



Attachment B EIR Scoping Document Key Site 30

05GPA-00000-00006/05RZN-00000-00010/
TM14,739/07DVP-00000-00032/
10DVP-00000-00002



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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 69 residential units at Key Site 30 will require the preparation of a Subsequent Project Environmental Impact Report (Subsequent Project EIR).

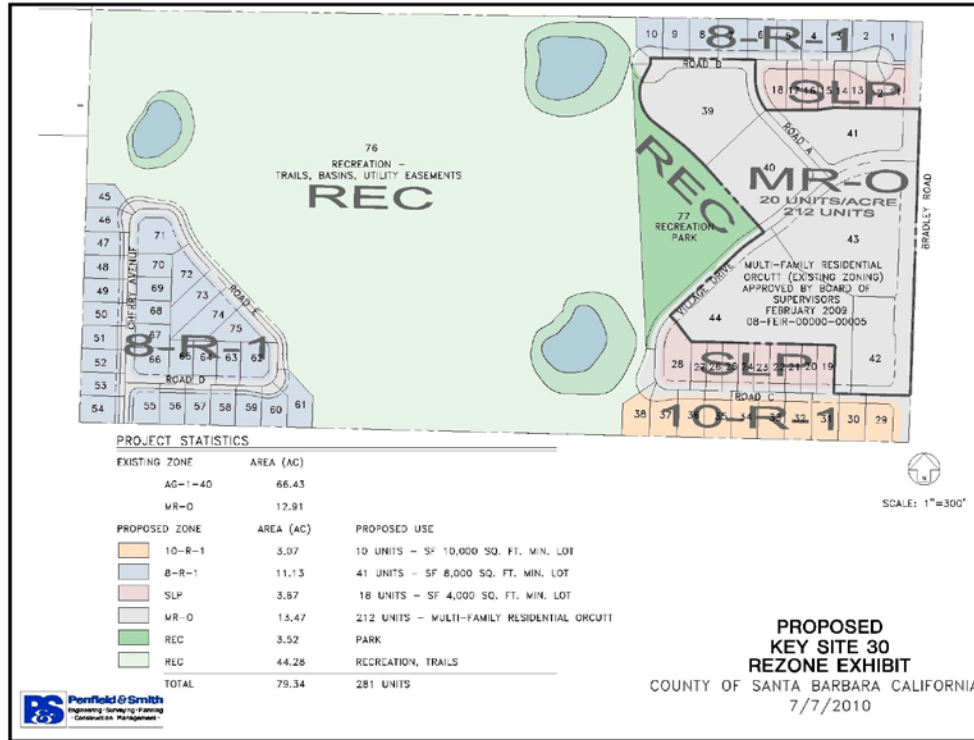
2.0 PROJECT DESCRIPTION/REQUEST

The project consists of multiple applications for the following: Comprehensive Plan Amendment, Rezone, Tentative Tract Map and two Final Development Plan entitlements to develop 69 single family homes and develop a 3.53 acre recreation park and dog park. The site is identified as APN # 107-250-008 and is 78.73 acres in size. The site is located within the Orcutt Community Plan area (OCP) and is referred to as Key Site-30 (KS#30).

The site has two Land Use and Zoning designations consisting of Agriculture, with a 40 acre minimum parcel size (AG-I-40), and Residential-20, with a Multifamily Residential-Orcutt (MR-O) zoning. The MR-O zone has a minimum density of 20 units per acre. The MR-O zone is located on the western portion of the site and covers approximately 12.91 acres gross (10.6 acres net). The AG-I-40 zone is located on the remaining 66.43 acres. The OCP Amendment application will establish Residential designations of RES 3.3, RES 4.6, and RES 8.0 on 18.07 acres and the REC/OS Designation on 44.28 acres to replace the existing A-II-40 designation. The MR-O zone was approved by the Board of Supervisor in 2009 and will not be affected. The application also requests to amend OCP development standard KS30-2 to allow limited uses and development in the identified open space area located in the central portion of the site.

The Rezone application will establish three residential zones on 18.07 acres and one Recreation (REC) zone consisting of 47.80 acres (Figure 1). The proposed residential zone on the northeast and southwest corners of the site will be 8-R-1 single family homes with an 8,000 square foot minimum lot size (totaling approximately 11.13 acres). A total of with 41 dwelling units would be located in the 8-R-1 zone. Also located on 3.87 acres of the western portion of the site will be a Small Lot Planned (SLP) zone consisting of 18 dwelling units (located on 4,000 sq. ft. minimum lots size). A 10-R-1 zone will be located on approximately 3.07 acres in the southeastern corner of the site. The 10-R-1 zone includes ten (10) lots, each with a minimum lots size of 10,000 square feet. The REC zone district area also includes a 3.53 acre park located in the eastern portion of the site and consists of a passive neighborhood park.

**Figure 1
 Proposed Rezone**



The Tentative Tract Map #14,739, proposes a total of 77 lots of which 69 are residential, two are recreation, and six are MR-O zoned lots. The project is intended to be completed in phases, as outlined in the Phasing Matrix and shown graphically on Attachment A. Required infrastructure for each phase is identified within this matrix. Table 1 below summarizes the uses on each of the proposed lots.

Table 1 Proposed Lot Summary

Phase	Lot	Acreage	Use	Units
1	45-75	11.13	Single Family (8-R-1)	31
2	1-10		Single Family (8-R-1)	10
3	11-18	3.87	Single Family (SLP)	8
5	19-28		Single Family (SLP)	10
4	39-42	10.6	MR-O	212
		2.86	Roads in MR-O*	0
6	29-38	3.07	Single Family (10-R-1)	10
7	77	3.53	Passive Park	0
-	76	44.28	Recreation, Basins, & Drainage Easement**	0
	77	79.34	TOTALS	281

*Includes Bradley frontage dedication .55 acres.

** These facilities will be constructed concurrently with the first phase of development.

Final Development Plan 07DVP-00000-00032 is a request for approval of a Final Development Plan under the provisions of Section 35.82.080 of the Land Use Development Code to construct a total of 18 single-family residential lots located in the Small Lot Plan zone district¹.

