

EXECUTIVE SUMMARY

This section summarizes the characteristics of the proposed project and the project alternatives, the environmental impacts associated with the project and alternatives, and required and recommended mitigation measures.

PROJECT SYNOPSIS

Lead Agency

County of Santa Barbara
Planning & Development Department
624 W. Foster Road
Santa Maria, CA 93455

Project Planner Contact Information

Natasha Campbell, Contract Planner
ncampbell@co.santa-barbara.ca.us
805-570-4871
805-934-6250 (via P&D Reception)

Project Applicant

Orcutt Area Seniors in Service
OASIS Inc.
P.O. Box 2637
Santa Maria, CA 93457

Project Agent

Laurie Tamura
Urban Planning Concepts
2624 Airpark Drive
Santa Maria, CA 93455

Project Description

The proposed project involves a General Plan Amendment, Recorded Map Modification, a Government Code 65402 Consistency Determination, a Lot Line Adjustment, a Development Plan and two Conditional Use Permits (one for OASIS development/use and one for an off-site sign) to allow development and use of a new OASIS Senior Center on 5.28 acres within Orcutt Community Plan (OCP) Key Site 18 (KS18), on Assessor's Parcel Numbers (APNs) 105-020-063 and 105-020-064, together one legal parcel. Access would be provided across APN 105-020-041. Grading for the access driveway would include APN 105-020-053 and would extend north to the tip of APN 105-020-018 (the latter APN not a part of the project). The Recorded Map Modification affects the Southpoint Estates subdivision, which includes the KS18 open space lots and residential lots to the north of KS18, (APNs 105-020-060, -061, -062, -063, -064, -065, -068, -069, -070, 105-020-41, -038, -018, -021, -022, -052, and -053; 105-180-001 to -055; 105-200-001 to -039; 105-250-001 to -043; and 105-280-004 to -029. See OASIS EIR Section 2.0 for a detailed project description, available online on the Planning and Development OASIS project webpage at: <http://www.countyofsb.org/plndev/projects/oasiscenter.sbc> .

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table ES-1 summarizes the identified environmental impacts for each issue area studied in the EIR, required mitigation measures (if any), and the level of significance after mitigation. Table ES-1 contains the project-specific impacts organized by impact level, followed by the cumulative impacts. Class I impacts are defined as significant and unavoidable adverse impacts, which require a statement of overriding considerations to be made per Section 15093 of the State CEQA Guidelines if the project is approved. Class II impacts are significant, adverse impacts that can be feasibly mitigated to a less than significant level, and which require findings to be

made under Section 15091 of the State CEQA Guidelines. Class III impacts are considered less than significant impacts. Class IV impacts are beneficial.

Potential project-specific and cumulative impacts are listed below in summary form.

Class I – Significant and Unavoidable Impacts

- *Aesthetics/Visual Resources (Open Space Views) – Project Specific and Cumulative*
- *Biological Resources (Increased Development/Human Activities on/adjacent to Open Space/Wildlife Habitat) – Project Specific and Cumulative*
- *Land Use -Compatibility/Quality of Life,*
- *Recreational Opportunities and Loss of Open Space – Project Specific and Cumulative*
- *Transportation – Increased Traffic/Safety/Turning Movements at OCP Buildout*

Class II – Significant Impacts that Can Be Mitigated to Less than Significant Levels

- *Aesthetic/Visual Impacts (Compatible Development/Improvements)*
- *Air Quality (2016 Ozone Plan, Cumulative)*
- *Biological Resources (Habitat, Wildlife, Orcutt Creek Trail/Bikeway)*
- *Cultural Resources (Disturb Unknown Resources During Construction)*
- *Police Services (Increased Demand for Services)*
- *Geologic Processes (Orcutt Creek Sedimentation, Slope Hazards, Soil Blowing)*
- *Greenhouse Gas Emissions/Climate Change (Conflict with and Energy and Climate Action Plan)*
- *Cumulative GHG (Consistency with ECAP)*
- *Land Use - Consistency with Policies Mitigating Impacts*
- *Noise (Expose Sensitive Receptors to Construction and Operations Noise)*
- *Recreation/Open Space (Provision of Feasible Location for OCP Trail/Bikeway)*
- *Transportation/Circulation (Roadway, Intersection, Driveway Impacts, Cumulative)*
- *Water Resources – (Supply, Water Quality from Grading and Impervious Surfaces)*

Class III – Less than Significant Impacts

- *Aesthetics/Visual Resources (Parking)*
- *Air Quality (Short-Term & Long-Term Emissions below Threshold, Cumulative)*
- *Biological Resources (Special Status Vegetation)*
- *Cumulative Cultural Resources*
- *Fire Protection Services (Increased Demand from Project)*
- *Geologic Processes (Faults, other Geologic Hazards Except Slopes)*
- *Cumulative Geologic Processes*
- *Greenhouse Gases and Climate Change (Emissions under Threshold)*
- *Cumulative Increase in Noise Levels*
- *Public Services (Solid Waste, Wastewater, Cumulative Solid Waste and Wastewater)*
- *Recreation (Allow Bikeway within Driveway Area to be Class II)*
- *Transportation/Circulation (Congestion Management Plan, Parking Modification)*

Class IV – Beneficial Environmental Impacts

- Air Quality/Greenhouse Gas Emissions and Climate Change (Rooftop Solar Panels)
- Recreation (Indoor and Outdoor Senior Specific Recreation at New Facility)

