



COUNTY OF SANTA BARBARA

Planning and Development

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Attachment B EIR Scoping Document Key Site 17

09GPA-00000-00004/09RZN-00000-00012

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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 and the land use designation on a portion of Key Site 17 from Residential 8 to Residential 20 which may allow the construction of up to 257 senior residential units will require the preparation of a Subsequent Project Environmental Impact Report (Subsequent Project EIR).

2.0 PROJECT DESCRIPTION/REQUEST

Orcutt Community Plan includes a policy statement, five (5) development standards and an action item to guide future development on Key Site 17. Action KS17-6 states:

If an application is filed for a 100% senior housing project, as defined by California Civil Code § 51 et. seq, on Assessors Parcels 105-134-04, -05; 105-330-05, -06, or -08, the County should consider redesignating and rezoning affected parcels to Res. 20 and DR 14. However, to ensure neighborhood compatibility, the homes fronting Soares Ave. and the homes adjacent to the park should be single family on lots at least 6,000 s.f. in size. In addition, building on APNs 105-330-05, -06, or -08 may be two stories in height but should be of low profile and screened to the greatest degree feasible.

In accordance with Orcutt Community Plan Action KS 17-6 cited above, the applicant is requesting a Comprehensive Plan Amendment and Rezone to change the current land use designation (09GPA-00000-00004) from Residential 8.0 units /acre to Residential 20.0 unit/ acre and to change the zoning (09RZN-00000-00012) from Small Lot Planned (SLP) to Design Residential 20 units per acre (DR-20). The site is identified as APNs 105-134-004, 005 and 105-330-005, 006 and is 9.53 acres in size. The site is also within the Orcutt Community Plan (OCP) and located on the eastern portion of Key Site-17.

Currently, the site has an OCP Land Use Designation of Residential 8.0, and is zoned Small Lot Planned (SLP). The application also includes a request to amend OCP Policy KS 17-1 and Development Standards DevStd. KS 17-2; KS 17-3; and, KS 17-6 to allow greater flexibility in site design. In addition, the applicant is requesting to add a new development standard (Dev Std KS 17-7) to provide guidance in the architectural style and character of future development on Key Site 17. Lastly, the applicant is proposing new parking, building height and coverage requirements to the Key Site 17 standards. A comparison of the existing and proposed policy and development standard text amendments are included in Attachment A.

According to an Orcutt Union School District representative, changing the land use designation to Residential 20.0 units/acre will allow for the potential future development of a 100% senior housing facility. Senior housing facilities, or Continuing Care Retirement Communities “CCRC,” are typically defined as a residential development developed, substantially rehabilitated, or substantially renovated for, senior citizens that has at least thirty-five (35)

dwelling units (California Civil Code §51.3). Developers of CCRCs have the option to offer one, or a combination of multiple ranges or levels of care required by its residents. These levels of care include the following:

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

3.0 PROJECT LOCATION

The Orcutt Union School District (“School District”) owns portions of property known in the Orcutt Community Plan as Key Site 17, located on Rice Ranch Road, Dyer Street and Soares Avenue. The current District Office is located on the corner of Dyer Street and Soares Avenue. The School District’s holdings include two (2) partially developed parcels (APNs 105-134-002 and 105-330-007, totaling 3.73 acres) and four (4) vacant parcels (APNs 105-330-005, 006 and 105-134-004, 005, totaling 9.53 acres). The four vacant parcels comprise the project site. See Figure 1 below.

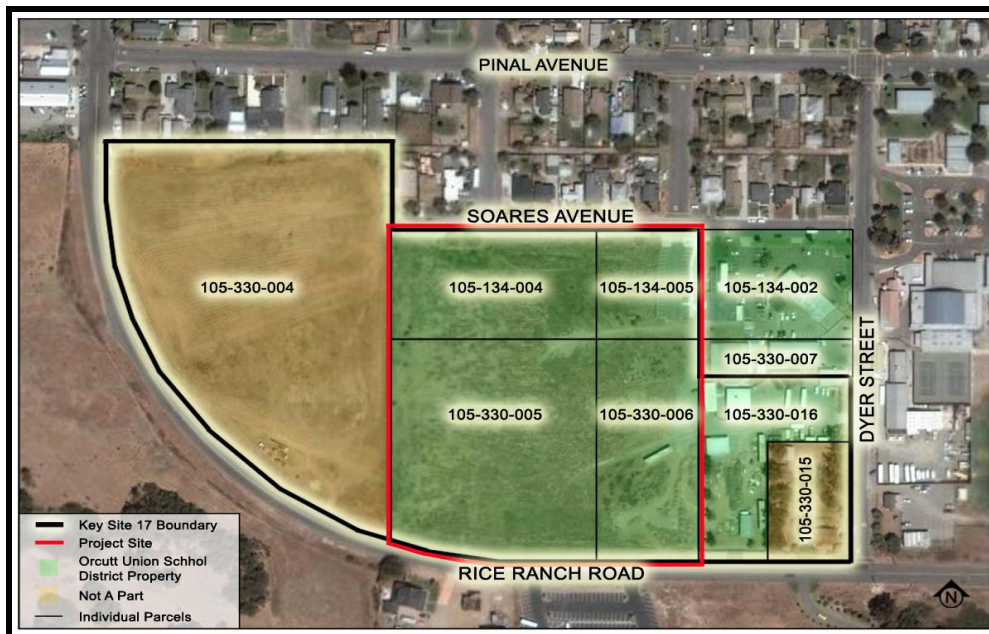


Figure 1: Aerial view of Key Site 17. Potential future development of senior housing would take place on 9.53± acres comprised of APN 105-134-004, 005 and 105-330-005, 006 (outlined in red).