Design Guidelines for the buildout of project's three residential zones are provided to address site design, grading, floor area, building form, height, accessory structures, materials and finishes, lighting, and landscaping. A common interest Homeowners Association will be established to operate and maintain all interior and exterior common areas.

Building Heights: The proposed single family homes located in the 10-R-1, 8-R-1 and SLP zones will not exceed 25 feet in height and are limited to two stories. The homes abutting existing single family homes will be deed restricted to single story for the first 30' from the rear property line.

Final Development Plan 10DVP-00000-00002 is a request for approval of a Final Development Plan under the provisions of Section 35.82.080 of the Land Use Development Code to construct a passive park located on one 3.53 acre lot located in the eastern portion of the Recreation area described below. This park will be for the benefit of those living within the Bradley Village project and will not be open to the public.

Recreation Area. The majority of the center portion of the site is located in the Santa Maria Airport No-build Corridor and will be designated REC. Walking trails located along the northern perimeter as well as traversing the center of the area would provide pedestrian connection between the residential development on the eastern and western portions of the site

Landscaping: Plantings would consist of a mix of trees, shrubs, perennials, annuals and ground cover. A twenty foot wide landscape buffer will be provided along the eastern perimeter to screen the project from pedestrian and vehicle traffic traveling on Bradley Road. Landscape lighting would be low-wattage, hooded and directed downward.

Access: Interior access to the eastern portion of the site will be provided by two (2) access points along Bradley Road; one of which will be signalized at the intersection of Bradley and Village Drive. Access to the southwest portion of the site will be provided via an extension of Cherry Avenue. All proposed roads will be publicly owned.

Grading: The project includes approximately 154,000 cubic yards of cut and 23,000 c.y. of fill. Approximately 119,940 cubic yards of excess material would be generated by the project. The excess material would be transported to other local project sites with a haul route to Clark Avenue. Trucks hauling the excess material will not use Cherry Avenue.

Drainage: Storm water from the residential development will be collected and directed to storm drains located in the proposed project roadways. With respect to the eastern portion of the site, the collected storm water will be conveyed to two shallow detention basins located west of the terminus of proposed Roads 'B' and 'C'. Water collected in these two basins will drain to an existing

¹ Development Plans are not required for development proposed in the 8-R-1 and 10-R-1 zone districts.

drainage swale located in the center of the site (located on proposed lot no. 76. For the western portion of the site, the storm water will be conveyed to a shallow detention basin located at the northern terminus of the proposed extension of Cherry Avenue. Water collected in this basin will drain to an existing drainage swale located on the property to the west (APN 107-270-049).

Public Services. Golden State Water Company will provide water service to the project site. Water allocation from the City of Santa Maria has already been reserved. Laguna County Sanitation District (LCSD) will provide sewer service through an existing sewer line to the west. Pacific Gas and Electric will provide the electric service and Southern California Gas will provide gas service to the site. Verizon will provide phone service and Comcast Cable will serve the site.

Public Infrastructure. In 2002, the Orcutt Community Facilities District (CFD) was created by the Board to ensure maintenance of community services such as protective services, drainage facilities, parks, libraries, landscaping and natural open space (including medians) and trails. Prior to map recordation, the project will annex to the Orcutt CFD.

3.0 PROJECT LOCATION

The project site, APN 107-250-008, commonly known as Key Site 30 in the Orcutt Community Plan, is located north of Patterson Road, south Woodmere Road, east of State Highway 135, and west of Bradley Road. The site encompasses about 78.7 acres total. The airport “Approach Flight Zone” and "No-Build" corridors bisect the site. The site is located in the Fourth Supervisorial District.

Figure 2

Aerial view of Key Site 30



Table 2 Site Information	
Comprehensive Plan Designation	Agriculture , 40-acre minimum parcel size, inland areas
Zoning District, Ordinance	AG-I-40
Site Size	78.73 acres
Present Use & Development	Agriculture, Vacant
Surrounding Uses/Zoning	North: Residential, DR-3.3/10-R-1 South: Residential, 10-R-1 East: Residential, 10-R-1 West: Residential, DR-4.6
Access	Private access off Bradley Road
Public Services	Water Supply: Supplemental Water purchased from City of Santa Maria Sewage: Laguna County Sanitation District Fire: Santa Barbara County Fire Department

4.0 ENVIRONMENTAL SETTING

The project site encompasses about 78.7 acres total. The airport “Approach Flight Zone” and “No-Build” corridors bisect the site, leaving approximately 7.7 acres in the southwest corner and approximately 11.9 acres in the northeast corners open for possible development. Development within the “No-Build” corridor is restricted to non-residential uses, including roads, parks, and parking lots. The Flight Approach Zone covers most of the site, including the two developable areas outside the No-Build Corridor. Surrounding land use consists of low density residential use on the north, south, east and west.

The site is currently undeveloped, but has been used for grazing and oil production by Union Oil Company. An oil well in the center of the site was abandoned in December 1992, and the well and soil removal report referred the site to the County Petroleum Department for closure, which occurred in 1993. The site is crossed by a number of trails and experiences moderate use by the public for walking and jogging. Vegetation consists of California Annual Grasses and Central Coast Dune Scrub. Much of the Coastal Dune Scrub is habitat located within the Airport No-Build Corridor. A drainage bisects the western third of the property from north to south.

4.1 PREVIOUS ENVIRONMENTAL REVIEW

Orcutt Community Plan EIR (95-EIR-01).

The project site was evaluated in the Program Environmental Impact Report 95-EIR-01, the EIR prepared for the Orcutt Community Plan (OCP). As part of the OCP process a “mini-EIR” was performed on the project site along with other selected Key Sites in the OCP planning area. The purpose of the mini-EIR was to examine the impacts associated with potential development scenarios on these sites and to have the review incorporated into the environmental document for the community plan.

The OCP EIR considered a project of 112 residential units for Key Site 30 with alternatives ranging from No Project (existing zoning) with 1 unit, Low Buildout with 64 units, up to High Buildout with up to 133 residential units and 54,529 square feet of commercial space. The expanded level of review in the OCP EIR identified and evaluated sixteen (16) site-specific impacts that could occur should the site be developed. The OCP EIR also discussed both general and site specific mitigation measures for each environmental issue identified.