Table ES-1 Impact Summary Table

Impacts	Mitigation Measures	Significance after Mitigation
CLASS I (SIGNIFICANT AND UNAVOIDABLE IMPACTS)		
<i>Aesthetics/Visual Resources (Section 4.1) Class I Impacts</i>		
<p>Impact VIS-1 (Scenic Views): The proposed project would increase development and result in significant project specific aesthetic/visual resource impacts due to the loss of unobstructed scenic views of the Key Site 18 (KS18) contiguous natural open space setting along Orcutt Creek and to the visual character of the eastern gateway to Old Town Orcutt.</p>	<p>Mitigation Measures VIS-1 – VIS-9</p> <p>VIS-1 Aest-04 BAR Required. The Owner/Applicant shall obtain North County Board of Architectural Review (NBAR) approval for project grading, building, directional sign, lighting, roadway, public improvement and landscape plans. All project elements (e.g., design, scale, character, colors, materials, lighting, sign, access, other road improvements, and landscaping) shall be in substantial conformance with the approved project, as conditioned. Consistent with required NBAR findings, project design details, including the lighting plan, shall be compatible and avoid conflicts with the surrounding neighborhood. Plan Requirements and Timing: The applicant shall install stakes or otherwise delineate the location of the access road in the vicinity of native trees proposed for retention, in a manner acceptable to P&D, prior to NBAR preliminary review to ensure that native trees proposed for retention will not be impacted by project development and that existing trees and proposed landscaping will provide adequate screening and adequately blend the development into the surrounding natural environment. : The Owner/Applicant shall submit grading and drainage, architectural, landscaping, lighting, off-site directional sign, access driveway and road improvements (for Foxenwood Lane and Clark Avenue) for NBAR and P&D approval prior to issuance of Zoning Clearance and shall install/construct improvements consistent with approved plans. The applicant shall submit grading, drainage, landscape and public improvement plans to Flood Control District, Public Works, and County Fire, as applicable, for review and approval prior to zoning clearance. MONITORING: Permit Compliance shall site inspect to monitor project compliance with approved plans prior to Final Building Inspection.</p> <p>VIS-2 Directional Sign. The Owner/Applicant shall submit a Sign Plan to P&D with details including dimensions, colors, materials, lighting, and location. Photos from Foxenwood Lane and east and westbound Clark Avenue shall be included showing view of poles or other material representing the sign location and parameters and views into Key Site 18. Plan Requirements and Timing: The Sign Plan shall be submitted to P&D for P&D and NBAR review and approval prior to zoning clearance. MONITORING: Compliance staff will confirm installation per approved plan.</p>	<p>Impact VIS-1 would be partially mitigated by Mitigation Measures VIS-1 through VIS-9. Residual impacts would remain significant (Class I).</p>

