3 acres to provide 56 single family lots with an average residential lot size of 18,000 sq. ft., a maximum building height of 35 feet, and a single-story restriction on lots immediately adjacent to the Golf Course fairway. The neighborhood is located on the east side of Key Site 21. The Hidden Canyon Tract improvements include a public hiking trail connection, hiking trail, and trailhead staging area with parking for up to six (6) vehicles.

Architecture: Design Guidelines in the Specific Plan would provide standards and guidance for architectural development. Houses would be built in various architectural styles including: Traditional California Bungalow, Mediterranean, California Ranch, and Modern. Architectural elements including porches, balconies, and decks are encouraged to provide visual interest and neighborhood attractiveness. Garages are encouraged to be set back from the fronts of homes to enhance streetscape visual interest, and provide a more pedestrian oriented environment. Traditional elements, consistent with the proposed Neighborhoods architectural styles, would be incorporated to create a pleasant pedestrian-oriented neighborhood environment. These elements include front porches, recessed front garages, or garages on the side of homes, generous street landscaping, and access to a private DG pedestrian pathway system. Streetlights would provide a safe level of illumination for pedestrians and breaks in view fencing would be provided at cul-de-sacs to facilitate pedestrian movement. Subdivisions would provide pedestrian walkways through the

Neighborhoods Specific Plan area that connect with the trail system. Where possible, cul-de-sac streets and adjacent lots in new residential subdivisions would be designed to provide pedestrian links between the end of the cul-de-sac and adjacent cul-de-sac, or between the cul-de-sac and a larger pedestrian pathway system.

Landscaping: The Neighborhoods Specific Plan prescribes specific planting guidelines for the community as a whole, adjacent to streets, within parks, within the neighborhoods, and adjacent to the golf course in HOA owned and maintained open space areas providing a buffer to the golf course. The planting guidelines detail specific plants to be used in order to promote drought tolerance, to shade streets and to blend with the existing native environment, and to prohibit the use of invasive species.

Lighting: Project lighting would be installed in accordance with the Specific Plan. The intent is to provide sufficient lighting for all Neighborhoods Specific Plan areas without impacting the natural open space areas or the dark sky views, and to be dark sky compliant. Street lighting would provide illumination for motorists and pedestrians, but would not intrude into residences or open space areas. Lighting at the neighborhood entries would be sufficient to create a visual gateway and could include lighting of entry monuments. Neighborhood entry lighting would be limited to the immediate vicinity of the entry and associated directional Neighborhoods Specific Plan signage. Lighting would be shielded so that it does not intrude into any adjacent open-space areas and motion-sensor lighting may be used as appropriate. No trail lighting is proposed.

Fencing: Project fencing would be installed in accordance with the Specific Plan. To create adequate privacy in the home sites, rear and side yard fences would be constructed of solid wood fence panels, vinyl, or composite (such as Trex) fencing. The fence panels would be painted or stained in colors that match or harmonize with the architectural color palette of the residences. Rear and side yard fences on residential home site adjoining the Rancho Maria Golf Course or open space areas may be constructed of wrought iron, tubular steel, wood rail or similar open fencing.

Lot Standards: As described in the Specific Plan, the minimum setbacks for single family residential units in the Willow Creek and Hidden Canyon Tracts are 15' front yard with 20' minimum to the garage door where it faces the street, 10' rear and 5' side yard setbacks. The minimum setbacks within these two neighborhoods are intended to provide maximum flexibility for each lot to create a varied streetscape.

Access: Access to the project site would be provided from three new entry drives off Highway 1. The Willow Creek Tract (TM 14,823) would include a new private road constructed approximately 1,200 feet west of the main entrance to the Rancho Maria Golf Course (Golf Course). This road would serve as primary access to the 90 home sites at the Willow Creek neighborhood. A private secondary access road from Willow Creek through the Rancho Maria Golf Course and out to Hwy 1 would be provided with gated egress. Exiting through the gate would be unrestricted and automatic. A Knox Box would also be installed on the gate for full access by emergency personnel. The Hidden Canyon Tract (TM 14,822) would include two new private roads constructed approximately 1,100 and 1,900 feet

east of the existing Golf Course entry. These roads would provide primary and secondary access to the 56 home sites within the Hidden Canyon Tract.

The primary private access roads would be 38-feet wide, with parking allowed on both sides of the Street. The secondary private roads would be 24-feet wide, with no parking allowed. The on-site circulation is private and designed to accommodate moving vans/trucks, emergency vehicle access and trash pick-up and to provide safe access and adequate storage for motorists to and from the Neighborhoods Specific Plan area. The developer would comply with the County’s off-street parking requirements. Frontage improvements to Hwy 1 would include two (2) paved twelve-foot travel lanes, deceleration/turn lanes located at the new entrances to Willow Creek and Hidden Canyon, and two (2) paved 8-foot shoulders that would also serve as Class 3 bike lanes.

Parking Standards: Single family residences would have a minimum of two (2) off- street parking spaces. Two additional vehicles could easily be accommodated in the driveways based on garage setbacks. The trailhead area provides for a total of six (6) parking spaces.

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

Grading and Drainage: Grading amounts for the tracts including roadways and building pads for the proposed homes is summarized below. The grading was designed to result in a balance of cut and fill between the two neighborhoods. No fill material would be placed within the undeveloped natural open space areas.

TM 14,823 Willow Creek (West Side)	TM 14,822 Hidden Canyon (East Side)
Cut: 197,110 c.y.	Cut: 335,516 c.y.
Fill: 224,141 c.y.	Fill: 251,149 c.y.
Net Fill: 27,031 c.y.	Net Cut: 84,367 c.y.