2003-2008 Housing Element Focus Rezone Program EIR

A portion of the project site was also evaluated in EIR 08-EIR-05, the 2003-2008 Housing Element Focused Rezone Program EIR. The purpose of this EIR is to comply with the State Housing and Community Development conditions necessary to maintain certification of the County of Santa Barbara's 2003-2008 Housing Element that was adopted in May 2006. The EIR evaluated portions of both Key Site 3 and Key Site 30 which satisfied and conformed to the new zone district being proposed in the Focused Rezone Program.

With regards to Key Site 30, the EIR evaluated pertinent sections of an active development application from the landowner which consisted of a total of 212 residential units, comprised by 34 two- and three story brownstone townhomes, 48 senior flats in two 24 unit condominium complexes, and a 130-unit senior housing project in two courtyard complexes. The balance of the development described above in the project description was included in the cumulative analysis of the 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 30.

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.

5.0 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

The 78.7-acre key site property is undeveloped with a varied, hummocky topography and a drainage course running north-northwest across the western third of the property. The property is visible from Bradley Road, although some of the site is screened by intervening topography, including a small berm that extends along a portion of the eastern site boundary where it abuts Bradley Road. Bradley Road is not designated as a scenic view corridor by the County of Santa Barbara. The project site is dominated by California annual grassland vegetation. The airport "No-Build" corridor abuts the site to the west.

The property currently has no street lighting or nighttime activity that is lighted, and no structures that would produce glare. Land uses in the immediate vicinity that may be sensitive to increased levels of night lighting over existing lighting within these neighborhoods or new sources of daytime glare include single family residential development on the north, south, east, and across the open space to the west.

The proposed project would allow the development of up to 69 single family residential units in a 20.6-acre area that is currently undeveloped. The visual character of the surrounding area is primarily suburban, as the site is surrounded by low density residential development to the north, south, east and west. As discussed in the Orcutt Community Plan EIR (OCP EIR), the natural open space on Key Site 30 provides recreation for area residents. The gently rolling topography, wildlife, and fields of lupines contribute to the scenic quality of the site, which was determined by the OCP EIR to be especially significant because it provides visual relief from the surrounding urbanized land in the developed urban core of the community.

Also noteworthy, the 2008 Housing Element Focused Rezone Program EIR analyzed the impact of rezoning a 10.6-acre portion of Key Site 30 to MR-O (Multi-family residential Orcutt) to allow for the development of 200 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. Development of 69 additional residential units in the allowable buildable area of the site would likely constitute a significant impact to the visual character and scenic quality of the site and its surroundings. Eventual construction of 69 units on the site would likely interfere with the public's enjoyment of this existing visual resource and could create an adverse aesthetic impact through loss of open space, substantial alteration of natural character, and extensive grading visible from public areas.

Potential Mitigation:

Mitigation could include design requirements (including building height), vegetative screening, building footprint locations, minimization of lighting, or other similar measures in order to preserve the visual character of the area. Additional mitigation would likely include standard conditions related to hooded and shielded exterior lights, directing light downward and preventing spillover onto adjacent properties.

Scope of EIR:

- Identify the existing visual resources of Key Site 30 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.
- Prepare visual simulations from public viewing places, as necessary, 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

Historic land uses include cattle grazing and oil operations. A single oil well site, approximately 2.0 acres, was located in the center of the parcel and was active until 1993 when it was abandoned and closed. The remaining portion was grazed by cattle but the operation ceased years ago. The land is fallow, contains no agriculture, and is not enrolled in the Agricultural Preserve Program. The 68-acre undeveloped project area is zoned for agriculture (AG-I-40) but is almost entirely surrounded by single family residences. A small amount of open space lies adjacent to the northwest corner of the parcel.

The soils are non-prime, sandy and typically used to support forage crops for grazing. Soil types on the project site consist of Marina Sand with a 0-2% slope (MaA), Oceano Sand with 2-15% slopes (OcD) and Oceano Sand with 2-15% slopes that are severely eroded (OcD3). Marina Sand soils have an irrigated Land Capability Class III and Oceano Sand soils, located on the majority of the site, are designated as Class IV. Class III soils have severe limitations that reduce the choice of plants or require special conservation practices and Class IV soils have very severe limitations that restrict the choice of plants or require very careful management, or both. According to the State's Important Farmland Maps (2008) none of the land is designated as Prime Farmland, Farmland of Statewide Importance, Farmland of Unique Importance or Farmland of Local Importance. All of the parcel is designated as "Other" lands and not used for agriculture.

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. This project proposes to convert a 68 acre portion of an agriculturally zoned parcel to non agricultural uses. Therefore the point system was applied to the subject parcel. 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.

The project site was assigned a total of 42 points, much less than the 60 point threshold of significance. Table 3 shows the individual point assignment for Key Site 30.

Table 3 Key Site 30 Agricultural Suitability

Agricultural Threshold Factors	Possible Points	Key Site 30 Points
Parcel Size: 40 acres-100 acres	9 to 10	9
Soil Classification: Predominately Class IV with some Class III soils	6 to 7	7
Water Availability: Land has an adequate water supply for crops or grazing.	12 to 15	15
Agricultural Suitability: Grazing: Moderately suited for range.	3 to 5	4
Existing and Historic Land Use: Unmaintained, but productive within last ten years	3 to 5	3
General Plan: AG-I	4	4
Adjacent Land Uses: Immediately surrounded by urban uses, no buffers.	0 to 2	0
Agricultural Preserve Potential: Cannot qualify.	0	0
Combined Farming Operation: No combined operation.	0	0
TOTAL POINTS 60 or greater is considered potentially significant.	--	42

Source: County of Santa Barbara County Environmental Thresholds and Guidelines Manual, Revised September 2008.