	<p>VIS-3 Aest-10 Lighting. The Owner/Applicant shall ensure any night lighting installed on the project site is of minimum height, low glare design, dark sky compliant, including but not limited to hooded lights to direct light downward and away from open space areas and to prevent spill-over outside of the development area. Special consideration should be given to minimizing lighting north of the development area and access road, to avoid wildlife impacts along the environmentally sensitive Orcutt Creek corridor. Lighting shall be the minimum needed (both in lighting locations and lighting intensity) for security, parking, trail, and outdoor use areas, including for activities involving use of site facilities by parties other than OASIS Center. The Owner/Applicant shall install timers or otherwise ensure lights are dimmed after 10 p.m. Plan Requirements and Timing: The Owner/Applicant shall develop a Lighting Plan incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture (photometrics). Any requirements for dimming or turning off lighting by specific hours shall be included in facility close up instructions, and shall be provided to OASIS employees/janitorial services/responsible party for rentals to facilitate compliance. Lighting shall be installed in compliance with this measure prior to Final Building Inspection.</p> <p>MONITORING: P&D shall review a Lighting Plan and ensure NBAR review of Lighting Plan for compliance with this measure prior to approval of Zoning Clearance for structures. P&D Permit Compliance staff shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan. The Lighting Plan shall be included on the Landscape and Building Plans.</p> <p>VIS-4 Special -Temporary Structures: Temporary structures/amenities (structures not included on the approved plans for zoning clearance), including party tents, bouncy houses, “porta-potties” etc., shall be promptly removed after completion of events. Plan Requirements and Timing: This requirement shall be identified on project plans and rental agreements. Temporary features shall be removed from the site as part of outdoor gathering/event/rental activity clean-up (same day or next morning for evening events). Applicant shall submit a sample rental agreement to Permit Compliance staff prior to zoning clearance, which shows this requirement, including charge of additional fees if structures are not promptly removed during clean-up activities.</p> <p>MONITORING: Permit Compliance staff shall confirm submittal of rental agreement before zoning clearance</p> <p>VIS-5 KS18-VIS-2 Landscape Access Road Slope: The area on the slope immediately north of the new paved areas (access road, including bike path) shall be landscaped with native shrubs of sufficient height to block views of new paved area. Landscaping shall not reduce visibility for drivers, bicyclists, or pedestrians entering and exiting the site on Foxenwood Lane. Plan Requirements and Timing: The applicant shall submit landscape plans consistent with this condition to P&D and NBAR prior to zoning clearance and shall submit same to Public Works, Flood Control District and County Fire for review and approval as part of submittal of access road plans to ensure landscaping does not conflict with line of sight/other roadway access requirements, Flood Control standards or County Fire road or vegetation management requirements. MONITORING: Planning & Development shall ensure landscaping consistent with this measure is included on project plans for Preliminary and Final NBAR review and prior to zoning clearance. In addition Planning & Development shall confirm that landscaping along the driveway is acceptable to Public Works, Flood Control, and County fire prior to zoning clearance. Permit Compliance shall monitor to ensure landscaping is installed and maintained per approved plans prior to release of landscape securities for installation and maintenance.</p> <p>VIS-6 Retention Basin: There shall be adequate landscaping and maintenance of the onsite retention basin. Plan</p>	
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	<p>Requirements and Timing: Prior to zoning clearance, the applicant shall receive final NBAR and P&D approval of the project landscape plan and sign-off from Flood Control District with regard to long-term maintenance agreement including the retention basin. MONITORING: P&D shall confirm approval of landscape plan and Flood Control approved long-term maintenance agreement for the retention basin prior to zoning clearance. Permit Compliance shall confirm landscape installation and establishment during the required maintenance period before release of respective landscape securities (e.g., bonds) for landscape installation and maintenance.</p> <p>VIS-7 Landscp-01 Landscape and Irrigation Plan. The Owner/Applicant shall have a licensed landscape professional prepare a final Landscape and Irrigation Plan designed to provide screening for the access road and retaining walls, to screen and break up the massing of the proposed structures and to provide a visual buffer between the OASIS development/trail/bikeway areas and the Orcutt Creek riparian corridor. Primarily native species compatible with the specific areas of the site (e.g., French drain areas, retention basin, tall tree and shrub species strategically placed to screen structures and parking areas, plantings compatible with adjacent Orcutt Creek between bikeway/trail and riparian corridor, etc.). Plan Requirements: The plan shall include the following:</p> <ol style="list-style-type: none"> a. An agreement by the Owner to install required landscaping & water-conserving irrigation systems prior to final clearance. b. An agreement by the Owner to maintain all required/approved landscaping for the life of the project. c. Securities posted by the Owner for installation and three year maintenance securities per requirements in the Performance Securities condition. Specify the amount and duration of installation and maintenance securities to ensure successful implementation of this plan by P&D if the Owner fails to do so. d. The landscaping within 100 feet of structures shall take into account County Fire vegetation fuel management requirements and shall be reviewed and approved by County Fire prior to zoning clearance. . e. Plants used for restoration along Orcutt Creek north of access road and between the bikeway/trail and Orcutt Creek shall be with native plants from seed stock from locally obtained sources. f. All project landscaping shall consist of drought-tolerant native and/or low-water use/Mediterranean type species, except in the proposed lawn area near the BBQ building. For non-native species, no invasive species shall be included. g. Project landscaping shall be chosen to best screen the access road, parking areas and buildings from public roads, including Clark Avenue and Foxenwood Lane, and surrounding land uses with existing views of the natural open space. Therefore, plantings shall be located to best provide screening and plant shapes and sizes (initial and at maturity) shall be considered with regard to ability to screen the improvements and blend the overall site with the surrounding KS 18 open space. . h. Project landscaping shall be compatible with the surrounding natural vegetation, including grassland species, oak trees, and riparian habitat along Orcutt Creek). i. If a permanent noise shielding feature will be included in the lawn area, this feature shall be landscaped with vines (non-invasive) or shrubs to blend it in with the surrounding area .Plan shall include clinging vines and/or vertical planting on trash enclosure walls and any other masonry walls, as determined by P&D, to soften the visual effects of the structures & to discourage graffiti. j. The northern side of the bikepath/trail shall be revegetated with appropriate riparian vegetation and the southern side shall be planted with oaks throughout the segment along the length of the OASIS property. <p>Timing: The Owner/Applicant shall (1) submit 4 copies of the Plan to P&D processing planner for review &</p>	
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	<p>approval prior to zoning clearance, (2) enter into an agreement with the County to install required landscaping/restoration plantings & water-conserving irrigation systems and maintain required landscaping for the life of the project (maintain restoration plantings for three years), (3) Post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for three years, (4) Install landscape and irrigation prior to Final Building Inspection Clearance. MONITORING: The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved plan are in place as required prior to Final Building Clearance. Compliance staff will release installation security upon satisfactory installation of all items in approved plans. The applicant/owner shall demonstrate to compliance staff that the landscaping and irrigation have been established and maintained according to plans and agreements for a period of 3 years, and have achieved the original goals of this condition. Compliance staff signature is required to release the 1) installation security upon satisfactory installation of all items in the approved plans and 2) maintenance security upon satisfactory completion of maintenance, including satisfaction of success criteria. If requirements have not been met, the plants or improvements shall be replaced and/or maintained (fed, repaired, trimmed) and the security held for another year. If the applicant/owner fails to either install or maintain according to the approved plan, P&D may collect security and complete work on property per approved plans.</p> <p>VIS-8 Aest-07 Understories and Retaining Walls. Retaining walls along the pedestrian path and access road shall be in tones compatible with surrounding terrain using textured materials or construction methods which create a textured effect. Native vegetation to screen retaining walls shall be planted. Plan Requirements: The Owner/Applicant shall submit retaining wall plans and vegetation screening plans to P&D and NBAR for review and approval. Timing: Plans shall be submitted prior to zoning clearance; vegetation shall be installed prior to Final Building Inspection Clearance. MONITORING: P&D compliance monitoring staff shall check plans and ensure installation prior to Final Building Inspection Clearance.</p> <p>VIS-9 Rooftop Equipment. The Owner/Applicant shall submit final rooftop plans, which identify mechanical equipment and associated screening, if feasible and which identify solar panels with non-reflective materials/finishes. A long-term maintenance agreement shall also be submitted identifying required long-term maintenance of the non-reflective materials/finishes on the solar panels, including replacement as needed to retain the non-reflective characteristic these materials/finishes. Plan Requirements: The Owner/Applicant shall submit to P&D (for P&D and NBAR review and approval) the rooftop plans showing equipment, any feasible screening methods, solar panel locations and materials/finishes proposed to reduce solar panel reflection/glare. Timing: Plans shall be submitted prior to zoning clearance. MONITORING: P&D compliance monitoring staff shall check plans and ensure installation prior to Final Building Inspection Clearance.</p>	
<p>Cumulative</p>		

<p>Aesthetics/ Visual Resources: The project would exacerbate loss of open space views by allowing development on property specifically designated as open space and parkland in the OCP to partially mitigate significant loss of open space views from OCP buildout.</p>	<p>Mitigation Measures VIS-1 – VIS-9 above would provide partial mitigation for this impact.</p>	<p>Cumulative Loss of Open Space Views would be partially mitigated by Mitigation Measures VIS-1 through VIS-9. Residual impacts would remain significant. (Class I)</p>
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Biological Resources (Section 4.3) Class I Impacts