Table 1 Site Information	
Comprehensive Plan Designation	Residential 8.0; 8 units per acre
Zoning District, Ordinance	SLP, Small Lot Planned
Site Size	9.53 acres
Present Use & Development	Vacant
Surrounding Uses/Zoning	North: Residential, 7-R-1 South: Residential DR-0.5 East: School Facilities, PI West: Residential , SLP
Access	Access off of Soares Avenue to the north and Rice Ranch Road to the south.
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

Key Site 17 includes 19.7± acres consisting of seven (7) parcels and three (3) different ownerships. One (1) single family residence exists on the southeast corner of the site (APN 105-330-008), while forty-four (44) single family residences are currently being developed on the most westerly parcel (APN 105-330-004, Hartnell/Wells [Stonegate Subdivision]). One (1) parcel located along Dyer Street (APN 105-330-016) is partially developed by the Orcutt Union School District, while their other four (4) central parcels within the Key Site 17 boundary (APN 105-134-004, 005 and 105-330-005, 006) comprise the 9.53± acre project site for the potential future development of a senior housing facility. It should be noted that two (2) adjacent parcels (APN 105-134-002 and 105-330-007) are also owned by the Orcutt Union School District (i.e., District headquarters), but are not within the Key Site 17 boundary. See Table 2.

Access to the site is available from Soares Avenue to the north and Rice Ranch Road to the south. A 22-foot wide strip of land fronting Rice Ranch Road is exposed to high noise levels in excess of 60 dB from traffic along Rice Ranch Road.

The project site is relatively level and vegetated primarily with non-native grassland and scattered central dune scrub and curly dock. Soils which underlie the 9.53± acre area consist of Garey sandy loam, which is considered to be a moderate to high erosion hazard. An easement to Pacific Coast Oil Co. and Pinal Dome Co. for pipelines was recorded in 1905 for the central parcels. A Phase I Archaeological Survey was also conducted on the site by ISERA Group in March of 1995; no archaeological resources were discovered.

Table 2: Existing Development on Key Site 17 Parcels		
APN	Description	Proposed for Senior Housing
105-134-004	Not developed.	Yes
105-134-005	Not developed.	Yes
105-330-005	Not developed	Yes
105-330-006	Not developed.	Yes
105-330-004	44 single family residences will be constructed at build-out. Currently, 12 production and 3 model single family units have been built.	No

105-330-015	Partially developed. One (1) Single Family Residence.	No
105-330-016	Partially developed. Orcutt Union School District bus yard.	No

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 17 with alternatives ranging from No Project (existing zoning) with 1 unit, Low Buildout with 64 units, up to High Buildout with up to 133 units. 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.

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, 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 adequately analyzed environmental impacts from the development of Key Site 17 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 for Key Site 17.

The impacts identified in the OCP EIR, 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

The sections which follow do not include discussions of impacts to the following areas: Land Use, Agricultural Land Conversion, Schools, and Historical Resources. No significant impacts to these resources were identified during the initial evaluation of the proposed “project” and/or would not be relevant to a 100 percent senior housing facility. Potentially significant impacts are anticipated for several other issue areas and are described in detail below.

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

AESTHETICS/VISUAL RESOURCES

The Orcutt School District “project site” is located on a portion of Key Site 17, specifically, 9.53 acres of the total 19.70_± acres. The property is visible from Soares Avenue and Rice Ranch Road.

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 undeveloped project site is located at the southern edge of the existing community of Old Town Orcutt and is in close proximity to some of the recently developed Key Sites, such as Rice Ranch (Key Site 12). Views from Old Town across the site consist of the Solomon and Casmalia Hills, which create a scenic backdrop for the community. Thus, the potential future build-out of 257 senior housing units could impact existing views and aesthetic qualities on the site. Proposed measures will be able to mitigate these impacts to less than significant levels.

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

- Increased night lighting. Increased development and associated night lighting from several thousand new units and acres of commercial development at and outside of the existing fringes of urban development, would result in *potentially significant* disruption of the night sky through the installation of street lights and increases in other outdoor lighting.
- Alteration of visual character of Old Town Orcutt. Development of open lands adjacent to Old Town Orcutt could lead to potentially significant impacts to the visual character of Old Town through elimination of open space and substantial changes to views from Clark Avenue and Rice Ranch Road.
- Incompatible development in Old Town Orcutt. New development / redevelopment within the Old Town area could create potentially significant visual impacts though construction of buildings whose size and architectural style, etc. are incompatible with the existing character of Old Town.

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. All relevant Revised Key Site 17 Development Standards have been incorporated into these mitigation measures shown in *italics*. See Attachment A for a comparison between the existing Key Site 17 Policy and Development Standards and the proposed revisions.

- All project plans shall be reviewed by the Santa Barbara County Board of Architecture Review (“BAR”).
- The project site shall be planted with native trees every 25 feet on center (approximately 80 trees) along the frontage with Rice Ranch Road.
- A landscape buffer shall be installed along the northern property line, and incorporated into a small (approximately 1.7 acre) neighborhood park.
- *Homes located on Soares Avenue should be one-story so as to minimize the interruption of views across the site and southerly views from existing Old Town Orcutt.*
- Night lighting for safety and security will be shielded and of low-intensity pursuant to guidelines noted in the *Model Lighting Ordinance (“MLO”)*, developed by the International Dark-Sky Associates (“IDA”) and the Illuminating Engineering Society (“IES”).
- *The project shall comply with the Old Town Orcutt Design Guidelines to guide the architectural style and character of the proposed structures and other building elements.*
- *Any discretionary development shall include a landscape buffer consisting of drought tolerant trees and shrubs of sufficient density to partially screen the proposed development from Rice Ranch Road, Soares Avenue, and Dyer Street. The buffer along Soares Avenue shall be integrated with the planned park ‘A’ meandering trail along Rice Ranch Road.*
- *To ensure neighborhood compatibility, development located on Soares Avenue shall be one-story. Any development on the interior of the site shall be visually compatible with and shall not significantly block long-range southerly hillside views from Old Town Orcutt.*
- *To ensure neighborhood compatibility and maintain visual resources (i.e., long-range southerly hillside views from Old Town Orcutt), buildings should be of low profile and screened and/or softened with vegetation to the greatest degree.*

Scope of EIR:

- Identify the existing visual resources of Key Site 17 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.
- Assess the proposed project’s contribution to cumulative impacts.
- Identify mitigation measures as necessary and residual impacts.

AIR QUALITY

Impact Discussion:

Development of the senior housing facility would potentially result in construction related air quality impacts, including short term emissions from dust generation due to grading, greenhouse gas emissions, and air pollution emissions from construction equipment and construction vehicles. 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 NO_x. The construction equipment to be used will be new and meet current energy efficiency guidelines.