The relatively low score can be attributed to the absence of agriculture and adjacency of surrounding residential development. According to the point system, the conversion of agricultural lands on the Key Site 30 property would not be significant. The absence of prime soils and an Important Farmland designation further support the conclusion that impacts to agricultural resources are Class III, *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 rezone site on the Key Site 30 property is located within the community of Orcutt and is surrounded by low density residential development on all sides. The closest residential receptors are located adjacent the northern, southern and western boundaries, but are also present across South Bradley Road to the east. Development of this site would yield 69 residential units on approximately 21 acres. 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. Long term air quality impacts could be potentially significant as a result of development of 69 residential units on the site. Depending on grading requirements for site development, these impacts are considered potentially significant.

Additionally, the “project” would add to the cumulative impacts from the build-out of the Orcutt Community Plan. These impacts include:

Significant ozone precursors. Potentially significant air quality impacts resulting from significant emissions of ozone precursors (ROG and NO_x) to a non-attainment air basin for ozone.

Dust and PM₁₀ generation. Potentially significant air quality impacts associated with the generation of fugitive dust and PM₁₀ emissions during construction related activities.

Inconsistent with Clean Air Plan growth rate. Potentially significant air quality impacts could occur by allowing residential development at a rate which is inconsistent with the air quality attainment objectives contained in the 2007 Santa Barbara Clean Air Plan (“CAP”).

Potential Mitigation:

- Project construction shall be consistent with Santa Barbara County Air Pollution Control District (“APCD”) air pollution control measures to reduce stationary and mobile source ROG and nitrogen oxides (NO_x) emissions.
- Project construction shall follow all requirements of the Santa Barbara County APCD, and shall institute Best Available Control Technology (“BACT”) where necessary to reduce emissions below threshold levels. Mitigations must be required whenever project-specific construction impacts for NO_x or reactive organic gases (“ROG”) are identified as potentially significant. The following is a list of control strategies that may be used:
 - Standard diesel construction equipment is used and emission factors from EPA publication AP-42 are used to estimate emissions, proper implementation of the following mitigation measures package shall be considered to achieve up to a 40 percent reduction in NO_x emissions and a 15 percent reduction in ROG emissions (exhaust hydrocarbons plus aldehydes), from the standard emission factors. All of the following shall be implemented when feasible, in order to be given these emission reduction credits, for each piece of eligible construction equipment:
 - Maintain engine and emissions system in proper operating condition;
 - Implement two-degree engine timing retard;
 - Install high pressure fuel injectors; and
 - Use reformulated diesel fuel.
 - Alternatively, the applicant may elect to demonstrate a 40 percent NO_x reduction for the total emissions for the project’s construction equipment mix or on a fleet-wide basis (i.e., some construction machinery may be replaced with lower emitting equipment, some may be over-controlled and some under-controlled. The applicant shall provide sufficient information to the monitoring agency to verify the NO_x

- reduction. The following should be considered in demonstrating the 40 percent reduction.
- Diesel equipment in the project's construction equipment mix, that emit less than 6.9 gms/bhp-hr of NO_x, according to manufacturer's specifications, are considered mitigated to the maximum extent feasible.
 - All diesel vehicles are required to use reformulated diesel fuel. Use of reformulated diesel alone can reduce NO_x emissions by approximately 4 percent and ROC emissions by 15 percent in older engines.
 - Wherever feasible, diesel equipment such as, pumps and generators, may be replaced by electric equipment. Although gasoline-powered equipment with catalytic converters may be used, evaporative emissions may cancel any exhaust emission benefits. Clean-fueled vehicles may be substituted for diesel or gasoline-powered vehicles, if feasible.
- To make up for any shortfall caused by not implementing or partially implementing the recommended control technology by off-site mitigation measures, the APCD should be contacted to determine appropriate off-site measures for the project.
- All earthmoving activities will require proper implementation of the following measures in order to fully mitigate fugitive dust emissions:
 - During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible.
 - Minimize amount of disturbed area and reduce on-site vehicle speeds to 15 miles per hour or less.
 - If importation, exportation, and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
 - After clearing, grading, earth moving or excavation is complete, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
 - The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for finish grading of the structure.

- Prior to land use clearance, the applicant shall include, as a note on a separate information sheet, these dust control requirements. All requirements shall be shown on grading and building plans.
- Energy conservation measures are recommended to reduce the need for natural gas and electricity. Measures to reduce the consumption of energy include the following:
 - Install light-colored roofing, energy-efficient built-in appliances, lighting and temperature controls and window treatments to reduce energy consumption.
 - Install low NO_x or solar water and pool heaters.
 - Landscape with drought-tolerant, deciduous trees to shade buildings in the summer and allow for passive solar heating in the winter.
 - Design building orientation to maximize natural lighting and passive solar heating and cooling.
 - Use low-emission building materials such as water-based paints, and bricks, stone or concrete (instead of asphalt) for parking lots.
- GHG emissions will be reduced as a result of the use of mandated emissions reductions of criteria pollutants, primarily CO₂. The construction equipment to be used will be new and meet current energy efficiency guidelines.

Scope of EIR:

APCD's guidance document, *Scope and Content of Air Quality Sections in Environmental Documents* (updated June 2008) 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.

- Assess air quality impacts associated with grading, and construction and long-term operational activities from development of 69 unit residential project, including greenhouse gas emissions.
- Assess the adequacy of recommended mitigation measures and revise, add to, or amplify as necessary, including standard emission control conditions applied by the Santa Barbara APCD.
- Assess the adequacy of identified site-specific and cumulative air quality impacts in the area and revise, add to, or amplify as necessary.
- Assess cumulative air quality impacts as well as the project's contribution to those impacts.
- Assess residual impacts of the project.

BIOLOGICAL RESOURCES

Impact Discussion:

The proposed development areas would require removal of both California Annual Grassland and Central Dune Scrub habitats. With respect to the Central Dune Scrub habitat, this habitat is

considered sensitive by CDFG due to its rarity throughout the state of California as well as potential threats of future loss associated with urban development. This habitat covers approximately 6.5 acres of the site and appears heavily disturbed by grazing or vegetation control activities such as mowing. California Annual Grassland habitat consisting primarily of annual grasses can be found scattered throughout the project site. Vegetation in this habitat type is composed primarily of non-native short to tall annual grasses. In addition, several special status plant species that may only be apparent during their flowering periods have the potential to occur within these habitats. These plant species include Blockman's ragwort, California spineflower, curly-leaved monardella, Eastwood's spineflower, and Kellogg's horkelia. Further, increased development and human activity (and pet activity) could disrupt the foraging patterns and nesting or roosting habitat for raptor species. Dogs, and especially 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.