<p>Impact BIO-5: Increased Development/ Activity in an Open Space/ Wildlife Corridor - The project would introduce development and human activities into one of the few large urban open spaces/wildlife corridors in the central urban core of Orcutt.</p>	<p>Mitigation Measures in Section 4.3 (Biological Resources) BIO-1 through BIO-19 would be required.</p> <p>BIO-1 Special – General Bio Protection: The following measures shall be implemented to minimize impacts to biological resources. Plan Requirements and Timing: These measures shall be adhered to during site preparation and construction activities:</p> <ul style="list-style-type: none"> a) All construction equipment shall be limited to the use of designated access roads, staging areas, and/or previously identified work areas shown on the project plans. b) Exclusionary fencing shall be erected at the boundaries of the Project limits of work (all earth disturbance and construction activities) to avoid equipment and human intrusion into adjacent native habitats (i.e., oak trees and the riparian corridor of Orcutt Creek). The fencing shall remain throughout the duration of construction activities. c) All motorized equipment used at the Project Area shall be maintained in proper working condition and shall be free of drips and leaks of coolant, hydraulic, and petroleum products. No equipment shall be used in the Project Area unless such equipment is free of leaks and drips. d) A spill prevention and clean-up kit (including socks, absorbent pads, kitty litter, broom, dustpan, shovel, and container for dirty absorbent material) shall be available on-site for immediate use in case of an accidental spill. Any equipment or vehicles driven and/or operated adjacent to Orcutt Creek shall be checked and maintained daily to prevent leaks of materials that if introduced to water could be deleterious to aquatic life. Service and refueling activities shall not occur within 100 feet of Orcutt Creek. e) Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site. Water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a crust after each day's activities cease unless mandatory drought restrictions limit use of water for this purpose. The construction area shall be wet down after work is completed for the day and whenever wind exceeds 15 mph. f) Erosion control measures (e.g., which may include silt fencing, jute netting, straw bales) shall be used throughout all phases of construction where sediment runoff from exposed soils could enter Orcutt Creek g) Construction material shall be stockpiled in upland habitat at least 100 feet from Orcutt Creek. BMPs (e.g., silt fencing, straw wattles) shall be installed between the work area and riparian corridor of Orcutt Creek to ensure sediment runoff from the work area does not enter the creek. Unattended soil stockpiles shall be covered. 	<p>Impact BIO-5 would be partially reduced by implementation of Mitigation Measures BIO-1 and BIO-3 through BIO-19. However, impacts would remain significant and unavoidable (Class I).</p>
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	<p>h) Trash and food items shall be kept in closed containers and removed daily.</p> <p>i) Open excavations shall be covered at the end of each work day. If this is not feasible, escape ramps shall be installed in the pits to ensure no entrapment of animals occur.</p> <p>MONITORING: P&D shall site inspect for compliance during the grading and construction period and shall respond to complaints.</p> <p>BIO-2 Special- Special Status Species Survey: A County-qualified biologist shall conduct a pre-construction survey of the Project Area for CRLF, western spadefoot toad, Blainville's horned lizard, and SWPT. PLAN REQUIREMENTS AND TIMING: The survey shall be performed 7-10 days prior to the onset of grubbing and grading. No state or federally listed species shall be handled without the approval of the USFWS and/or CDFW. Any specimens found (with the exception of CRLF) shall be captured and relocated to suitable habitat within KS18 (per USFWS and/or CDFW direction). If CRLF is present with the work area, (considered highly unlikely) the USFWS and CDFW shall be consulted regarding any necessary avoidance measures (e.g. morning inspections of the work area, installation of exclusion barriers around active work zones). MONITORING: P&D Compliance staff shall ensure proof of pre-construction survey and any actions necessary based on the results of the survey.</p> <p>BIO-3 Special – Worker Orientation: Worker Orientation regarding biological protection measures during site preparation and construction shall be required. Plan Requirements and Timing: Prior to the start of work, a County-approved biologist shall oversee worker orientation for all construction contractors (including site supervisors, equipment operators, laborers) which emphasizes the presence of special-status species within/ or adjacent to the Project Area, identification of those species, their habitat requirements, applicable regulatory policies and provisions regarding their protection, measures being implemented to avoid and/or minimize impacts, and penalties for noncompliance shall be conducted. This orientation may be done as part of the standard pre-construction meeting. If new members of the crew arrive after the initial orientation meeting, they shall attend a subsequent training prior to working on the job. No staging of equipment or construction supplies shall occur prior to orientation. MONITORING: P&D Compliance shall confirm with applicant implementation of worker orientation.</p> <p>BIO-4 Special- Biological Monitor: A County-approved biological monitor shall monitor earthwork activities (e.g., grading, trenching). Work shall be stopped if necessary to protect wildlife and other biological resources, or if violations of laws or permit conditions are observed. Duties include the responsibility to ensure all aspects of the approved biological mitigation measures are carried out per County requirements and that USFWS and/or CDFW are notified of the presence of any listed species. To the extent practical, common wildlife species entering the construction zone shall be captured and relocated to suitable habitat. Any special-status wildlife species observed in the Project Area shall not be physically relocated without permission from the CDFW or the USFWS, as appropriate. Plan Requirements and Timing: The applicant shall fund the biological monitor prior to zoning clearance. The biological monitor, in consultation with P&D, shall determine necessary frequency and duration of onsite monitoring during earthwork activities and shall periodically inspect the Project site during construction. The County-approved biological monitor shall oversee and survey the work areas prior to activities commencing. MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.</p>	
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	<p>BIO-5 Tree Protection (Bio-01) without a Tree Protection Plan. All grading, trenching, ground disturbance, construction activities and structural development shall occur beyond six feet of the dripline of all native trees, unless otherwise identified on the approved Development Plan exhibits.</p> <p>a) Prior to zoning clearance for grading or construction, all native trees proposed for retention as shown on the project plans shall be fenced at least six feet beyond the dripline as shown on the approved Development Plan exhibits. If six feet cannot be accommodated the fencing shall be placed as far away as possible from the tree trunk. If earthwork will impact more than 20% of the tree canopy, the restoration/landscape plan shall incorporate 10:1 replacement of the tree. Fencing shall be at least three feet in height of chain link or other material acceptable to P&D and shall be staked every six feet. The Owner/Applicant shall place signs stating “tree protection area” at 15 foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities.</p> <p>b) No tree removal or damage is authorized by this permit. However, any unanticipated damage to trees or sensitive habitats from construction activities shall be mitigated in a manner approved by P&D. This mitigation shall include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consulting biologist or arborist to assess damage and recommend mitigation. The required mitigation shall be done under the direction of P&D prior to any further work occurring onsite. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and confirmation of such installation and maintenance.</p> <p>c) To help ensure the long term survival of native trees, no permanent irrigation systems are permitted within six feet of the dripline of native trees unless the trees were not naturally occurring (were planted and have been irrigated as landscape trees). Any landscaping must be of compatible species requiring minimal irrigation. Drainage plans shall be designed so that tree trunk areas are properly drained to avoid ponding.