Scope of EIR:

- Assess air quality impacts associated with grading and construction activities from development of the proposed project, including greenhouse gases.
- 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:

A Biological Resources Assessment was conducted by Katherine Rindlaub Biological Consulting in April and June of 1995. A field survey revealed very low habitat diversity, consisting mainly of non-native grassland. No listed wildlife or plants species were found. Only two (2) plants, one shrub California coffeeberry and curly dock, grow more than a few inches in height on the site. The survey also revealed marginal wildlife habitat values. The project site was also surveyed by Levine Fricke (LFR) for sensitive vascular plants, sensitive wildlife species and sensitive habitat in April 2001. Site observations revealed no sensitive plant or wildlife species on site. The LFR survey

concluded that, while the site has the potential to support some of the sensitive species listed on the California Natural Diversity Data Base (CNDDDB), none were observed. The LFR survey also concluded that the site does not represent high quality habitat and is not contiguous with other high quality habitat for the sensitive species listed in the CNDDDB.

Overall, the site contributes incrementally to the overall loss of biological habitats, but the site itself contains no significant habitats or resources.

Potential Mitigation:

No significant environmental impacts are likely, therefore no mitigation is required.

Scope of EIR:

- Verify the determinations of the Rinlaub 1995 and LFR 2001 reports that the site does not contain significant habits for sensitive species.

CULTURAL RESOURCES

Impact Discussion:

The entire Key Site 17 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 17 (Orcutt Community Plan EIR 95-EIR-01, 1995, Sections 5.7-1 and 5.7-2).

Potential Mitigation:

Several County documents include policies, standards and mitigation measures in accordance with CEQA to help ensure that new development does not have a significant impact on cultural 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 mitigation of impact excavations (Phase 2 and 3) are required when it is infeasible to avoid significant archaeological resources. The Phase I study of the 19-acre site analyzed in the Orcutt Community Plan EIR did not identify any historical resources as defined by CEQA. Nevertheless, a mitigation measure requiring that work be stopped or redirected and County Guidelines are followed in the event of an unanticipated discovery would mitigate any adverse impact to cultural resources to a less than significant level.

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.

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.

FIRE PROTECTION

Impact Discussion:

The introduction of up to 257 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 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 protection service for the Orcutt area is provided by the Santa Barbara County Fire Department. The project site would be served by Station 21 (three (3) on-duty firefighters), located at 335 Union Avenue. This station is located approximately three (3) blocks north of the project site, thus response time would be under 5 minutes. Back up assistance would also be available from County Station 22 (four (4) on-duty firefighters), located at 1596 Tiffany Park Court as needed.

The increase in population as a result of 257 additional units 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. The potential future development of 257 senior housing units on Key Site 17 would increase the ratio of firefighter to resident, causing it to fall further below County fire protection standards. This would be considered a *potentially significant* impact.

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

- *Inadequate number of firefighters.* At build-out, current substandard ratio of firefighters to residents served would increase, resulting in *potentially significant* impacts to public health

and safety due to fewer responding firefighters, potentially longer response times, and the potential for conflicting calls without adequate back up.

- *Fiscal impacts to fire district.* When combined with ongoing budget shortfalls, the inadequate revenue stream generated by new development would create *potentially significant* impacts to public health and safety as the Fire Protection District may have inadequate funding to hire new firefighters.

Potential Mitigation:

- Each residential unit shall be assessed a mitigation fee.
- All new development shall adhere to access, building, and water availability standards as outlined in the Uniform Fire Code, unless directed otherwise by the Fire Department. Two routes of ingress and egress shall be provided for all developments.

Scope of EIR:

- Assess the adequacy of recommended mitigation measures and revise, add to, or amplify as necessary.
- Identify mitigations as necessary to mitigate project impacts. Identify residual impact levels.
- Assess the cumulative impacts on fire protection and assess the project's contributions to those impacts.

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*
- *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 17 is approximately 2.5 miles from two faults: the Orcutt/Casmalia Fault and the Santa Maria Fault. Potential for fault rupture at the proposed 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. 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*.

Potentially significant impacts on soil erosion would result if soils were exposed for an extended period of time. With application of County grading standards, grading and slope stability impacts could be considered Class II, *potentially significant but mitigable*.

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 P&D-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:

- Assess the geologic impacts associated with grading and site preparation for a 257 senior residential project.
- Assess the adequacy of recommended mitigation measures and revise, add to, or amplify as necessary.
- Identify residual impact levels of the project after mitigation.

HAZARDOUS MATERIALS

Impact Discussion:

The Orcutt Pump station is located in close proximity to the project site. It is likely that Key Site 17 was historically part of an oil pipeline corridor between the Orcutt Hill oil production facilities and the Orcutt Pump station. Additionally, an easement to the Pacific Coast Oil Co. and Pinal Dome Oil Co. for pipelines was recorded in 1905 for the central parcels. Thus, build-out of the 257 senior housing units could expose future residents to possible hydrocarbon soil contamination, due to the likelihood of historic oil pipelines having been located on-site.

Orcutt Community Plan Development Standards for Risk of Upset/Hazardous Materials include DevStd RISK-O-1.1, which requires parcel inspection by County Petroleum Office personnel to determine the existence of hazardous substances on the property, or immediately abutting properties, prior to County acceptance of an application for development. DevStd RISK-O-1.3 and

RISK-O-1.4 require remediation and/or development setbacks in the vicinity of know contaminated soil and oil /gas pipelines. A Phase I Environmental Site Assessment was prepared to determine the environmental liabilities based upon from activities, at or near the site, which may have involved, or resulted in the use storage, disposal, and/or release of hazardous or potentially hazardous substances to the environment¹. The Assessment concluded that no evidence was observed of hazardous substances or petroleum products at the Site.

Potential Mitigation:

- Design of the Senior Housing Development (adjacent to operations involving a HMBP) shall be designed to minimize potential conflicts. Review and approval by County Environmental Health Services Department (“EHS”) and Santa Barbara County Fire is required. If a site shows signs of contamination, The EHS requires a preliminary site assessment involving numerous soil tests. If test results are above EHS action levels for Maximum Contaminant Levels for groundwater, remedial action would be overseen by the County Protection Services Division Site Mitigation Unit.

Scope of EIR:

- Obtain and incorporate the results of the previous Phase I Assessments.
- Assess the adequacy of identified impacts in the area and revise, add to, or amplify as necessary.
- Assess the adequacy of recommended mitigation measures and revise, add to, or amplify as necessary.