The Neighborhoods Specific Plan would be subject to a Storm Water Pollution Prevention Plan which requires implementation of erosion control measures and minimizes water quality degradation through storm water monitoring. In both neighborhoods, slopes would be contoured to the extent possible to provide smooth transitions between the graded areas and the adjacent natural land contours. Retaining walls outside of the building footprints would not exceed 4 feet in height as a result of the neighborhood configurations.

Runoff from the proposed lots and roadways would be directed to bio-retention facilities where feasible with any possible overflow captured within de-silting/retention basins. Drainage from the Willow Creek Tract would be directed to two (2) on-site retardation basins

and five (5) bio-retention basins totaling 1.62 acres to contain a 100-year storm event, while utilizing Low Impact Design (LID) features including diversion of drainage to landscaped areas to promote infiltration. Any excess runoff will follow the historical drainage course that runs south-to-north along the center of the Neighborhoods Specific Plan area. Drainage from the Hidden Canyon Tract would be directed to one (1) on-site detention basin totaling 1.90 acres to contain a 100-year storm event, and to provide an overland escape to the natural drainage course near the northeast corner of the Neighborhoods Specific Plan area site utilizing Low Impact Design (LID) features including diversion of drainage to landscaped areas to promote infiltration. Source Control site design includes roof drains for single family lots to be directed through vegetated yard swales to promote infiltration as a first measure of treatment. Treatment control measures include low flow swales within developed catchment areas and a detention basin to promote infiltration of the runoff from the 1.2" storm event.

Open Space Areas: The proposed project includes 96.7 acres of private undisturbed open space in the two neighborhoods (12.5 acres of natural open space are located on APN 113-250-015 which also includes the Golf Course entry but is not a part of either of the tentative tract maps). These undisturbed open spaces make up approximately 51% of the overall Neighborhoods Specific Plan area. There are an additional 29.8 acres of private managed open space that includes landscape, trailhead, trails, and fuel modification areas.

Public Trail: The Hidden Canyon Tract would include a public hiking trail to provide access from the residential development (Hidden Canyon) and HWY 1 to neighboring foothills as well as the Orcutt regional trail system, as required by OCP Key Site 21 Design Standard KS 21-5.

Fire Access: The County Fire Department has identified acceptable road locations and widths to provide for full private secondary access that includes a driveway and road at the eastern edge of the Hidden Canyon Tract providing a right turn egress onto HWY 1. A raised "pork chop" median island to discourage left turns onto HWY 1 but allow access for emergency personnel would be installed at the driveway along with signage for a right turn only. The primary private entrance road to this neighborhood is located approximately 800' to the west of the secondary egress. Willow Creek's secondary egress would be through the existing EVA easement through the Golf Course parking lot and through the existing Golf Course entrance that is part of APN 113-250-015. The secondary egress would be accessed through a private road and would be egress gated for residents; it would be secured by a Knox Box for full access to emergency personnel only.

Affordable Housing: The applicant would comply with the County's Inclusionary Housing Ordinance by paying in-lieu fees for affordable housing.

Water & Sewer Services: Water would be provided through a newly formed mutual water company. A new Community Water System would be designed that would include two new water wells. Waterlines would be installed from the water system to each of the Tracts. A hydro-pneumatic tank system and a storage tank facility are also proposed to be installed as a

part of the water system. The net consumptive use of the Neighborhoods Specific Plan is estimated to be 106.02 AFY.

Sewer service for The Neighborhoods Specific Plan would be provided by the Laguna County Sanitation District. The Neighborhoods Specific Plan wastewater demand is estimated to be 237,000 gallons per day. The proposed onsite collection system is comprised of a network of gravity sewer lines located in the private roads serving the individual units that will meet at HWY 1 and tie into a recorded easement to the 24" sewer main to the North.

Agricultural Buffer: A 200-foot wide agricultural buffer from development would be provided along the eastern and western edge of the project site from existing cultivated agricultural fields located on adjacent parcels to the east and west. A 100-foot buffer from development would be provided along the eastern edge of the project site from existing grazing lands. No buildings or structures would be permitted within the agricultural buffer area. Only access roadways, private backyards, public trails, and open space areas would be located within the agricultural buffer area.

4. **Minor Conditional Use Permit:** A Minor Conditional Use Permit is proposed (Case No. 17CUP-00000-00030) for the development of a new Community Water System to serve the Hidden Canyon and Willow Creek Tracts. The water system would include two new water wells, a hydro-pneumatic tank system and a storage tank. Waterlines would be installed from the water system to each of the Tracts.
5. **Minor Conditional Use Permit:** A Minor Conditional Use Permit (Case No. 16CUP-00000-00033) to permit two entrance monument signs (one for Willow Creek and one for Hidden Canyon) each with a maximum size of 20 sq. ft.
6. **Road Naming:** A road naming application (Case No. 17RDN-00000-00002) to name the proposed private roads within the proposed Willow Creek and Hidden Canyon Tracts in compliance with Chapter 35.76 of the County Land Use and Development Code.
7. **General Plan Amendment:** The applicant is requesting a General Plan Amendment (Case No. 17GPA-00000-00005) to relocate the proposed trail staging area from the location shown in Orcutt Community Plan Figure KS 21-1 (adjacent to Highway 1) to the project site.

3.0 PROJECT LOCATION

The project site is comprised of three undeveloped parcels located on a portion of Key Site 21 in the Orcutt Community Plan area. Key Site 21 is located on the south side of Highway 1 between Solomon Road and Black Road, approximately ½ mile west of the Highway 1/Solomon Road intersection in the Third Supervisorial District. Rural agricultural lands surround the site to the east, west and south. Existing adjacent development consists of the Rancho Maria Golf Course.