</p> <p>Plan Requirements: Fencing shall be graphically depicted on project plans. Timing: This condition shall be printed on project plans submitted for zoning approval, and installed prior to Grading or Building Permit issuance. MONITORING: P&D compliance monitoring staff shall review plans and confirm fence installation. P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.</p> <p>BIO-6 Special -Nesting Birds Preconstruction Surveys. For construction activities occurring during the nesting season (generally February 1 - September 15), surveys for nesting birds covered by the California Fish and Game Code and the Migratory Bird Treaty Act shall be conducted by a qualified biologist no more than 30 days prior to vegetation removal. The survey area for all nesting bird and raptor species shall include the disturbance footprint plus a 300-foot buffer. If active nests (nests with eggs or chicks) are located, the qualified biologist shall establish an appropriate avoidance buffer ranging from 50 to 300 feet based on the species biology and the current and anticipated disturbance levels occurring in vicinity of the nest. The objective of the buffer shall be to reduce disturbance of nesting birds. All buffers shall be marked using high- visibility flagging or fencing acceptable to P&D, and, unless approved by the qualified biologist, no construction activities shall be allowed within the buffers until the young have fledged from the nest or the nest fails. PLAN REQUIREMENTS and TIMING: The Owner/Applicant shall submit survey(s) and identification of buffer areas, if determined necessary (on plans and marked in field) for P&D review and approval prior to commencement of construction. Any required flagging/fencing shall remain in place until applicable construction activities are complete. MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff (and/or County-contracted biological monitor) that any necessary buffer areas are protected (flagging/fencing acceptable to P&D) before initiation of grading/construction through project completion/final sign-off.</p>	
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	<p>BIO-7 Tree Planting and Maintenance (<i>Bio-5</i>). The Owner/Applicant shall plant 10 oak trees obtained from locally occurring saplings or seed stock for every oak tree removed, relocated or damaged. The trees shall be planted, gopher fenced and irrigated (drip irrigation on a time) as part of the creek riparian area restoration plan for a five year maintenance period. Plan Requirements: This requirement shall be shown on the creek riparian restoration plan and landscape plan if applicable to be reviewed and approved by P&D. Timing: A performance security shall be required prior to zoning clearance. Prior to final inspection, trees shall be planted, fenced and irrigated. MONITORING: P&D compliance monitoring staff shall ensure tree installation and maintenance. Performance security release requires P&D staff sign-off.</p> <p>BIO-8 Habitat Setback (<i>Bio-7</i>). With the exception of Orcutt Creek Trail/Class I Bikeway installation/use and restoration activities, all ground disturbances, vegetation removal, landscaping, parking, development, OASIS programs and activities, and rentals/special events shall be restricted to the areas identified on the approved Development Plan exhibits. The final grading plan shall minimize grading on the slope north of the access road to the greatest degree feasible. Earth disturbance associated with the proposed access road improvements shall be restricted to the Foxenwood Lane right of way and APNs 105-020-063, -041, and -053. Restoration plantings shall be required to offset vegetation removal or grading (proposed or unintentional) within 50 feet of the edge of riparian habitat. The exception to this is grading within the area covered by the existing dirt access road.</p> <p>a) Construction Period Fencing (type and location acceptable to P&D) shall be shown on grading plans and shall be installed prior to any earth movement to ensure excavation work within or adjacent to sensitive habitats including native trees and riparian habitat shall be avoided to the maximum extent feasible. Where excavation must be performed within sensitive areas (as determined by P&D), it shall be performed with hand tools only. If the use of hand tools is deemed infeasible by P&D, excavation work may be authorized by P&D to be completed with rubber-tired construction equipment weighing five tons or less. If significant large rocks are present, or if spoil placement will impact surrounding trees, then a small tracked excavator (i.e., 215 or smaller track hoe) may be used as determined by P&D staff.</p> <p>b) Long-Term: The boundaries of the OASIS development and parking areas shall be visually delineated with a combination of fencing, vegetation, and/or other features (e.g., rock) acceptable to P&D before final sign-off/occupancy clearance to facilitate compliance with this condition. MONITORING: P&D compliance monitoring staff shall ensure compliance throughout construction and shall respond to any complaints during operational phase</p>	
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	<p>BIO-9 Storm Water BMPs (Bio-10). To minimize pollutants impacting downstream waterbodies or habitat, the parking area, driveway, and paved bikeway shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as landscaped areas for infiltration (vegetated filter strips, bioswales, or bioretention areas), designed in accordance with the California Stormwater BMP Handbook for New Development and Redevelopment (California Stormwater Quality Association) or other County approved method shall be installed to intercept and remove pollutants prior to discharging to the storm drain system. The BMPs selected shall be maintained in working order. The landowner is responsible for the maintenance and operation of all improvements and shall maintain annual maintenance records. A maintenance program shall be specified in an inspection and maintenance plan and include maintenance inspections at least once a year. Long term maintenance shall be the responsibility of the landowner. A maintenance program shall be specified in a maintenance program submitted by the landowner and recorded with the Clerk of the Board. The plans and a copy of the long-term maintenance program shall be submitted to P&D and Public Works, Water Resources Division staff, for review prior to approval of zoning clearance. BMP maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once a year and retain proof of inspections. Plan Requirements: The BMPs shall be described and detailed on the site, grading and drainage and landscape plans, and depicted graphically. The location and type of BMP shall be shown on the site, building and grading plans. Timing: The plans and maintenance program shall be submitted to P&D for approval prior to zoning clearance. MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction and shall inspect for installation prior to Final Building Inspection. The landowner shall make annual maintenance records available for review by P&D upon request.</p> <p>BIO-10 Compliance with Mitigation Measure VIS-7 (Landscape/Irrigation/Restoration Plan)</p> <p>BIO-11 Eliminated – duplicated measure.</p>	
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	<p>BIO-12 Habitat Restoration (Bio-12). The Owner/Applicant shall submit for P&D approval of a Creek Riparian Area Buffer Restoration Plan prepared by a P&D-approved biologist and designed to provide a buffer for increased development and activities adjacent to Orcutt Creek, consistent with the Orcutt Community Plan (OCP), including direction regarding creek buffer plantings in the OCP Biological Resources and Parks, Recreation and Trails sections. The restoration plantings shall take into consideration the proposed location of the future Orcutt Creek Multi- Use Trail and the tentative trail location shall be included on the restoration plans. The applicant may choose to combine the Restoration Plan with the Landscape Plan and/or plans for the portion of the Orcutt Creek Trail that crosses the project parcels. If combined with the Landscape Plan, the installation security shall only need to cover the Restoration component of the plan. The Restoration Plan shall include the following components:</p> <ol style="list-style-type: none"> a) Plantings shall be with compatible native riparian species. b) Species shall be from locally obtained plants and seed stock. c) The new plantings shall be irrigated with drip irrigation on a timer, and shall be weaned off of irrigation over a period of two to three years. d) The creek area shall be fenced (or other method acceptable to P&D) at the limits of disturbance during grading and construction activities and shall be protected to the extent necessary (as determined by P&D and the plan biologist