The California Annual Grassland and Central Dune Scrub habitats discussed above has the potential to support several special status species, including the American Badger, Coast horned lizard, Silvery legless lizard, Monarch Butterfly, and burrowing owl. Coast horned lizards were observed within the Key Site by Rinlaub (1995) and two Silvery legless lizards individuals were observed by Morro Group (2007) within the Key Site, though the specific locations of these observations are unknown. According to the Focus Rezone EIR analysis, there is one documented occurrence of the burrowing owl located within 3.5 miles northwest of the site. Although burrowing owls have not been observed onsite, there is a potential for this species to use the surrounding habitat for burrowing and foraging. If these species were found to be present on-site, they would be impacted by grading and other construction related activities.

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 invade native habitats and affect the long-term integrity and persistence of native plant communities in the project area. Lastly, increased use of the no build corridor 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.

Potential Mitigation:

Mitigation to address these impacts would likely be in the form of potential movement of proposed development in the "No-Build" corridor to minimize and/or avoid impacts to sensitive biological resources, implementation of a Central Dune Scrub Restoration Plan with the goal of the plan to be "no net loss" of Central Dune Scrub habitat, and the use of biological monitors prior to and during construction in or near biologically sensitive areas. In addition, implementation of lighting guidelines and lighting fixture requirements would help to reduce indirect impacts to wildlife resulting from night lighting. Review of landscaping plans for future development to ensure the use of only local, native plant species or other non-invasive plant material would help to protect the native plant communities within the project area. Water quality impacts (to be discussed under the

Water Resources section) would likely be addressed by incorporating Best Management Practices into the project design, minimizing grading, incorporating standard construction, Best Management measures, and other such measures to reduce erosion and transport of pollutants into adjacent water bodies.

Scope of EIR:

- Verify the determinations of the Morro Group July 2007 report and assess current baseline conditions 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 accurately map riparian corridors, native grasslands, individual oak trees and specimens of non-native species.
- Assess impacts to existing biological resources from proposed development, including loss of habitat, sedimentation from grading and site preparation efforts, and increased human activity.
- Consider impacts to listed species and other regulated resources, if any, and discuss role of other regulatory agencies (e.g. USFWS, CDFG, USACOE, etc.).
- Assess cumulative impacts to biological resources and the project's contribution to those impacts.
- Identify feasible mitigation measures, if any, and identify residual impacts.

Sources of Information:

- *Biological Resources Assessment for Selected Key Sites*, prepared by Katherine Rinlaub, July 1995.
- *Biological Resources Constraints Analysis*, prepared by the Morro Group, Inc., July 2007.

CULTURAL RESOURCES

Impact Discussion:

The entire Key Site 30 was subject of a Phase I cultural resources records search and pedestrian survey conducted by ISERA in 1995 for the Orcutt Community Plan. The survey concluded that there are no archaeological resources within Key Site 30 (Orcutt Community Plan EIR 95-EIR-01, 1995, Sections 5.7-1 and 5.7-2). In addition, the entire Key Site 30 was subject of a cultural resources records search at the Central Coast Information Center, Department of Anthropology, UCSB (CCIC). The records search revealed no archaeological or historical resources within Key Site 30. A pedestrian survey was conducted for the eastern 15-acre portion of Key Site 30 (HEART, 2006) that was evaluated in the Focused Rezone Program EIR (Rincon Consultants, 2008). Neither the pedestrian survey nor the records search identified any cultural resources on the 10-acre portion of Key Site 30.

Potential Mitigation:

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 "Archaeological Element of the Santa Barbara County Heritage Management Plan, Cultural Resources Guidelines." Projects are generally

required to avoid impacting significant archaeological resources to the extent feasible. Additional studies that may include a significance assessment and excavation (Phase 2) are required when it is infeasible to avoid significant archaeological resources. The records search of the 78-acre site and the pedestrian survey of the 15-acre portion of the site analyzed in the Focused Rezone EIR did not identify any historical resources as defined by CEQA. Nevertheless, by its nature, an archaeological reconnaissance is required to confidently assess the potential for encountering surface cultural resource remains; therefore, the possibility of encountering unknown subsurface archaeological resources remains, particularly in those areas where a pedestrian survey has not been conducted.

Scope of EIR

- Obtain and incorporate the results of the previous Phase I study.
- Incorporate into the document the results of the SB 18 Consultation conducted by Santa Barbara County.
- Based on the current project design, determine which mitigation measures would apply to the project.
- List applicable mitigation measures and residual impact.

Sources of information

- *Phase I Archaeological Survey for the Orcutt Community Plan*, prepared by ISERA Group Inc., June 1995.
- *Phase I Archaeological Resources Report*, prepared by Robert J. Wlodarski, November 2006

ENERGY

Impact Discussion:

The proposed project would receive electricity from Pacific Gas & Electric. New development of the site would not place a substantial increase in demand upon existing sources of energy or require the development of new sources of energy. 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:

The introduction of 69 residences at this proposed location would place structures and people within a mostly developed area, limiting the exposure to fire hazard areas. The site is not located within a

County–designated high fire hazard area. Therefore, future development at this site would not expose structures, residents, or occupants to high fire hazards.

Fire Station 22 also serves the part of Orcutt in which Key Site 30 is located. Station 22 is approximately 1.5 miles from Key Site 30, and response times are expected to be less than 5 minutes. Buildout on Key Site 30 would result in a 190² person increase within this Fire Station’s service area. The increase in population would incrementally worsen the service ratios, and there is an existing need for a new fire station in Orcutt to provide improved fire protection service to the community. Fair share development fees would be applied toward construction of such a facility. While the need for a new station has been identified, SBCFD has not selected a specific site for the new fire station. The fire station would be subject to CEQA environmental analysis and any identified mitigation measures. A precise evaluation of environmental impacts would be speculative because the location of such a facility is unknown at this time. With the payment of impact mitigation fees, potential environmental impacts to fire protection services would be Class III, *less than significant*.