**Figure 1
 Key Site 21 Location**



Table 1: Project Site Information	
Comprehensive Plan Designation	Planned Development – 150/Visitor Serving Commercial
Ordinance, Zone	Land Use Development Code, PRD
Site Size	APN 113-250-017: 70-acres; APN 113-250-016: 106.72-acres APN 113-250-015: 12.48-acres
Present Use & Development	Vacant
Surrounding Uses/Zone(s)	North: Cultivated Agriculture / RR-20 (Residential Ranchette) South: Vacant, Grazing / RMZ-320 (Resource Management) East: Cultivated Agriculture, Grazing, Vacant / AG-II-320 West: Cultivated Agriculture, grazing, vacant / AG-II-320
Access	Proposed private driveways accessed from Highway 1
Public Services	Water Supply: Private Mutual Water Company Sewage: Laguna County Sanitation District Fire: Santa Barbara County Station #22 Sheriff: Santa Barbara County

4.0 ENVIRONMENTAL SETTING

The project site is comprised of three undeveloped parcels (APNs 113-250-015, -016, -017) located on a portion of Key Site 21 in the Orcutt Community Plan area. Key Site 21 is located on the south side of Highway 1 between Solomon Road and Black Road, approximately ½ mile west of the Highway 1/Solomon Road intersection in the Third Supervisorial District. Rural agricultural lands surround the site to the east, west and south.

Key Site 21 totals approximately 340.7-acres. The Rancho Maria Golf Club, a public 18-hole golf course constructed in the late 1960's is located on the central pinwheel-shaped parcel occupying 130-acres of Key Site 21. The three parcels proposed for residential development (190-acres) are undeveloped and lie at the outer edges of the golf course and in between the fairways.

The project site is located at the base of the northern flanks of the east-west trending Casmalia Hills. The topography consists of gentle slopes that reach 420 feet in elevation along the southern perimeter of the site dropping to 220 feet in elevation at the northwest corner of the property. Three unnamed drainages flow in a northwesterly direction and are tributaries to Orcutt Creek, located to the north. Other small ravines and gullies bisect the site in places, eventually draining toward Orcutt Creek.

A variety of native and non-native communities are found within and in the immediate area of the project site, including arroyo willow thickets, coast live oak woodland, California sagebrush scrub, coyote brush scrub, purple needlegrass grassland, perennial rye grass grassland, cattail marshes, California annual grassland and eucalyptus groves. California annual grasslands cover the majority of the project site. Along with natural vegetation, habitat features such as seasonal ponds and drainages contain key ecosystem components that increase habitat value and complexity for a wide variety of wildlife and plant species. Among these occurring on the project site are the federally listed endangered California Tiger Salamander (CTS) and California Red-Legged frog (CRLF) and many other special-status plant and wildlife species. A known CTS breeding pond (SAMA-21) is located on APN 113-250-014. This parcel is developed with the Rancho Maria Gold Club, adjacent to the project site.

5.0 PREVIOUS ENVIRONMENTAL REVIEW

5.1 Orcutt Community Plan EIR

The Orcutt Community Plan 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.

Key Site 21 was not among those given special attention in the OCP EIR as a “mini-EIR” but rather was briefly analyzed, along with the other 45 designated Key Sites in the OCP planning area. A more thorough analysis is required for specific development proposals. The OCP EIR considered a project with a maximum buildout of 150 residential units and only preliminarily investigated the environmental impacts to Biological Resources, Visual Resources and Open Space. The impacts to these issue areas were considered to be significant and unavoidable (Class I).

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

AESTHETICS/VISUAL RESOURCES

Impact Discussion:

The project site is located adjacent to Highway 1 in the foreground of the Casmalia Hills, and contributes significantly to the rural character of west Orcutt. Highway 1 has been designated as eligible for designation as a “Scenic Highway” along its entire length through Santa Barbara County. The site serves as a visual gateway to west Orcutt for westbound travelers on Highway 1. Views to the southeast across the site include expanses of rolling grassland and agricultural cultivation. The Rancho Maria Golf Club, a public 18-hole golf course, is located on a pinwheel shaped parcel adjacent to the project site occupying approximately 130-acres of Key Site 21. The project parcels are undeveloped.

The County’s Visual Aesthetics Impact Guidelines classify coastal and mountainous areas, the urban fringe, and travel corridors as “especially important” visual resources. A project may have the potential to create a significantly adverse aesthetic impact if it would impact important visual resources, obstruct public views, remove significant amounts of vegetation, substantially alter the natural character of the landscape, or involve extensive grading visible from public areas. The proposed development of 146 residential units on the site would create *potentially significant* impacts to the visual character of the site as a result of the change from open space and rural landscape to housing. The construction of 146 residential units would also create *potentially significant* impacts to the scenic view corridor on the southern side of the Highway 1 corridor between Black Road and Solomon Road by interrupting the existing views of rolling hills with housing.

In order to address concerns with errant golf ball flight conflicts from the adjacent Rancho Maria Golf Course (RMGC) and the proposed primary access entry to the Willow Creek Neighborhood from Highway 1, a golf course safety net would be constructed along the Willow Creek Neighborhood property boundary at the edge of the proposed 60-foot wide access corridor. The safety net would be black in color and would be constructed on poles at a minimum height of 8-feet at the back of the Hole 15 tee box to a maximum height of 60-feet at the green (approximately 550-feet in total length). Landscaping is proposed to be installed along the entire

length of the safety net to screen and soften its overall aesthetic appearance. Screening vegetation including evergreen trees and shrubs are proposed within an approximately 3-acre buffer area between Holes 13 and 14 and the nearest Willow Creek neighborhood single family dwellings to maximize compatibility with existing RMGC golf course activity. The SEIR will need to include an analysis of potential impacts to aesthetic and visual resources as a result of the proposed safety net.