FLOODING/ WATER QUALITY

Impact Discussion:

Site drainage would likely be provided by a system of drainage inlets that would direct water to an onsite detention basin located on-site. If construction grading occurs during the rainy season or in the event of heavy storms, soils from the site could be eroded, and transported to the drainages within and adjacent to the site. Uncontrolled discharges of sediment during grading operations can impact water quality.

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 affected creeks. 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

¹ Phase I Environmental Site Assessment, Proposed Orcutt Union School Site No. 17, Old Town South Orcutt, CA. Tetra Tech, Inc., February 26, 2001.

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.

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 a 257 residential unit 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 the adequacy of recommended mitigation measures and revise, add to, or amplify as necessary
- Assess the adequacy of identified site-specific and cumulative geologic impacts in the area and revise, add to, or amplify as necessary.
- Assess residual impacts of the project after mitigation.

NOISE

The project site fronts Rice Ranch Road to the south. The existing County adopted Noise map (1997) for this area does not show a noise contour along Rice Ranch Road. However, according to the Orcutt Community Plan, a 22-foot wide strip of land along the projects southern boundary is exposed to noise levels in excess of 60 dB from traffic volumes along Rice Ranch Road (Impact Sciences, Inc., 1995). The OCP further suggests that future traffic volumes along Rice Ranch Road are expected to increase significantly, resulting in a 14-foot wide strip of land being exposed to noise levels in excess of 65 dB, with the 60 dB noise contour extending an additional 46 feet beyond the existing 60 dB contour.

Residential uses and schools are considered sensitive noise receptors. Future potential development of 257 senior housing units could expose some residents (i.e., residences on the Hartnell/Wells (Stonegate) property and across Soares Ave) to noise levels in excess of 65 dB (due to traffic noise along Rice Ranch Road). Additionally, residents and school facilities located within 1,600 feet, could be exposed to short-term grading and construction generated noise levels exceeding the County threshold of 65 dB CNEL.

Cumulatively, build-out under the Orcutt Community Plan could result in *potentially significant* noise impacts along major travel corridors (i.e., Hwy 135, 101, 1, Clark Avenue, Bradley Road, Lakeview Road, and UVP) due to increased traffic volumes on roadways which may expose existing and future residential developments and other sensitive noise receptors to significant noise levels of 65 dB or greater.

Potential Mitigation:

Development projects shall locate sensitive land uses beyond the roadway 65 dB CNEL contours to the greatest extent possible. Sensitive uses can be located within the contour and have the exterior and interior noise levels reduced to with County standards by incorporating attenuation measures into the project design. Therefore, the following measures are to be considered when sensitive uses are proposed within the 65 dB CNEL contours of the study area roadways:

- Noise-sensitive uses proposed in areas exceeding 65 dB CNEL shall be designed so that interior noise levels attributable to exterior sources do not exceed 45 dB CNEL when doors and windows are closed. An acoustical analysis of the noise insulation effectiveness of proposed construction shall be required, showing that the building design and construction specifications are adequate to meet the prescribed, interior noise standard. Noise insulation construction techniques may include air conditioning for all units, and double-paned windows and wall insulation for all window and wall locations with lines of sight to the noise source.

- Noise-sensitive uses proposed in areas exceeding 65 dB CNEL shall be designed so that noise levels in exterior living spaces will be less than 65 dB CNEL. An acoustical analysis of proposed projects shall be required, indicating the feasibility of noise barriers, site design, building orientation, etc. to meet the prescribed exterior noise standard.
- Construction within 1,600 ft of sensitive receptors shall be limited to weekdays between the hours of 7 a.m. and 4 p.m. only. Noise attenuation barriers and muffling of grading equipment may also be required. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. Construction equipment generating noise levels above 95 dB may require additional mitigation.

Scope of EIR:

- Assess potentially new or substantially greater environmental impacts due to noise generated by short-term construction and long-term operational noise.
- Prepare an acoustical analysis for a 257 senior housing project on the project site.
- To the extent that the Project will create more traffic on roads evaluated in the OCP EIR, the noise impacts along such roads would also require environmental review in the Project EIR.
- Assess the adequacy of recommended mitigation measures and revise, add to, or amplify as necessary.
- Assess cumulative impact levels and the contribution of the proposed project to these cumulative impacts.

PUBLIC SERVICES

Impact Discussion:

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 future development project entails the creation of 257 senior housing units on 9.53± acres. Pursuant to the County Thresholds and Guidelines Manual, solid waste generation for these units would equal:

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

$$1.5 \text{ people}^3/\text{unit} \times 257 \text{ units} \times 0.95 \text{ tons/year} = 366.23 \text{ tons of solid waste / year}$$

Required source reduction, recycling and composting could reduce the waste stream by approximately 50% resulting in a total generation of approximately 183 tons of solid waste per year. This is 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.

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 a senior care facility on Key Site 17 could increase the population of Orcutt by approximately 386 (1.5 people x 257 units = 385.5) bringing the total population of unincorporated Santa Maria Valley to 34,906⁴. With at least three sheriffs on patrol at all times, the service ratio would change to 1:11,635. 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.

The increase in population resulting from the development of Key Site 17 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 17 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 for the residential developments would be provided by Golden State Water Company and Laguna County Sanitation District (LCSD), respectively. Prior to a formal development plan application being deemed complete for processing, the applicant must provide P&D with a draft contract agreement for supplemental water from the City of Santa

³ The number of people per unit may vary depending upon the type of senior housing developed. According to the applicant, the current trend for assisted living, special Alzheimer's care, and skilled nursing care is one (1) person per room, however, 2-4 percent of the units may be semi-private, with two (2) persons per room. Independent Care can also vary, with 1 or 2 people in each room

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 1:1,745.

Maria that would serve the proposed development. Existing regional and project-area conditions regarding potable water supplies and ground water conditions should be described based on information contained in the OCP FEIR. This information should be updated to reflect new information, including information on both groundwater usage and supply and recent deliveries of water from the State Water Project. According to data provided by the applicant (Attachment B), a 257 senior housing unit project could increase the demand on the Santa Maria Groundwater Basin by 25.7 acre feet per year (Water Use Factor of 0.10 acre-feet / year per unit).