during restoration activities to ensure success of the restoration plan). e) If it becomes necessary (as authorized by P&D) to disturb or remove any plants w/in the habitat area, a P&D-approved biologist shall monitor and direct the work. Where feasible, specimens shall be boxed and replanted. If a P&D-approved biologist certifies that it is not feasible to replant, plants shall be replaced at a minimum using the standards of P&D's standard Habitat Restoration Plan and under direction of the P&D-approved biologist. f) A plan shall be included for removal of non-native invasive species in the buffer area between the project development and the creek. <p>Plan Requirements: Include applicable components of the plan in the Landscape and Irrigation Plans if not proposed as a combined Landscape/Restoration Plan. Timing: Plans shall be submitted for review and approval by P&D prior to zoning clearance and the Owner/Applicant shall post a performance security to ensure installation prior to Final Building Inspection and maintenance for three years. The landowner shall maintain the plants and irrigation for three years following Final Building Inspection. MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required components of the approved plan(s) are in place as required prior to Final Inspection Clearance. P&D compliance monitoring staff signature is required to release the installation security for the restoration plantings upon satisfactory installation of all items in approved plans and maintenance security upon successful implementation of this plan.</p> <p>BIO-13 Use Natives (Bio-21). Landscaping between Orcutt Creek and the project development, within the parking areas, and along the access road shall be with native plants. Plantings within 100 feet of Orcutt Creek shall be plants or seed stocks from locally obtained sources. Compatible, non-invasive drought tolerant plant species may be used in the lawn area to the west of the proposed buildings and adjacent to structures. Plan Requirements: The Owner/Applicant shall incorporate this requirement into a landscape plan to be prepared by a P&D approved landscape architect or arborist. The landscape plan can be combined with the restoration plan, although the restoration plan is subject to additional requirements. Timing: The landscape plan shall be reviewed and approved by P&D prior to zoning clearance. Landscaping shall be installed prior to Final Building Inspection. MONITORING: The landscape architect or arborist shall verify to P&D compliance monitoring staff, in writing, using receipts, etc., the use of native seed stock on the property prior to release of performance security</p>	
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	<p>BIO-14 Equipment Washout-Construction (Bio-20a). The Owner/Applicant shall designate one or more washout areas for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in these areas and removed from the site at intervals sufficient to ensure adequate capacity is maintained onsite. The areas shall be located at least 100 feet from any storm drain, waterbody or sensitive biological resources. Plan Requirements: The Owner/Applicant shall designate the P&D approved location on all grading and building permits. Timing: The Owner/Applicant shall install the area prior to commencement of construction. MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.</p> <p>BIO-15 Special- Trails. Design of the Orcutt Creek Trail (including Class I Bikeway) shall be designed to minimize removal of native vegetation. In addition either the trail or the project layout shall be revised to accommodate restoration plantings between the trail/bikeway and Orcutt Creek consistent with OCP DevStd BIO-O-5.3 and DevStd KS 18-4..Prior to approving the final trail alignment, the proposed trail route shall be surveyed by a qualified botanist. The botanist, in consultation with P&D, shall reroute the trail alignment to avoid sensitive species where feasible. The final trail alignment shall be approved by P&D and the Community Services Department, Parks Division prior to issuance of Zoning Clearance. Signage shall be included in the trail design, providing educational and interpretive information. (The trail location shall also be consistent with the requirements of Mitigation Measure Rec-1 in Section 4.11.5).</p> <p>BIO-16 Fence Design (Bio-3d). Project fencing for accessory components (i.e. roads, trail, etc.) shall be designed to minimize impacts to wildlife. Fencing shall not block wildlife movement. Where fencing is required for public safety concerns, the fence shall be designed to permit wildlife movement by incorporating design features such as:</p> <ul style="list-style-type: none"> a) A minimum 18 inches between the ground and the bottom of the fence to provide clearance for small animals; b) A minimum 12 inches between the top two wires, or top the fence with a wooden rail, mesh, or chain link instead of wire to prevent animals from becoming entangled; and c) If privacy fencing is required near open space areas, openings at the bottom of the fence measure at least 16 inches in diameter shall be installed at reasonable intervals to allow wildlife movement. <p>Plan Requirements and Timing. Grading and building plans shall include the above measures and shall be submitted to P&D for review and approval prior to issuance of land use clearance for grading and subdivision improvements. The information brochure shall be submitted to P&D for review and approval prior to zoning clearance for the first residence. MONITORING. P&D shall site inspect upon completion of construction.</p> <p>BIO-17 Lighting Plan (Bio-3e, modification of OCP EIR Mitigation Measure KS3- BIO-6). The applicant shall develop a lighting plan for the entire development that shall reduce light pollution in open space habitat areas. All exterior lighting features within 100 feet of open space shall include installation of hoods to prevent “spill-over” into adjacent habitat. Night lighting of public areas shall be kept at the minimum necessary for safety purposes. Excessive night lighting, shall not be permitted within 100 feet of open space areas. No lighting shall be permitted along the multi-use trail along Orcutt Creek. Use of high-intensity floodlights on residential lots shall be restricted as stated above, and all residential lighting shall be shielded. Plan Requirements and Timing. The applicant shall submit the Lighting Plan to Planning and Development (P&D) for review and approval prior to issuance of Land Use Permits. MONITORING. P&D shall site inspect all exterior light fixtures after installation to ensure compliance.</p>	
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	<p>BIO-18 Fish and Wildlife (Bio-08) No alteration to stream channels or banks shall be permitted (no Zoning Clearance shall be issued) until the Owner/Applicant demonstrates receipt of all authorizations from the California Department of Fish and Wildlife, Regional Water Quality Control Board and/or federal agencies for any planned alteration to stream channels or banks, (e.g., the slope north of the proposed access drive).</p> <p>BIO-19 Threatened and Endangered Species Approvals (Bio-9a): The permittee shall obtain all necessary approvals from the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, and/or National Marine Fisheries Service, including an Incidental Take Permit and/or Habitat Conservation Plan for Cooper's Hawk, California red-legged frog, western spadefoot toad, southwestern pond turtle, and Blainville's horned lizard, if required, prior to Zoning Clearance. TIMING Permittee shall provide to P&D copies of approvals obtained from CDFW, FWS and/or NMFS or confirmation that no permit is required prior to issuance of Zoning Clearance. MONITORING: Permittee shall provide to P&D copies of approvals from CDFW, FWS and/or NMFS. P&D staff shall confirm receipt of any necessary approvals prior to issuance of Zoning Clearance.</p>	
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<p>CUMULATIVE Biological Resources Impact: The project would develop an area set aside, in part, to reduce identified impacts to biological resources by preserving and protecting a contiguous band of open space. The project would increase habitat fragmentation of the KS18 open space, compared to the open space and potential public park envisioned for the property in the OCP, without provision of offsetting open space land with biological resources elsewhere in the planning area. Therefore, the project would exacerbate the previously identified significant impacts to biological resources from OCP buildout.</p>	<p>Mitigation measures BIO-1 through BIO-19 included above.</p>	<p>Impacts would be partially reduced by Mitigation measures BIO-1 through BIO-19, but would remain significant and unavoidable (Class I)</p>
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Land Use (Section 4.8) Class I Impacts