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. With respect to light and glare, the site currently has no lighted nighttime activity, or structures that would produce glare.

Mitigation measures KS21-VIS-1 and KS21-VIS-2 included in the Orcutt Community Plan Environmental Impact Report (95-EIR-01) were identified to reduce project specific impacts resulting from the development of 150 residential units on Key Site 21 to less than significant. However, according to the OCP EIR, these measures would not be sufficient to offset the overall visual impacts of the change in character of a major gateway to the community from semi-rural to urban and these impacts would remain significant and unavoidable (Class I) impacts.

Scope of SEIR:

- Identify the existing visual resources of the project site 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 included in *The Neighborhoods Specific Plan Environmental Documentation* (Amec Foster Wheeler, Environment & Infrastructure, Inc., March, 2018) 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, including the proposed golf course safety net.
- Analyze cumulative impact levels and the contribution of the proposed project to these cumulative impacts.
- Identify mitigation measures as necessary and residual impacts.

Sources of Information:

The Neighborhoods Specific Plan Environmental Documentation (Amec Foster Wheeler, Environment & Infrastructure, Inc., March, 2018)

AGRICULTURAL RESOURCES

Impact Discussion:

The project site is zoned Planned Residential Development (PRD) and the land use designation is Planned Development (maximum of 150-units). The project site is located within an Existing Developed Rural Neighborhood (EDRN) within the Orcutt Community Plan area. From approximately 1920 to 2005 approximately 40-acres on APN 113-250-016 was used for row crop agricultural and some cattle grazing. There are currently no agricultural uses on the project site, and the property is not subject to a Williamson Act Contract. Soil classification for the area proposed for development ranges from Class II to Class XII. Only a small portion of the site (2%) is identified as containing Class II prime soils.

Scope of SEIR:

- Analyze the proposed project's impacts to Agricultural Resources in compliance with the County's *Environmental Thresholds and Guidelines Manual* Agricultural Resources section (approved by the Board of Supervisors, August 1993).

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. 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. Long term air quality impacts associated with the proposed project would result from the increased vehicles trips to and from homes on the project site as well as increases in onsite electricity and natural gas consumption.

Scope of SEIR:

APCD's guidance document, *Scope and Content of Air Quality Sections in Environmental Documents* (updated June 2017) should be referenced for general guidance in assessing air quality impacts in the SEIR. The document is available online here: <https://www.ourair.org/wp-content/uploads/ScopeContentJune2017-LimitedUpdate.pdf>.

- Assess air quality setting.
- Assess air quality impacts associated with grading and construction, and long-term operational activities from the development of the 146-unit residential project. 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 such as diesel emissions from vehicles traveling on Hwy 1 to prospective residents of the proposed project.
- Peer review the *Greenhouse Gas Emissions Technical Report for The Neighborhoods of Willow Creek & Hidden Canyon* (Dudek, February, 2018)
- 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 Santa Barbara County Air Pollution Control District 2016 Ozone Plan.
- Assess cumulative air quality impacts as well as the project's contribution to those impacts.
- Assess any residual impacts of the project.

Sources of Information:

- *Greenhouse Gas Emissions Technical Report for the Neighborhoods of Willow Creek & Hidden Canyon Project* (Dudek, February, 2018)

BIOLOGICAL RESOURCES

Impact Discussion:

A variety of native and non-native communities are found within and in the immediate area of the project site, including arroyo willow thickets, coast live oak woodland, California sagebrush scrub, coyote brush scrub, purple needlegrass grassland, perennial rye grass grassland, cattail marshes, California annual grassland and eucalyptus groves (Biological Resources Assessment, Dudek, December 2016, revised June, 2017). California annual grasslands cover the majority of the project site. The natural vegetation and habitat features on the project site such as seasonally ponded areas and drainages contain key ecosystem components that increase habitat value and complexity for a wide variety of wildlife and plant species. Among these occurring on the project site are the federally listed endangered California Tiger Salamander (CTS) and California Red-Legged Frog (CRLF) and many other special-status plant and wildlife species. A known CTS breeding pond (SAMA-21) is located on APN 113-250-014, approximately 265 ft. east of the proposed entry to the Willow Creek Neighborhood.

The OCP EIR identified General Impacts to Biological Resources resulting from development of the site as BIO-8 (trail construction and use), BIO-11 (Dutard/Solomon Trunk Line), BIO-19 (elimination of 2,000 acres of habitat/habitat fragmentation, BIO-20 (Elimination of Wetlands (Marsh)), BIO-23 (Elimination of Grasslands), BIO-27 (Elimination of Central Dune Scrub), BIO-28 (Elimination of Riparian Communities), BIO-36 (Sewer System Policies), and BIO-32 (Removal of Eucalyptus Woodlands) listed in Section 5.2 of Volume I. The site specific impacts identified in the OCP EIR are KS21-BIO-1 (Loss of Vegetation and Habitat), and KS21-

BIO-2 (Impacts to Wildlife).

The OCP EIR determined that the implementation of site specific mitigation measures KS21-BIO-1, KS21-BIO-2, and KS21-BIO-3 would reduce the loss of habitat and riparian vegetation to less than significant (Class II). However, impacts to wildlife would remain Significant and Unavoidable (Class I). The OCP EIR did not analyze the project's potential to impact CTS and CRLF as these species were not federally or state listed as endangered or threatened when the OCP EIR was adopted. Due to the proposed project's close proximity to the existing CTS breeding pond on the adjacent golf course property, the project has the potential to result in Class I significant and unavoidable impacts to these federally listed endangered species. The loss of onsite vegetation/habitat, indirect impacts to offsite vegetation/habitat, impact to onsite drainages, creeks, riparian habitat, wildlife corridors and construction impacts and operational impacts would need to be evaluated in the SEIR. Specific temporary or long-term impacts to Orcutt Creek itself from the proposed project must be evaluated for potential impacts to riparian habitat and sensitive species.