Cumulatively, these units will contribute to the ongoing and increased overdraft of the Santa Maria Groundwater Basin by generating an increase in net water demand at the time of the Orcutt Community Plan's build-out. A variety of short- and long-term water supply mitigation measures were evaluated in the OCP FEIR. Proposed short-term measures should be summarized, and long-term measures that were considered to be feasible should be summarized and if necessary updated.

Wastewater: The existing Laguna County Sanitation District plant has a rated capacity of 3.7 million gallons per day (mgd) and a permitted capacity of 2.4 mgd. Flow through the wastewater treatment plant has averaged 2.27 mgd from 1997 to 2001. The LCSD has extended trunk lines to serve the backside of the Hartnell/Wells (Stonegate property).

There is no County project-specific threshold for wastewater. However, using a wastewater factor of approximately 90 gallons per person per day⁶, the proposed future development project would generate approximately 23,130 gallons per day (gpd) of effluent⁷. The existing LCSD treatment plant is operating at its regulated capacity; a long-term demand for additional services would exceed the treatment plants physical capacity. As a result, this impact would be considered *potentially significant*.

Cumulatively, the build-out of the Orcutt Community Plan (up to 6,300 homes) and potentially 6,300 additional water softeners and low-flow fixtures will increase the TDS level and could create potentially significant impacts to groundwater quality due to the degradation of the District's effluent. Potential development allowed under the Orcutt Community Plan would also occur where no truck or feeder lines currently exist or are proposed (Sites #12, 15, 22, and 33), creating *potentially significant* impacts to the provision of public services due to the lack of access to public sewer service. In addition, the planning area is larger than the service area of the Sanitation District. New development is proposed in several areas not currently served by the District, creating potentially significant impacts to the provision of public services due to the lack of access to public sewer service and the increased potential demand for septic systems. If all currently undeveloped Key Sites were developed, the LCSD would have to expand their rated capacity to 4.5 million gallons per day (Personal Communication, LCSD - Marty Wilder, December 2009).

⁶ Metcalf and Eddy Wastewater Engineering. Page 19.

⁷ The amount of wastewater produced varies dramatically with level of senior housing service. This number (i.e., 23,130 gpd) represents a senior housing facility with all 257 units being independent living, each with their own kitchen and on-site laundry services. The more likely scenario of the facility having a common dining room and some off-site laundry services would produce substantially less wastewater.

Potential Mitigation:

- The project will use replacement canisters for water softening rather than home salt-based softening units, with such measures included in both proposed CC&Rs and as a condition of project approval.
- The applicant shall pay the trunk and/or feeder line fees as appropriate for the project.

Scope of EIR:

- 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*.
- Review the 2009 Laguna County Sanitation District Sewer Collection System Mast Plan and determine if trunk sewer capacity and other offsite facilities are appropriately sized to accommodate a senior housing facility consisting of 257 units.
- Identify mitigation measures necessary to reduce impacts to less than significant levels.
- Assess the adequacy of recommended mitigation measures and revise, add to, or amplify as necessary.
- Assess the adequacy of identified impacts in the area and revise, add to, or amplify as necessary.
- Describe the existing regional and project-area conditions regarding police protection wastewater treatment facilities, and potable water supplies and ground water conditions based on information contained in the OCP FEIR.
- Cumulative impact analysis should also be conducted in light of the project scope, anticipated development in the region, and the permitted and anticipated capacities of the respective facilities.
- The Subsequent Project EIR should evaluate the following environmental impacts, which were not explicitly analyzed in the OCP EIR:
 - Need for increased police protection;
 - Need for increased health care services;
 - The distance from police, and health care services.
- Assess residual impacts of the project after mitigation.

RECREATION

Impact Discussion:

Based on average occupancy of 1.5 persons per unit, a 257 unit senior care facility would generate an estimated 385 residents. Based on the County standard of 4.7 acres of parkland per 1,000 residents, this would generate a need for approximately 1.82 acres of parkland (0.385 residents/park acre x 4.7 acres = 1.82 acres). OCP Key Site 17 Development Standard KS17-3 requires the construction of at least $\frac{3}{4}$ of an acre of a public park on this portion of Key Site 17. This would leave a deficit of park space of approximately 1.07 acre of developed park space. While there is no proposal to construct a park at this time, development impact mitigation fees would be assessed on any new residential development, and these fees would be used to develop

new parklands elsewhere in the Orcutt area. However, Development Standard KS17-3 also requires that the public neighborhood park front the western portion of Soares Avenue. The intent of the OCP and this requirement is that build out of Key Site 17 would create a 1-2 acre contiguous neighborhood park space for the Old Town area. It is important to note that the applicant has requested a modification to Development Standard KS17-3 to allow flexibility in where their portion of the $\frac{3}{4}$ of an acre park would be constructed. This flexibility could result in the development of two smaller isolated parks on Key Site 17. According to discussions with County Parks Department staff, the development of two smaller park areas would not provide the same community benefit of one large contiguous neighborhood park (personal Communication, County Parks – Claude Gaciacelay, December 2009). Moreover, County Parks Department staff believes that the development of two smaller park areas on Key Site 17 would lessen the opportunity for viable recreational facilities to be developed in this portion of Orcutt. Thus, impacts on recreational facilities would be *potentially significant*.

Potential Mitigation:

All relevant Revised Key Site 17 Development Standards have been incorporated into these mitigation measures shown in *italics*. See Appendix A for a comparison between the Current and Revised Key Site 17 Development Standards.

- *Any discretionary development shall provide for a dedication and construction of a 1-2 acre public neighborhood park located on the project site. Parcels 105-330-004 and 105-134-004 shall each contribute at least $\frac{3}{4}$ of an acre to this park.*
- Payment of County Parks Development Impact Mitigation Fees.

Scope of EIR:

- Assess the impacts associated with the development of two smaller isolated parks vs. one larger park area that would provide recreational opportunities to the diverse population of the surrounding area.
- Provide the applicable setting information from the OCP FEIR (Volumes I and II) with an emphasis on existing deficiencies in park, recreation, and trail facilities.
- Summarize the park impacts that were identified by the OCP FEIR that apply to the proposed project.
- Assess the adequacy of recommended mitigation measures and revise, add to, or amplify as necessary.
- Assess the adequacy of identified impacts in the area and revise, add to, or amplify as necessary.