<p>Impact LU-1 Compatibility: The project would result in a change in character of the site and the scale of development on the site, which would present potential quality of life compatibility issues.</p>	<p>Mitigation identified in the environmental impact issue area sections, particularly Sections 4.1 (<i>Aesthetics/Visual Resources</i>), 4.9 (<i>Noise</i>), and 4.11 (<i>Recreational and Open Space</i>), and 4.12 (<i>Transportation and Circulation</i>) would provide partial mitigation.</p>	<p>Impacts LU-1 would be partially mitigated by mitigation identified in Sections 4.1 <i>Aesthetics/Visual Resources</i>, 4.9 (<i>Noise</i>), and 4.11 (<i>Recreational and Open Space</i>), and 4.12 (<i>Transportation and Circulation</i>) However, residual impacts would remain significant and unavoidable. (Class I)</p>
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Recreation and Open Space (Section 4.11) Class I Impacts

<p>Impact REC-1: The project would amend the OCP to allow the OASIS development/use on property that is otherwise restricted to open space and potential public park uses. The land use restrictions were adopted as partial mitigation for significant unavoidable impacts to recreation, loss of open space/open space views. The proposed conversion of open space/parkland to development would increase the previously identified significant unavoidable loss of open space, scenic open space views, and recreation impacts identified in the OCP EIR and Southpoint Estates' Orcutt 13 EIR, 79-EIR-1..</p>	<p>Mitigation Measures Rec-1 through Rec-4 would be required.</p> <p>Rec-1 Trail/Bikeway Location: A 25-foot easement for the Orcutt Creek Trail (per OCP Parks Recreation and Trails Map, Open Space Plan criteria, and the Multi-use Trails Plan & Trails Siting Guidelines) and parallel Class I Bikeway (per OCP Bikeway Map) shall be sited in a location that assures the public's ability to access and use the trail over the long-term. The following options are identified to ensure the intent of dedicating the public bikeway/trail easement [for the public's use] in perpetuity, including ensuring the proposed easement is not in conflict with the existing 20-foot access easement in favor of APNs 105-020-060, -061, and -062 (pursuant documents recorded April 2018: #2018-0015194 and #2018-00151).</p> <ul style="list-style-type: none"> • The above identified access easement across the OASIS property in favor of APNs 105-020-060, -061, and -062 shall be relinquished/terminated and/or shall be relocated to another location that would not conflict with the location of the Orcutt Creek Trail/Class I Bikeway easement (e.g., trail/bikeway must be physically separated from vehicle traffic) and the proposed public trail/bikeway easement shall be increased to 25 feet; • The project development, including buildings, parking lot, landscaping, etc. shall be shifted/reoriented within the OASIS property to accommodate the Class I Bikeway/Orcutt Creek Trail in a location acceptable to Public Works, Parks and P&D (e.g., shift development to the west and south to allow the trail/bikeway to be located outside of the recorded access easement and within the OASIS property. Relocation of the proposed Class I Bikeway/Trail easement shall: <ul style="list-style-type: none"> ○ Eliminate overlap between the proposed public bikeway/trail easement and the existing access easement to the adjacent parcels; ○ Take into consideration OCP guidance on bikeway and trail design (see applicable OCP references in first paragraph above); and ○ Take into consideration OCP guidance for location of development (e.g., avoid development on steep slopes). <p>Plan Requirements: Prior to Planning Commission, the applicant shall identify how a 25-foot trail/bikeway easement will be accommodated based on the above requirements. Prior to recordation of documents for the recorded map modification or zoning clearance whichever is first, the applicant shall submit documentation that there is no longer a conflicting access easement in the location of the proposed a 25-foot Orcutt Creek Trail/Class I Bikeway easement location and easement document for review and approval by County Parks, P&D, Public Works and County Counsel. Prior discussion with the above department representatives regarding the easement location is recommended before completing final bikeway/trail plans for formal submittal/review. The easement for the trail/bikeway shall be recorded with the recorded map modification documents. The public trail/bikeway improvements must be completed by the applicant/property owner and signed off as complete by Parks, P&D and Public Works, prior to issuance of occupancy clearance on the first structure. MONITORING: The easement document shall be approved by P&D, County Counsel, County Surveyor, Parks and Public Works. P&D and County Surveyor shall ensure the easement is included as an exhibit to be recorded with the recorded map modification documents. P&D and Public Works shall site inspect in the field to ensure bikeway is in compliance with approved easement, grading and building plans. P&D and Parks shall site inspect in the field to ensure trail is in compliance with grading and building plans</p>	<p>Impact REC-1 would be partially mitigated by Mitigation Measures Rec-1, Rec-2, Rec-3 and Rec-4, but residual impacts would remain significant and unavoidable. (Class I)</p>
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	<p>Rec-2 Plans for Bikeway/Trail: The Owner/Applicant shall submit plans for review and approval of the Orcutt Creek Trail/Class I Bikeway segment, including planted buffers on both sides of the trail and shall install the bikeway/trail and plantings. All trail improvements shall conform to OCP specifications, including OCP Appendix C, the Multi-use Trails Plan & Trails Siting Guidelines), with additional County Parks Department specifications, as applicable, for the trail and Public Works specifications, as applicable, for the bikeway. The plans shall include specific alignment (subject to prior site visit with P&D, County Parks and a qualified biologist), landscaping/restoration plantings, fencing, signage, and maintenance funding/responsibility. Plan Requirements: The applicant shall submit the plans for review and shall receive approval of the plans by County Parks, P&D and Public Works prior to recordation of documents for the recorded map modification. The bikeway/trail improvements must be completed by the applicant/property owner and signed off as complete by Parks, P&D and Public Works, prior to issuance of occupancy clearance on the first structure. MONITORING: P&D and Public Works shall site inspect in the field to ensure bikeway is in compliance with grading and building plans. P&D and Parks shall site inspect in the field to ensure trail is in compliance with grading and building plans</p> <p>Rec-3 Public Easement. The Owner/Applicant shall submit a public easement to the County in perpetuity for review and approval by P&D, County Counsel, Public Works, and Parks for the trail/bikeway segment. The easement width and location shall be approved by P&D, County Parks and Public Works and shall not conflict with existing recorded easements). Plan Requirements and Timing: The easement document shall be submitted for approval prior to recordation of documents for the recorded map modification. MONITORING: P&D shall confirm approval of easement documents prior to P&D sign-off on documents for the recorded map modification.</p> <p>Rec-4 Financial Surety for Public Bikeway/Trail Improvements: The applicant/property owner shall post a financial surety (e.g. bond) acceptable to P&D, Parks and Public Works for completion of the Class I Bikeway/Orcutt Creek Trail segment plans approved by P&D, Parks and Public Works. Plan Requirements and Timing: The applicant/property owner shall post the surety prior to the first zoning clearance for grading or development. The financial surety shall not be released until improvements have been completed. The final building and grading plan shall be reviewed and approved by P&D, County Parks and Public Works prior to approval of zoning clearance. MONITORING: The County of Santa Barbara shall site inspect in the field to ensure compliance with grading and building plans prior to occupancy clearance.</p>	
<p>Cumulative Recreation/Loss of Open Space: The project would exacerbate significant loss of open space and recreational opportunities identified in the OCP by removing high priority open space/parkland.</p>	<p>Mitigation Measures Rec-1 through Rec-4 would be required.</p>	<p>Cumulative recreation impacts would be partially mitigated by Mitigation Measures Rec-1, Rec-2, and Rec-3, but residual impacts would remain significant and unavoidable (Class I)</p>