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 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. Impacts to these resources are *potentially significant*.

Scope of SEIR:

- Peer review the *Biological Resources Assessment Report for: The Neighborhoods of Willow Creek & Hidden Canyon* (Dudek, December 2016).
- Peer review the *Addendum to the Biological Resources Assessment Report & Biological Resources Memo* (Dudek, June 12, 2017).
- Peer review the *Tree Memo for: The Neighborhoods of Willow Creek & Hidden Canyon* (Dudek, June 12, 2017).
- Peer review the *Open Space Management Plan for: The Neighborhoods of Willow Creek & Hidden Canyon* (Dudek, December 2016, revised June 2017).
- Peer review the *Wetland Delineation and Jurisdictional Determination for: The Neighborhoods of Willow Creek & Hidden Canyon* (Dudek, June 2017).
- Ground-truth the plant community mapping included in the Biological Resources Assessment Report prepared for the project (Dudek, December 2016) for inclusion within the SEIR.
- Analyze potential impacts from the project to wildlife corridor movement areas.
- Analyze potential impacts from the project to the Monarch butterfly.
- Assess and describe the 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 native and non-native habitat, sedimentation from grading and site preparation efforts, wildlife corridor movement, and indirect impacts of increased human activity and night lighting.
- Consider impacts to listed species and other regulated resources, if any, and discuss the 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 & Environmental Impact Report*
- *Biological Resources Assessment Report for: The Neighborhoods of Willow Creek & Hidden Canyon*, prepared by Dudek, December 2016.
- *Addendum to the Biological Resources Assessment Report & Biological Resources Memo* prepared by Dudek, June 12, 2017.
- *Tree Memo for: The Neighborhoods of Willow Creek & Hidden Canyon*, prepared by Dudek, June 12, 2017.
- *Open Space Management Plan for: The Neighborhoods of Willow Creek & Hidden Canyon*, prepared by Dudek, December 2016, revised June 2017.
- *Wetland Delineation and Jurisdictional Determination for: The Neighborhoods of Willow Creek & Hidden Canyon*, prepared by Dudek, June 2017.
- *The Neighborhoods Specific Plan Environmental Documentation* (Amec Foster Wheeler, Environment & Infrastructure, Inc., March, 2018)

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.”

The project site was previously surveyed for archeological resources by Laurence W. Spanne, M.A. in 1980 and 2004. The portion of Key Site 22 within which the proposed sewer line extension is located was subject to an intensive ground surface survey by Snethkamp and Colten (1982). The 2004 Supplemental Phase I Archaeological Survey Report was completed for a previously proposed project which proposed to develop 203 residential units on 70-acres of the

project site. One historical archaeological site (CA-SBA-1169/H) and one isolated artifact (RME-1) were identified in the Phase I investigation. Archaeological Site SBA-1169/H has been evaluated as a significant site worthy of preservation.

Scope of SEIR

- Incorporate into the document the results of the previous archaeological resources studies.
- Incorporate into the document the results of the SB 18 & AB 52 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

- *Investigation of Historical Resources* prepared by Greenwood & Associates, June 12, 1980.
- *Archaeological Evaluation* prepared by Laurence Spanne, May, 1980.
- *Orcutt Creek Archaeological Survey Letter Report* (Snethkamp, Pandora and Roger Colten, 1982).
- *Supplemental Phase I Archaeological Survey Report* prepared by Laurence Spanne, May 27, 2004.
- *The Neighborhoods Specific Plan Environmental Documentation* (Amec Foster Wheeler, Environment & Infrastructure, Inc., March, 2018)

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 projects are required to obtain 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. The project is not expected to result in significant impacts to energy resources.

Scope of SEIR:

- Include a discussion regarding the project's setting as well as an impact analysis addressing the project's potential to impact demands to energy.
- Identify any required mitigation measures to reduce any project specific impacts to energy.
- Assess the cumulative impacts to energy and discuss the project's contributions to those impacts.

- Assess any residual impact levels.

FIRE PROTECTION

Impact Discussion:

The project site is bounded by Highway 1 to the north, agricultural land to the west and east, and the Solomon Hills to the south. Primary access to the project site would be provided by four driveways accessed from Highway 1. The topography of the site varies, ranging from essentially flat while the southern boundaries slope upward. Onsite vegetation consists of chaparral, oak woodland, oak savannah, coastal sage scrub, and native grasses with the exception of the golf course, which is planted with turf.

The County of Santa Barbara has designated the site as a high fire hazard area. 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. Santa Barbara County Fire Station 22 serves the part of Orcutt in which Key Site 21 is located. The project site is located within a 5 minute response time from this fire station. 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 SEIR:

- 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:

The project site is characterized by Pleistocene geologic age older dissected sediments comprised of dune sands that are weakly consolidated (Qos) in the northern portion of the site and the wind deposited Orcutt sand (Qo) in the southern portion of the site. The project area lies on the northern flank of the northwest/southeast trending, southeast plunging, Casmalia anticline. The Casmalia anticline is the geological structural feature that gives rise to the oil field activities in the area, namely the Casmalia Oil Field that lies south of the site in the Casmalia hills. The dune sands and Orcutt sand that lies beneath the project site are considered highly erodible and potentially subject to collapse under certain load and moisture conditions. These sandy soils are subject to severe erosion by wind and water, especially when disturbed by development (Orcutt Community Plan, 1997).