TRANSPORTATION/CIRCULATION

Impact Discussion:

The maximum reasonably foreseeable “worst case scenario” for the developed project’s trip generation would include 257 independent living senior housing units⁸. Trip generation estimates

⁸ 20 Residences per acre with a 35 percent density bonus.

were developed for these units based on data derived from the ITE Land Use Code 251 – Senior Adult Housing – Detached Units. See Table 3.

Table 3: “Worst Case Scenario” Trip Generation Estimates				
Land Use	Size	Average Daily Trips	Peak Hour Trips	
			AM	PM
Senior Housing (Independent Living Units - Detached)	257	1,208	74	91

However, the Average Daily Trips and Peak Hour Trips depicted in Table 3 will likely be significantly reduced by a senior housing developer who chooses to construct a facility with a mix of levels of care and/or attached units. Table 4 below provides examples of other mixes of levels of care other than a 100% independent living facility. The data in Table 4 indicates that there could be up to a 33% reduction in “worst case scenario” Average Daily Trips, and a 33% / 22% reduction in AM/PM trips respectively.

Table 4: Examples of Alternative Levels of Care Generation Estimates – 257 Total Units				
Levels of Care Offered	Size	Average Daily Trips	Peak Hour Trips	
			AM	PM
<u>Example 1:</u> <i>Independent Living – 20%</i> <i>Skilled Nursing* – 40%</i> <i>Assisted Living* – 40%</i>	51.4 units 102.8 units 102.8 units	809	58	83
<u>Example 2:</u> <i>Independent Living (Flats)– 30%</i> <i>Independent Living (Apartments) – 30%</i> <i>Assisted Living* – 40%</i>	77.1 units 77.1 units 102.8 units	875	50	71

* Calculated with a 1.2 bed to 1 room ratio.

The peak hour trips generated by the project will be distributed within the Orcutt Planning Area and are outlined in Table 5 below. The added trips will need to be predicted assuming access would be provided from the north via Soares Avenue at First, Pacific, and Gray Streets (which connect to Clark Avenue), and via a connection to Rich Ranch Road. Furthermore, Table 5 lists the AM and PM Peak Hour existing volume to capacity ratios (V/C) and existing levels of service for each of the study-area intersections.

Table 5: Existing LOS and Senior Housing Project Added Trips				
Intersection	Control	Existing AM V/C / LOS	Existing PM V/C / LOS	PHT Added
Clark Ave / SR 1	2-Way Stop	9.2 sec. / A	9.1 sec. / A	TBD
Clark Ave / Blosser Rd.	1-Way Stop	10.2 sec. / B	9.9 sec / A	TBD
Clark Ave. / SR 135 SB Ramps	Signal	0.58 / A	0.55 / LOS A	TBD
Clark Ave. / SR 135 NB Ramps	Signal	0.62 / A	0.61 / LOS B	TBD
Clark Ave. / Orcutt Rd.	Signal	0.66 / B	0.65 / LOS B	TBD

Source: Old Town Orcutt Traffic, Circulation, and Parking Study (2008)

The number of peak hour trips generated by the senior housing project should be calculated using the data presented within Table 4 and Table 5 in order to determine any project-specific impacts at the specific study-area intersections. A general overview of the existing data in the County’s 2008 Study shows that peak hour intersection levels of service would remain at LOS C assuming 10-year traffic conditions. With the addition of the proposed project, further analysis is warranted and should include the intersection of Rice Ranch Road and Orcutt Road.

It is possible that development of the site would require construction of roadway connections in order to gain access from Soares Avenue and Rice Ranch Road. These connections to Soares Avenue should align with the existing streets north of Soares (Pacific Street and Gray Street); and the connection to Rice Ranch Road should be designed for adequate sight distances (a curve in the roadway is located to the west).

Cumulative Intersection Level of Service

Cumulative traffic forecasts for the project were derived from the Orcutt Traffic Model outlined within the *Old Town Orcutt Traffic, Circulation, and Parking Study* (2008). This cumulative model assumes 10-year land use scenarios for the City of Santa Maria and Orcutt and incorporates several street network improvements planned or programmed with the 10-year horizon in Orcutt and the southern portion of Santa Maria.

Planned improvement that would have a significant effect on traffic flows in the Old Town Orcutt area includes the *Union Valley Parkway Extension project*, which entails the construction of a new interchange with U.S. Highway 101 and the extension of the Union Valley Parkway as a four-lane arterial to Blosser Road. The new connection would relieve through traffic from other east-west arterials such as Clark Avenue. Other improvements with the 10-year horizon include the extensions of Airpark Drive, Hummel Drive and Stillwell Road.

Levels of service for the study-area intersections should be recalculated based upon the 10-year PM peak hour traffic forecasts derived from the Orcutt Traffic Model. Two model runs were completed for each cumulative scenario. The first forecast includes Clark Avenue from Broadway to Dyer Street as a two-lane facility per the *Old Town Orcutt Streetscape Concept Plan*; the second forecast includes Clark Avenue as a four-lane facility. Table 6 lists the cumulative intersection volume to capacity ratio (V/C) and levels of service for the study-area intersections during average PM peak hour periods. The table also shows the peak hour trip additions from the senior housing project at each intersection.

Table 6: Cumulative Intersection LOS and Senior Housing Project Added Trips				
Intersection	Traffic Control	Average PM Peak Hour Delay or V/C (2-Lane Clark Avenue)	Average PM Peak Hour Delay or V/C (4-Lane Clark Avenue)	PHT Added
Clark Ave / SR 1	2-Way Stop	9.9 sec / LOS A	9.9 sec / LOS A	TBD
Clark Ave / Blosser Rd.	1-Way Stop	11.2 sec / LOS B	11.7 sec / LOS B	TBD
Clark Ave. / SR 135	Signal	0.52 sec / LOS A	0.52 sec / LOS A	TBD

SB Ramps				
Clark Ave. / SR 135 NB Ramps	Signal	0.59 sec / LOS A	0.62 sec / LOS B	TBD
Clark Ave. / Orcutt Rd.	Signal	0.67 sec / LOS B	0.69 sec / LOS B	TBD

Source: Old Town Orcutt Traffic, Circulation, and Parking Study (2008)

Similarly to the aforementioned existing traffic analysis, the cumulative overview of the number of peak hour trips generated by the senior housing project should be calculated in order to determine any project-specific impacts at the specific study-area intersections. Further analysis is needed and should include the intersection of Rice Ranch Road and Orcutt Road.