Thus, the project would not result in significant impacts to fire hazards and no further evaluation in the EIR is necessary. Mitigation measures would not be required.

Scope of EIR: No further environmental analysis is recommended.

GEOLOGY AND SOILS

The County of Santa Barbara Environmental Thresholds and Guidelines Manual (2006) states that impacts are potentially significant with regard to geology if the proposed development activity, including all proposed mitigation measures, could result in substantially increased erosion, landslides, soil creep, mudslides, and unstable slopes. In addition, impacts are considered significant when people or structures would be exposed to major geologic hazards upon implementation of the project. If the project involves any of the following, impacts related to geology are potentially significant:

- *The project site or any part of the project is located on land having substantial geologic constraints, as determined by Planning and Development or Public Works. Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion. Special problem areas designated by the Board of Supervisors have been established based on geologic constraints, flood hazards and other physical limitations to development;*
- *The project results in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to 1 vertical;*
- *The project proposes construction of a cut slope over 15 feet in height as measured from the lowest finished grade; and*

² Based on Orcutt’s average household size of 2.74 persons per dwelling unit (U.S. Census, 2000.)

- *The project is located on slopes exceeding 20% grade.*

Fault Rupture. Fault rupture can occur along or immediately adjacent to faults as the result of an earthquake. According to the Santa Barbara Seismic Safety and Safety Element, Key Site 30 is approximately 2.5 miles from two faults: the Orcutt/Casmalia Fault and the Santa Maria Fault. Potential for fault rupture at the proposed rezone site is low

Ground Shaking This site is subject to moderate ground shaking. However, implementation of UBC Seismic Zone 4 building standards would reduce the hazards from ground shaking to a Class III, *less than significant*, level.

Erosive/Expansive Soils. According to the Earth Systems Pacific Soils Engineering Report (2008) prepared for the proposed project, surface soils are highly erodible on the project site. Potentially significant impacts on soil erosion would result if soils were exposed for an extended period of time. Moderate hazards from erosive soils are likely to be present on the project site and should be discussed in more detail in the Subsequent EIR.

Landslides. According to the County Safety Element, there is no potential for landslides in the project area. According to Soil Conservation Survey information, the soil type underlying the rezone site has a moderate erosion potential.

Any geologic issues present on an individual development site would be limited to that site and would not contribute to any cumulative impacts to the rest of the community. Rather, any specific geologic hazards associated with each individual site would be limited to that site without affecting other areas. Therefore, cumulative geologic hazard impacts would be Class III, *less than significant*.

Potential Mitigation:

1. Structures shall be designed to earthquake standards of the International Building Code. **Plan Requirements and Timing:** Prior to plan check, the applicant shall submit building plans indicating standards to the satisfaction of Building & Safety Division. **Monitoring:** Building inspectors shall site inspect prior to occupancy clearance.
2. Excavation and grading shall be limited to the dry season of the year (April 15 – November 1) unless a Building & Safety-approved Grading and Erosion Control Plan is in place and all measures therein are in effect. **Plan Requirements:** The Grading and Erosion Control Plan shall be designed to minimize erosion and shall include the following:
 - a. Detailed plans and report prepared by a licensed geologist or engineer for any permanent erosion control structures.
 - b. Methods such as retention basins, drainage diversion structures and spot grading shall be used as appropriate to reduce siltation into adjacent drainages or roadways during the grading and construction activities.
 - c. Provisions to reseed exposed graded surfaces with ground cover to minimize erosion. Graded areas that are to be built upon shall be revegetated within four

weeks of completion of grading activities with deep-rooted, drought-tolerant species wherever possible and in accordance with the project design guidelines to minimize the potential for oversaturation and erosion. Surfaces graded for placement of structures shall be seeded with ground cover if construction does not commence within four weeks of grading completion. This requirement shall be noted on all grading and building plans.

- d. All cut and fill slopes on the property shall be no steeper than 2:1 (horizontal to vertical) without the use of engineered retaining walls.
- e. All fill material shall be recompact to engineered standards as specified within the Uniform Building Code or by a qualified soils engineer and as approved by P&D.
- f. Recommendations regarding the placement of fill material, recompact, and grading methods contained in required soils reports for any given phase of construction shall be implemented.

Timing: The Grading and Erosion Control Plan for each project shall be submitted for review and approved by P&D and Flood Control prior to approval of any Land Use Permits for grading. The applicant shall notify Permit Compliance prior to commencement of demolition and/or grading. Applicable components of the grading plan shall be implemented during demolition and grading activities and prior to occupancy clearance. **Monitoring:** Grading inspectors shall monitor technical aspects of the grading activities. Permit Compliance shall site inspect during grading to monitor dust generation and four weeks after grading completion to verify seeding and/or that construction has commenced in areas graded for structures.

Scope of EIR:

- Confirm analysis provided in Earth Systems Pacific Soils Engineering Report (January 2008) 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 (January 2008) and revise, add to, or amplify as necessary.
- Identify residual impact levels of the project after mitigation.

Source of Information:

- *Soils Engineering Report for Bradley Village Residential Subdivision*, Earth Systems Pacific, January 2008.

HAZARDOUS MATERIALS

The Union Cox oil well near the center of the Key Site 30 property is discussed in the Orcutt Community Plan EIR. This EIR states that the well was properly abandoned in 1993, and cites a report: *Well Abandonment and Soil Removal Report for the Unocal Cox Fee Property* prepared

by GeoResearch in February 1993. As part of this abandonment, some soil remediation was completed for the site, but it is not known whether the soil removal was limited to the well cellar or involved any associated oil and/or drilling mud sumps. In addition, pipelines used to transport oil off of the site run from the center of the property to the northwest corner. Neither the well nor the pipelines are located in an area that would be developed, and given that the well was recently abandoned to current standards, is not anticipated to result in any hazard or safety impacts to future residents of the rezone site, who may access the vacant portions of the site.

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 (Class III).