No active faults are located on the project site or in the vicinity of the project site (State of California, 1997). The cities of Casmalia, Orcutt, Santa Maria and Arroyo Grande are not listed as cities affected by active faults in the State of California Special Publication 42 which describes Fault Rupture Hazard Zones in California (1997). According to the Orcutt Community Plan, the Orcutt/Casmalia fault is recognized as potentially active due to offsets of the formation along its trend. The Orcutt Community Plan indicates that the only fault with setback policy implications for new development on the site is the Orcutt/Casmalia fault located approximately 1,300 feet south of the site. This fault is located of the urban area crossing the southern foothills and is considered to be potentially active. The nearest active fault to the project site is the Zaca Creek Fault located southeast of the site near the community of Los Alamos. Ground shaking could also occur in the project area due to fault rupture along other large active faults in the Southern California area, including the San Andreas Fault Zone and the probable existence of large blind thrust faults.

The Santa Barbara County Seismic Safety and Safety Element indicates that the area surrounding the project site would be subject to moderate ground shaking from the Orcutt/Casmalia fault and rates the project site as having moderate potential for compressible/collapsible soils. In addition, the Orcutt Community Plan indicates that the Orcutt Sand and Dune sands are generally unconsolidated, poorly cemented, highly erodible and potentially subject to collapse under certain load and moisture conditions. Santa Barbara County maps indicate that the project site has a low to moderate risk rating for liquefaction. While the site is not located in a distinctly high-risk area, the variable rating assigned by the County indicates that impacts to the site with respect to liquefaction could be potentially significant. Soils beneath portions of the project site may have a moderate potential for damage to building foundations and concrete slabs due to expansion.

Based upon the site's moderate hazard rating and the results of the geotechnical studies for the site completed by GeoSolutions, Inc., the potential for impacts relating to collapsible soils on foundations and slabs is considered potentially significant.

Scope of SEIR:

- Confirm analysis provided in the GeoSolutions, Inc. Soils Engineering Report (June 7, 2016) 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 GeoSolutions, Inc. report and revise, add to, or amplify as necessary.
- Identify residual impact levels of the project after mitigation.
- Assess the cumulative impacts to geology and soils and discuss the project's contributions to those impacts.

Source of Information:

- *Soils Engineering Report and Engineering Geology Investigation (GeoSolutions, Inc., June 7, 2016)*

HAZARDOUS MATERIALS

Impact Discussion:

The 176-acre project site is undeveloped. Adjacent parcels are developed with the Rancho Maria Golf Club which consists of an 18-hole golf course, club house/restaurant, and golf shop. Based upon historic agricultural use of the northern and eastern portions of the site, there is a potential for pesticides and/or herbicides to be present in the soil. These compounds may be disturbed during construction and grading activities for new access roads and homes.

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 sites planned for future development, impacts associated with such contamination would be limited to the individual development site and the 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 SEIR is necessary.

Scope of SEIR:

- Assess the Hazardous Materials impacts associated with grading activities for the proposed project.
- Identify any mitigation measures required to reduce potentially significant impacts to less than significant.
- Identify residual impact levels of the project after mitigation.

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 SEIR: No further environmental analysis is recommended.

LAND USE

Impact Discussion:

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 SEIR 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 increase in population resulting from the project would be 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 wastewater and solid waste facilities that serve the urban areas of Orcutt. Water services would be provided by a new private mutual water company with two new water wells and associated infrastructure. A new sewer line would be extended across Key Site 22 to the north to the existing Laguna County Sanitation District main line. No additional infrastructure or facilities beyond those necessary to accommodate the proposed project would be required.

Scope of SEIR:

- Review the proposed project for 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 source of noise near the project site is from traffic on State Highway 1. The Rancho Maria Golf Course operational noises, including maintenance equipment, golf carts and vehicles entering the facility would also contribute to a lesser extent to the noise in the vicinity. The Santa Maria airport is located approximately 7,500 feet northeast of the project site. Due to the proximity of the airport the site may be subject to noise from aircraft.

Land uses that are considered sensitive to noise impacts are referred to as “sensitive receptors.” The nearest existing sensitive receptor to the project site are two single family residences located approximately 225 feet and 540 feet north of the northeastern project boundary. Construction of the 146 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 in the project description above, primary access to the site would be provided via three (3) new access roads off of State Highway 1. The Traffic and Circulation Study prepared for the project includes an analysis of the quantity of traffic generated by the project to State Highway 1 and surrounding intersections. 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 SEIR

- The SEIR should analyze potentially new or substantially greater environmental impacts due to noise generated by short-term construction and long-term operational noise.
- Assess cumulative impact levels and the contribution of the proposed project to these cumulative impacts.
- Identify residual impact levels of the project after mitigation.

PUBLIC SERVICES

Impact Discussion:

The OCP EIR identified significant and unavoidable (Class I) impacts on police protection, solid waste, schools, and library services as a result of full buildout of the Community plan area. A site specific Key Site 21 analysis of impacts to police protection, solid waste, wastewater, schools and library services were not completed as part of the OCP EIR.

Public Schools: Key Sites 21 is located in the community of Orcutt and within the Orcutt Union School District (OUSD) and the Santa Maria Joint Union High School District (SMJUHSD). According to the County of Santa Barbara Environmental Thresholds and Guidelines Manual, a

significant impact on school services 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.

The table below summarizes the expected student generation from buildout of the proposed project. The generation rate is based on the Orcutt Union School District Developer Fee Justification Study (1994).

Projected Students at Orcutt Union School District and Santa Maria Joint Union School District				
Proposed Residential Units	Student Generation*			
146	Elementary School	Junior High	High School	Total
	41	14	14	69

*Student generation factors of 0.38 students per unit for elementary school, 0.38 students per unit for junior high school, and 0.099 students per unit for high school.