Potential Mitigation:

- The project applicant shall develop a Transportation Demand Management Program (“TDMP”). TDMP measures could include carpooling, bicycling, compressed work weeks (for employees onsite), use of transit, etc.
- The applicant shall pay Development Impact Mitigation Fees specified by the Public Works Transportation Division fee for Congregate Care Facilities.

Scope of EIR:

- Complete traffic counts and analysis for the intersection of Rice Ranch Road and Orcutt Road including peak hour trips added for existing and cumulative conditions.
- Prepare a traffic study analyzing the ingress/egress of the project site.
- Coordinate with County of Santa Barbara Public Works staff and prepare traffic study which assesses the ingress/egress of the project site and the impacts of the project on area roads and intersections.
- Assess cumulative impacts to transportation/circulation and identify the project’s contribution to those impacts.
- Identify mitigation measures to reduce impacts to less than significant levels.
- Assess residual impacts of the project after mitigation.
- Evaluate short-term construction-related traffic impacts.

6.0 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.

7.0 CUMULATIVE IMPACTS

- The Subsequent Project EIR should evaluate the potential for cumulatively significant impacts for the following issues:
 - Transpiration/Traffic
 - Air Quality
 - Noise
 - Fire Protection
 - Aesthetics
 - Increased demand on regional parks, water resources, and waste water treatment and landfill capacity.

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 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.

ATTACHMENTS

Attachment A: Key Site 17 Policy and Development Standards Comparison Table

Attachment B: San Luis Obispo County Water Use Factors Table

ATTACHMENT A: Key Site 17 Policy and Development Standards Comparison Table

Attachment A: Comparison of Revised and Old Key Site 17 Development Standards			
Old		Revised	
Policy /Development Standard	Description	Policy /Development Standard	Description
Policy KS17-1:	Key Site 17 is designated Res 8.0 and zoned SLP. Any proposed development on Key Site 17 shall comply with the following development standards.	Policy KS17-1:	Portions of Key Site 17 are designated Res 8.0 and zoned SLP (e.g., the Stonegate development) and the balance of the proposed development on Key Site 17 (APNs 105-134-004, 005; 105-330-005, 006) is designated Res. 20 and zoned DR 20 to accommodate a 100% senior housing development.
DevStd KS17-1:	Any discretionary development shall include a landscape buffer consisting of drought-tolerant trees and shrubs of sufficient density to partially screen the proposed development from Rice Ranch Road, Soares Avenue, and Dyer Street. The buffer along Soares Avenue shall be integrated with the planned park (see Figure KS17-1). A meandering trail as shown on Figure KS17-1 shall also be developed.	DevStd KS17-1:	Any discretionary development shall include a landscape buffer consisting of drought-tolerant trees and shrubs of sufficient density to partially screen the proposed development from Rice Ranch Road, Soares Avenue, and Dyer Street. The buffer along Soares Avenue shall be integrated with the planned park A meandering trail along Rice Ranch Road, as shown on Figure KS17-1, shall also be developed.
DevStd KS17-2:	Homes located on the periphery of the site and those adjacent to the neighborhood park shall be one-story, except as noted in Action KS17-6. Any two story development shall be visually compatible with, and shall not significantly block long-range southerly views from, Old Town Orcutt.	DevStd KS17-2:	To ensure neighborhood compatibility, development located on Soares Avenue shall be one-story. Any development on the interior of the site(s) shall be visually compatible with and shall not significantly block long-range southerly hillside views from Old Town Orcutt.
DevStd KS17-3:	Any discretionary development shall provide for a dedication and construction of a 1-2 acre public neighborhood park fronting along the western portion of Soares Avenue as conceptually depicted on Figure KS-17-	DevStd KS17-3:	Any discretionary development shall provide for a dedication and construction of a 1-2 acre public neighborhood park located on the project site. Parcels 105-330-004 and 105-134-004 shall each contribute at

Attachment A: Comparison of Revised and Old Key Site 17 Development Standards			
Old		Revised	
Policy /Development Standard	Description	Policy /Development Standard	Description
	2. Parcels 105-330-004 and 105-134-004 shall each contribute at least ¾ of an acre to this park and the park shall be a minimum of 100 feet wide where it fronts Soares Avenue.		least ¾ of an acre to this park.
DevStd KS17-4	Development on the site shall facilitate pedestrian access to Old Town. The developer(s) shall coordinate with Santa Maria Area Transit (SMAT), and shall provide either a bus turn-out pocket along a public road (e.g., Rice Ranch Road), or a bus stop within the site, if requested by SMAT.	DevStd KS17-4	Development on the site shall facilitate pedestrian access to Old Town. The developer(s) shall coordinate with Santa Maria Area Transit (SMAT), and shall provide either a bus turn-out pocket along a public road (e.g., Rice Ranch Road), or a bus stop within the site, if requested by SMAT.
DevStd KS17-5	Any access to Rice Ranch Road from this site shall be limited to one point from APN 105-330-06 and shall be coordinated to the greatest degree feasible with access to Site 13.	DevStd KS17-5	Any access to Rice Ranch Road from this site shall be limited to one point from APN 105-330-06 and shall be coordinated to the greatest degree feasible with access to Site 13.
DevStd KS17-6	If an application is filed for A 100% senior housing project, as defined by California Civil Code § 51 et. seq, on Assessors Parcels 105-134-04, -05; 105-330-05, -06 or -08, the County should consider redesignating and rezoning affected parcels to Res. 20 and DR 14. However, to ensure neighborhood compatibility, the homes fronting Soares Avenue and the homes adjacent to the neighborhood park should be single family on lots at least 6,000 s.f. in size. In addition, buildings on APNs 105-330-05, -06 and -08 may be two stories in height but should be of low profile and screened to the greatest degree feasible.	Action KS17-6	A 100% senior housing project on Assessors Parcels 105-134-04, -05; 105-330-05, -06 or -08, shall comply with California Civil Code §51 et Seq and Government Code §65915-65918.
		DevStd KS17-7	To ensure neighborhood compatibility