With respect to possible agricultural contamination, Key Site 30 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 30 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.

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.

HYDROLOGY AND WATER QUALITY

Impact Discussion:

The site generally slopes to the northwest, and consist of two district drainage areas. The western portion of the site flows across the westerly property line. A proposed drainage swale on the property located west of the project site has been designed under a separate project to accept existing contributing flows from the project site. The remainder of the site flows into an existing drainage channel located approximately midpoint of the southern property line.

Site drainage of the proposed project would be provided by a system of drainage inlets that would direct water to several onsite detention basins located in the no-build corridor. These basins are designed to accommodate 25-year storm events and to allow spill-over for 100-year storm events. If construction grading occurs during the rainy season or in the even of heavy storms, soils from the site could be eroded, and transported to the drainages within and adjacent to the site.

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 the drainage swales. 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 operation 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 to less than significant levels. In addition, impacts on biological resources from the construction of the project's three retention basins in the no-build corridor are potentially significant and will be evaluated in the biological resources section of the EIR

Potential Mitigation:

Mitigation would likely include a combination of structural and non-structural Best Management Practices during construction and operation of the project to minimize water quality impacts, such as erosion and sedimentation control, vegetated swales and other drainage features to treat runoff before it enters nearby drainages, minimization of impervious surfaces, etc.

- Landscape plans shall be required for all new development in areas of sandy soils to ensure revegetation of graded areas. All landscape plans shall be reviewed by the County BAR; landscape securities (bonds) shall be required unless expressly waived by P&D.
- Erosion control measures, such as plantings or hard surfaces, shall be incorporated into the drainage plan for all project drainages as required by the Flood Control District and P&D.
- All development shall contribute its proportionate share of installation and maintenance for a regional retention basin. Prior to land use clearance, the development shall purchase capacity within regional recharge basins as determined appropriate by the Flood Control District

(flooding volumes shall be noted on all Development Plans). In the event a regional retention basin to serve the site is unplanned and/or unavailable, the development shall provide on-site retention facilities with a sufficient capacity to reduce site runoff to County Flood Control District standards. Wherever possible, on-site facilities shall be dual use.

- Pervious construction materials (e.g., turf-block, non-grouted brick, gravel, etc.) shall be used where appropriate in all developments in order to minimize the amount of runoff conveyed offsite.
- The developer shall limit excavation and grading to the dry season of the year (April 15 – November 1) unless a P&D approved erosion control plan is in place and all measures therein are in effect. All exposed graded surfaces shall be reseeded within four weeks of completion of grading activities with native ground cover to minimize erosion.
- The developer shall submit a Storm Water Pollution Prevention Plan (“SWPPP”) which must be included in the building construction application and submitted to the RWQCB.
- The developer shall implement Low Impact Design measures. Bioswales, in addition to alternate control measures (as deemed necessary), shall be implemented in order to remove pollutants from on-site storm water runoff

Scope of EIR:

- Assess impacts to water resources 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, October 2007

LAND USE

Impact Discussion:

Key Site 30 is located approximately 1.6 miles southeast of the Santa Maria Public Airport runway. Portions of the project are immediately adjacent to the No-Build corridor of the Santa Maria Airport Approach Area. The proposed project would not cause a substantial increase in population or in intensity of use. However, proposed residential development located just outside of the No-Build corridor, along the primary approach corridor of Runway 30, and within portions of the Approach Zone would place future residence in areas over-flown by aircraft and subject to exposure to noise and potential aircraft accidents.

The OCP development standards require protection of the sensitive habitat areas which are located in the No-build Corridor. Several of the proposed project drainage basins are located on portions of the mapped sensitive areas resulting in the removal of the sensitive habitat. Potential

impacts associated with the encroachment of development into natural areas that are intended to remain undisturbed will need to be assessed.

Scope of EIR:

- The Subsequent Project EIR should document consistency with land use policies such as those contained in the Orcutt Community Plan and the Santa Maria Airport Land Use 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

Key Site 30 is exposed to two types of noise pollution: traffic along Bradley Road and aircraft generated noise. The Santa Barbara County Noise Element sets 65dB CNEL or less as the acceptability criterion within outdoor activity areas of new noise-sensitive land uses. According to the OCP EIR, noise levels are above the 60dB within the majority of the Clear Zone due to aircraft generated noise. With regards to traffic generated noise, the 65dB contour extends approximately 121 feet into the site from the centerline of Bradley Road. New residential development located along the eastern perimeter of the site would be exposed to noise levels in excess of the 65dBA Ldn standard. An acoustical analysis prepared by Brown-Buntin Associates, Inc (August 2008) for the proposed project indicated that the incorporation of a minimum 5-foot tall retaining wall located along the eastern perimeter of the site would reduce traffic noise exposure by 8 to 14 dB for the homes located closest to Bradley Road, depending upon the finished floor elevation of the home. This would result in a projected future exterior noise exposure in the range of 54-60db CNEL, which complies with the 65 dB CNEL standard for the project.

Construction of the 69 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.

The project would not generate new long-term source of noise. Residential activity is not expected to generate long-term noise above ambient levels. The project would contribute incrementally to cumulative noise impacts in combination with other planned and pending projects in the vicinity, though its contribution is not expected to be significant.

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 Brown-Buntin Associates Inc. Acoustical Analysis for the project site.
- Assess the adequacy of recommended mitigation measures in the Brown-Buntin acoustical analysis 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:

- *Acoustical Study*, Brown -Buntin Associates Inc., (August 2008)

PUBLIC SERVICES

Impact Discussion:

Public Schools: Key Sites 30 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 (SMJUHSD). 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 1 below shows the students that could be added to the aforementioned school districts as a result of buildout of the project.