Post-Project Local School Student Enrollment¹						
School	Operating Capacity	Current Student Enrollment	Current % capacity utilization	Students generated from project	Enrollment with project	Capacity with project
Pine Grove Elementary	621	529	85%	41	570	92%
Orcutt Junior High School	553	570	103%	14	584	106%
Ernest Righetti High School	2,517	2,175	86%	14	2,189	87%

The proposed residential development on Key Site 21 would add 55 students to the OUSD and 14 students to the SMJUHSD schools. The additional students generated by the project can be accommodated at Pine Grove Elementary and Ernest Righetti High School. However, the addition of 14 junior high students to Orcutt Junior High School would result in the need to create a new classroom. Thus impacts to schools would be *potentially significant and unavoidable (Class I)*. A project's contribution to cumulative impacts to schools is considered significant if the project specific impact as described above is considered significant. In order to offset impacts to school services, 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

¹ *The Neighborhoods Specific Plan Environmental Documentation* (Amec Foster Wheeler, Environment & Infrastructure, Inc., March, 2018)

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*.

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

The proposed project consists of the creation of 146 new residences. Pursuant to the *County Thresholds and Guidelines Manual*, solid waste generation from those units would equal:

$$2.74 \text{ people/unit} \times 146 \text{ units} \times 0.95 \text{ tons/year} = 380 \text{ tons of solid waste/year}$$

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 190 tons of solid waste per year which is below the County's 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*.

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

Police Protection:

The County of Santa Barbara Thresholds and Guidelines Manual does not include significance thresholds for police protection. However, the Santa Barbara County Sheriff's Department (SBCSD) utilizes a standard service ratio of officer to resident of 1:1,200 and five-minute maximum response time. The increase in population resulting from the development of Key Site 21 would cause the police officer to population ratio to be further exceeded, increasing demand on existing resources. The current permanent staffing is 22 officers. Based on this value, the current service ratio is one officer per 1,368 residents in the Orcutt area. This exceeds the County standard of 1:1,200 and represents a deficit in existing police protection services³. Additional outside support is provided through Mutual Aid Agreements with the Santa Maria and Guadalupe Police Departments and the California Highway Patrol. However, the project's contribution to the overall cumulative impact on the demand for police protection services would be potentially *Significant and unavoidable* (Class I) due to the preexisting deficit in police protection services.

Emergency and Health Care Services:

The additional residents generated by the proposed 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. 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*.

Water and Sewer Service:

Water would be provided through a newly formed mutual water company. A new Community Water System would be designed that would include two new water wells. Waterlines would be installed from the water system to each of the Tracts. A hydro-pneumatic tank system and a storage tank facility are also proposed to be installed as a part of the water system. The net consumptive use of the Neighborhoods Specific Plan is estimated to be 106.02 AFY. Sewer service for The Neighborhoods Specific Plan would be provided by the Laguna County Sanitation District. The Neighborhoods Specific Plan wastewater demand is estimated to be 237,000 gallons per day. The proposed onsite collection system is comprised of a network of

³ *The Neighborhoods Specific Plan Environmental Documentation* (Amec Foster Wheeler, Environment & Infrastructure, Inc., March, 2018)

gravity sewer lines located in the private roads serving the individual units that will meet at HWY 1 and tie into a recorded easement to the 24” sewer main to the North. 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 *potentially significant and unavoidable (Class I)*.

Scope of SEIR:

- 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.

Sources of Information:

The Neighborhoods Specific Plan Environmental Documentation (Amec Foster Wheeler, Environment & Infrastructure, Inc., March, 2018)

RECREATION

Impact Discussion:

The OCP EIR identified *significant and unavoidable (Class I)* impacts to recreation resulting from buildout of the plan area related to increased demand for and use of parks and recreational facilities, inadequate funding for construction and maintenance of parks and recreation facilities, loss of open space and established public use of trails. A site specific analysis was not performed for recreation at Key Site 21.

The proposed project includes the construction of two new subdivisions (146 total single family dwellings) adjacent to the existing Rancho Maria Golf Course, a public recreational amenity which has been operating since the late 1960’s. The SEIR will need to analyze potential conflicts between the recreational activities on the golf course and the proposed project. Some examples of potential conflicts between the two uses include damage to homes from errant golf balls, and the need for relocation of existing golf course amenities (ex. bathroom), fairways, greens, and tee locations which are within close proximity (or inside) the primary access easement for the Willow Creek subdivision.

Based on Orcutt’s average household size of 2.74 persons per dwelling unit (U.S. Census, 2000), 146 new residential units would generate an estimated 400 residents. Based on the County standard of 4.7 acres of parkland per 1,000 residents, this would generate a need for approximately 1.90 acres of parkland. The proposed project includes 96.7-acres of private undisturbed open space in the two neighborhoods (12.5-acres of natural open space are located

on APN 113-250-015 which also includes the Golf Course entry but is not a part of either of the tentative tract maps). These undisturbed open spaces make up approximately 51% of the overall Neighborhoods Specific Plan area. There is an additional 29.8-acres of private managed open space that includes landscape, trailhead, trails, and fuel modification areas.

The Hidden Canyon Tract would include a public hiking trail to provide access from the residential development (Hidden Canyon) and State Highway 1 to the neighboring foothills as well as the Orcutt regional trail system, as required by OCP Key Site 21 Design Standard KS 21-5. Development impact mitigation fees would be assessed on the new residential development, and these fees would be use to develop new parklands elsewhere in the Orcutt area. Thus, impacts on parks demand from the proposed project would be *less than significant*.

The dedication of the public trail 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*.

Scope of SEIR:

- Analyze the project's potential conflicts between the existing recreational activities on the golf course and the proposed residential development, including proposed primary and secondary access roads.