Attachment A: Comparison of Revised and Old Key Site 17 Development Standards			
Old		Revised	
Policy /Development Standard	Description	Policy /Development Standard	Description
			and maintain visual resources (i.e., long- range southerly hillside views from Old Town Orcutt), buildings should be of low profile and screened and/or softened with vegetation to the greatest degree. Development shall also consider the use of the Old Town Orcutt Design Guidelines to guide the architectural style and character of the proposed structures and other building elements.
Residential Development Standards for 100% Senior Housing			
None		Parking:	<p>Parking standards for senior housing shall be determined based upon the type of senior housing (i.e., independent living, assisted living, and skilled nursing). Parking for group housing (skilled nursing/assisted living) projects shall be calculated based upon number of persons. Parking for projects with units that include a kitchen (independent living/assisted living) shall be calculated based on the number of beds or per guest room.</p> <p>Should the parking standards require modification based upon a specific project requirements, the requested modification shall be evaluated based upon the following:</p> <ol style="list-style-type: none"> 1. The modification is minor in nature and will result in a better architectural or site design, as approved by the Board of Architectural

Attachment A: Comparison of Revised and Old Key Site 17 Development Standards			
Old		Revised	
Policy /Development Standard	Description	Policy /Development Standard	Description
			<p>Review, and/or will result in greater resource protection than the project without the modification.</p> <p>2. The project will be compatible with the neighborhood, and will not create an adverse impact to aesthetics, community character, or public views.</p> <p>3. Any modification of parking or loading zone requirements will not adversely affect the demand for on-street parking in the immediate area.</p>
		Height:	The maximum height for a 100% senior housing project shall be 35 feet. The 35-foot maximum may allow the project to reach three stories on the interior (refer to DevStd KS17-2) of the site as long as the long range southerly hillside view from Old Town Orcutt are preserved.
		Coverage:	A 100% senior housing project shall have a maximum site coverage of 60%.

Attachment B: San Luis Obispo County Water Use Factors

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SAN LUIS OBISPO WATER USE FACTORS

USE CATEGORY	WATER USE FACTOR (acre-feet/year)	Indoor Use (% of total)	Toilet Use (% of indoor)
Apartments (see also "condominium")			
In complex	0.18/apartment	60	50
Added to site with existing dwelling(s)	0.12/apartment	100	50
Senior complex	0.10/apartment	60	50
Auto repair	0.03/1000 sq. ft. gross floor area	80	60
Auto sales	0.37/acre site area	not available	
Bank or S&L			
Downtown (w/o landscaping)	0.04/1000 sq. ft. gross floor area	100	80
Suburban (w/ landscaping)	0.16/1000 sq. ft. gross floor area	30	80
Bar	0.30/1000 sq. ft.	80	80
Carwash (mechanical, w/ recovery)	0.12/1000 vehicles/day or 10/site	95	5
Carwash (added to Service Station Site)	2.78/site	n/a	n/a
Church	0.11/1000 sq. ft. gross floor area	40	80
Church w/ school or day care	0.14/1000 sq. ft. gross floor area	50	80
Commercial building - mixed tenancy (Office, retail, and service activities, excluding restaurants and laundries)			
Service-commercial or manufacturing zone	0.06/1000 sq. ft. gross floor area	70	80
Neighborhood commercial	0.30/1000 sq. ft. gross floor area	90	70
Condominium, residential	0.21/dwelling	60	50
Dwelling - see "apartment," "house," and "condominium"			
Food service (retail)			
Full-service restaurant (3 meals, dish washing)	1.32/1000 sq. ft. gross floor area	90	70

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Attachment B: San Luis Obispo County Water Use Factors

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USE CATEGORY	WATER USE FACTOR (acre-feet/year)	Indoor Use (% of total)	Toilet Use (% of indoor)
Food service (retail) - continued			
Fast-food or takeout with on-site food prep.	0.54/1000 sq. ft. gross floor area	80	80
Take-out with minimal on-site food prep. (deli, donut shop, juice bar, etc., with less than .200 sq. ft. customer seating)	0.30/1000 sq. ft. gross floor area	80	80
Group housing (includes fraternities, sororities, boarding houses, convalescent facilities)	0.08/occupant	40	60
Hair salon, barber	0.20/1000 sq. ft. gross floor area	90	50
Health club, w/aquatics	0.26/1000 sq. ft. gross floor area	80	40
Without aquatics	0.14/1000 sq. ft. gross floor area	80	40
House (single-family residence)			
Lot 0 - 0.09 acre	0.21/dwelling	60	50
Lot 0.1 - 0.25 acre	0.30/dwelling	60	50
Lot .26 acre or more	0.60/dwelling	30	50
	<small>(Note: May be reduced to 0.45/dwelling if there is recorded easement running with land to three irrigated planting areas to 3,000 sq. ft.)</small>		
Laboratory, analytical	0.10/1000 sq. ft. gross floor area	80	50
Laundromat	11/site		not available
Manufacturing (other than beverages, chemicals)	0.22/1000 sq. ft. gross floor area	90	40
Mobile home park	0.14/mobile home	70	50
Motel			
Guest rooms only	0.13/room	60	50
Guest rooms plus restaurant, shop, meeting rooms	0.43/room	70	50

Attachment B: San Luis Obispo County Water Use Factors

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USE CATEGORY	WATER USE FACTOR (acre-feet/year)	Indoor Use (% of total)	Toilet Use (% of indoor)
Offices			
Building trades contracting	0.032/1000 sq. ft. gross floor area	70	75
General, nonmedical	0.066/1000 sq. ft. gross floor area	70	75
Medical, dental (Chiropractor offices or general offices)	0.20/1000 sq. ft. gross floor area	90	50
Office - converted from house (no floor area increase)			
Nonmedical	none		
Medical/dental	0.21/house converted	not available	
Park (with restroom, irrigated turf)	1.4/acre		not available
Incl. community bldg.	1.7/acre		not available
Restaurant - see food service			
Service station			
With Mini-Mart	0.77/ site	70	80
Without Mini-Mart	0.52/ site	70	80
Store (retail)			
Downtown center with existing landscaping	0.028/1000 sq. ft. gross floor area	100	80
Freestanding, with landscaping	0.088/1000 sq. ft.	80	70
Department store, with incidental salon/coffee	0.05/1000 sq. ft. gross floor area	90	70
Grocery store with produce	0.30/1000 sq. ft. gross floor area	90	40
Warehouse, wholesale	0.056/1000 sq. ft.	80	75