Table 1

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
69	21	7	14	42

*Student generation factors of 0.308 students per unit for elementary school, 0.097 students per unit for junior high school, and 0.198 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 1 above, the proposed single family residential development on Key Site 30 would add 28 students to the OUSD and 14 students to the SMJUHSD schools, which would increase existing over-enrollment or cause schools operating at capacity to exceed capacity. Nevertheless, future applicant(s) for rezone program residential developments would be required to pay state-mandated school impact fees. With collection of these fees, impacts related to public school services would be Class III, *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%.³

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

$$3.01 \text{ people/unit} \times 69 \text{ units} \times 0.95 \text{ tons/year} = 197.03 \text{ tons of solid waste/year}$$

Required source reduction, recycling and composting would reduce the waste stream by approximately 50% resulting in a total generation of approximately 98.5 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, standard conditions 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. Additionally, the project's contribution to cumulative solid waste impacts would also be less than significant.

³ Santa Barbara County Environmental Thresholds and Guidelines Manual (1995).

Police Protection:

The estimated current population of the Orcutt-Santa Maria area is 34,520 persons, (Santa Barbara County Regional Growth Forecast, 2007). Buildout of Key Site 30 would increase the population of Orcutt by 190, bringing the total population of unincorporated Santa Maria Valley to 34,710. With at least three sheriffs on patrol at all times, the service ratio would change to 1:11,570⁴. It should be noted that three sheriffs is a minimum standard, but often times there are more than three on duty (Gingras, 2009). If additional support is needed, the Santa Barbara County Sheriff Department (SBCSD) has the ability to call in additional deputies for assistance. SBCSD has four squadrons with five deputies on each squadron; therefore, it is possible that up to 20 deputies would be available if needed⁵. Recent information provided by SBCSD indicated that as long as impact mitigation fees are paid, impacts would be reduced to less than significant levels (Gingras, 2009).

The increase in population resulting from the development of Key Site 30 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 30 would not require the construction of new or expanded SBCSD facilities, and impacts to police services would be Class III, *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. In addition, LCSD has indicated to P&D staff that there is adequate capacity within their collection system and treatment facilities to accommodate the new development. Thus, the project would have no impact on the public sewer system or water supply system. Impacts are considered less than significant and will not be further evaluated in the EIR.

Recommended Mitigation:

1. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During grading and construction, separate bins for recycling of construction materials and brush shall be provided onsite. **Plan Requirements:**

⁴ The sheriff's station located 812 West Foster Road serves not only Orcutt but unincorporated Santa Maria Valley as well, therefore the entire population of unincorporated Santa Maria Valley was included in the service ratio calculations.

⁵ If 20 deputies were on duty, the service ratio would be 1:1,735.

This requirement shall be printed on the grading and construction plan. Permittee shall provide P&D with receipts for recycled materials or for separate bins. **Timing:** Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to occupancy clearance. **Monitoring:** P&D shall review receipts prior to occupancy clearance.

RECREATION

Impact Discussion:

Based on Orcutt's average household size of 2.74 persons per dwelling unit (U.S. Census, 2000) 69 new residential units would generate an estimated 190 residents. Based on the County standard of 4.7 acres of parkland per 1,000 residents, this would generate a need for approximately 0.89 acres of parkland. The majority of the center portion of the site is located in the Santa Maria Airport No-build Corridor and will be designated REC. Walking trails located along the northern perimeter as well as traversing the center of the area would provide pedestrian connection between the residential development on the eastern and western portions 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*.

With the payment of Quimby Act park fees, no significant parks and recreation impacts would occur as a result of the proposed project. Indirect physical impacts associated with implementation of planned County parks would be addressed through separate CEQA review on a case-by-case basis. Since the project would not affect recreational resources, it would not have a cumulatively considerable effect on recreational resources within the County. 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

Rezoning Key Site 30 to the SLP, 8-R-1 and 10-R-1 districts would allow the development of up to 69 single family residential units. These units would generate an estimated 690 average daily trips (ADT) and 69 peak hour trips to area roadways. An increase of visitors to the public trail access points would be expected to generate an increase in traffic trips to the area as well. The OCP forecast all area intersections to operate at LOS C or better with implementation of the Orcutt Transportation Improvement Plan (OTIP) improvements.

The OCP Key Site 30 site specific environmental analysis evaluated the traffic impacts associated with a 122 residential unit project. The analysis concluded that such a project would generate approximately 123 peak hour trips. The 2008 Housing Element Focused Rezone Program EIR analyzed the impact of rezoning a 10.6-acre portion of Key Site 30 to MR-O (Multi-family residential Orcutt) to allow for the development of 212 multi-family residential units. The Focus Rezone Program EIR concluded that the 212 units would generate an estimated 110 peak hour trips.

In order to determine whether traffic impacts are potentially significant, the Subsequent EIR must include further traffic analysis to assess whether the impacts generated by the proposed project are more extensive than what was considered in the OCP EIR for Key Site 30⁶.

Interior access to the eastern portion of the site will be provided by two (2) access points along Bradley Road; one of which may be signalized at the intersection of Bradley and Village Drive. Though sight distance is very good along this portion of the Bradley Road egress-ingress turning movements from the unsignalized intersection could result in a potential public safety hazard. Access to the southwest portion of the site will be provided via an extension of Cherry Avenue.

Scope of EIR

- Coordinate with County of Santa Barbara Public Works staff and assess impacts of the project on area roads and intersections, and traffic hazards.
- Prepare a traffic study (in coordination with County of Santa Barbara Public Works staff) which: analyzing the ingress/egress of the project site and the impacts of the project on area roads and intersections. The study should also include evaluate the project's demand on public transit services.
- 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.
- Evaluate short-term construction-related traffic impacts including impacts associated with haul excess earth material from the project site to another location.

5.0 PROJECT ALTERNATIVES

Pursuant to Section 15126.6 of the CEQA Guidelines, the EIR shall 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. The EIR shall include a discussion and analysis of the following four alternatives:

- No Project Alternative
- Reduced Project Alternative
- Redesigned Project Alternative
- Off-site Project Alternative

The specific features of these alternatives will be worked out early on in the EIR analysis.

Summary

The scoping described above is intended to provide the public, responsible agencies with a summary of the preliminarily identified environmental issue areas concerning the project. P&D

⁶ *Santa Barbara County Thresholds and Guidelines Manual* requires preparation of a traffic study for projects that are expected to generate more than 50 peak hour vehicle trips.

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 EIR project manager, John Zorovich at (805) 934-6297.

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