Sources of Information:

The Neighborhoods Specific Plan Environmental Documentation (Amec Foster Wheeler, Environment & Infrastructure, Inc., March, 2018)

TRANSPORTATION/CIRCULATION

Impact Discussion:

A Traffic and Circulation Study (Stantec, December 19, 2016) has been completed for the proposed project. According to this study, the proposed project is expected to generate 1,390 daily trips, with 110 trips occurring in the AM peak hour and 146 trips occurring in the PM peak hour. The existing plus project roadway levels would continue to operate at a Level of Service (LOS) A during both the AM and PM peak hour under the existing plus project conditions and impacts to traffic levels would be *less than significant*. The study area intersections would continue to operate at a Level of Service (LOS) A-C during both the AM and PM peak hour under project-specific conditions, which is considered acceptable based on County and Caltrans standards. Therefore, the proposed project would result in *less than significant* project-specific intersection impacts. The cumulative analysis found that the project would generate a cumulative impact at the Foxenwood Lane / Clark Avenue intersection during the AM and PM peak hours. The southbound approach contains one shared left-turn/right-turn lane. Widening of the southbound approach to provide for separate left-turn and right-turn lanes would reduce the delays to an acceptable (LOS C) level.

Access to the site is proposed via three new private driveways from State Highway 1. One driveway is proposed at the western boundary of the site to access the Willow Creek Subdivision. Two new driveways are proposed between the Rancho Maria Golf Club driveway and the eastern boundary of the site. These driveways would serve the Hidden Canyon subdivision. Because State Highway 1 is a State facility, the proposed new roadway intersections are required to conform to the design criteria contained in Section 405.7 of the Highway Design Manual (Caltrans, March 2014).

Proposed frontage improvements include widening of State Highway 1 adjacent to the project site within the existing 40 ft. right-of-way. The proposed improvements include two 12' wide travel lanes and 8' wide shoulders. Initial field review indicates that corner sight distance requirements (from a vehicle on the project driveway to an approaching vehicle on State Highway 1) for a design speed of 65 mph (715 feet) have been met. No visual obstructions exist along the straight section of the Highway adjacent to the project frontage. The required corner sight triangles and vegetation setbacks will be verified as part of the final driveway design.

The preliminary site plan indicates that the on-site circulation of the western development (Willow Creek) consists of a main driveway that connects to the residential streets serving the single-family dwellings. Secondary access is proposed via a connection to the existing driveway serving the Rancho Maria Golf Club. The access plan for the eastern subdivision (Hidden Canyon) consists of one main driveway and residential streets. Secondary access is proposed via a 25-foot wide driveway located along the site's eastern boundary. The onsite circulation plan will be designed pursuant to County design standards to accommodate emergency vehicles, service vehicles and delivery trucks.

The Orcutt Community Plan (OCP) identifies a proposed extension of Union Valley Parkway (UVP) through Key Site 22, located directly across and north of Key Site 21. Discussions with County Public Works staff indicates that the final location of the UVP connection to State Highway 1 has not been determined, and may not align with the proposed easterly driveway because of several factors, as discussed below:

- Key Site 22 has a number of environmental constraints that would make future development within Key Site 22, including the roadway extension, very challenging.
- Although a "preferred roadway alignment" has been identified in the Orcutt Community Plan, this alignment is not final and the location and width of the roadway is largely dependent upon the intensity of the development on Key Site 22.
- If UVP were to be extended in the future, the County could develop alternative alignments to accommodate project access locations, or may be agreeable to a UVP intersection between the project access ways.

The SEIR 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 21 in light of the specific access plans.

Scope of SEIR:

- Independently evaluate and explain the results of the traffic study.
- Evaluate the traffic hazard impacts of the project resulting from the new intersections on Hwy 1.
- 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, Stantec, December 19, 2016

WATER RESOURCES /FLOODING

Impact Discussion:

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, and in the project site area. 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.

The proposed project's total net water demand is estimated at 106.02 acre feet per year (AFY). Water would be provided through a newly formed mutual water company. A new Community Water System would be designed that would include two new water wells. Waterlines would be installed from the water system to each of the Tracts. A hydro-pneumatic

tank system and a storage tank facility are also proposed to be installed as a part of the water system. According to the *Santa Barbara County Environmental Thresholds and Guidelines Manual*, new pumpage as part of a proposed project may cause a loss of well yield in nearby wells due to: 1) a drop in water level as a cone of depression develops; or 2) a drop in water level due to storage depletion in a small isolated area. This could result in the current use on adjacent parcels being no longer supportable by the existing well(s). The proposed water wells are located in close proximity to existing water wells located on the adjacent Rancho Maria Golf Course property. In addition to an analysis of the proposed project's impacts to groundwater usage, the SEIR will also need to include a thorough analysis of the project's potential to create well interference to the existing water wells on the adjacent Rancho Maria Golf Course property.

Scope of SEIR:

- Assess long-term impacts to 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.
- Assess the project's impacts to groundwater usage.
- Analyze the project's potential to create well interference to the existing water wells on the adjacent Rancho Maria Golf Course.
- 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:

- *Flood Control Studies for Hidden Canyon & Willow Creek* (June 1, 2017)
- *Stormwater Control Plan for Hidden Canyon* (June 1, 2017)
- *Stormwater Control Plan for Willow Creek* (June 1, 2017)
- *Water Well Feasibility Report for Orcutt Community Plan Key Site 21, Portion B* (Kear Groundwater, February 2, 2018)

5.0 PROJECT ALTERNATIVES

Pursuant to Section 15126.6 of the CEQA Guidelines, the SEIR will consider and analyze a reasonable range of alternatives (at least three) 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 SEIR 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.

If you have questions about this project, please contact Dana Eady, Senior Planner, at (805) 934-6266

7.0 ATTACHMENTS

- A. Vicinity Map
- B. Project Plans

ATTACHMENT A

Vicinity Map



ATTACHMENT B

Project Plans