Transportation/Circulation (Section 4.12) Class I Impacts

<p>Impact TC-7: Foxenwood/ Clark Intersection at OCP buildout: The project would contribute vehicle trips to OCP buildout conditions that would result in increased congestion, turning movement and safety impacts at the Foxenwood Lane/Clark Avenue Intersection. This cumulative impact would be significant and unavoidable</p>	<p>Mitigation measures TC-1, TC-2, and the standard payment of development impact fees toward OTIP improvements would partially reduce this impact.</p> <p>TC-1 Traf-06 Traffic Roadway Improvements. The Owner/Applicant shall submit final roadway improvement plans for review and approval by Public Works, County Fire, Parks and P&D for the proposed improvements identified on Figures 4.12-2 (which show the preliminary improvement designs). The County shall allow concurrent construction of the project and proposed roadway improvements; however Zoning Clearance will not be issued until the traffic improvement(s) have commenced. PLAN REQUIREMENTS ANDTIMING: The Owner/Applicant shall submit the plans and schedule for roadway, median, intersection, and related trail/bikeway components, including construction management component for roadway improvements, and must receive approvals prior to the first Zoning Clearance for grading or development of the project. MONITORING: The Owner/Applicant shall provide P&D compliance monitoring staff with proof that all improvements have been fully completed pursuant to approved plans prior to Final Building Inspection Clearance.</p> <p>TC-2 Transportation/Circulation. Driveway. The Owner/Applicant shall receive approval of exception from design standards for the proposed driveway. In addition, the Owner/Applicant shall install all required driveway improvements (e.g., "Keep Clear" pavement markings or other features at Foxenwood Lane/OASIS driveway intersection). PLAN REQUIREMENTS: The Owner/ Applicant shall identify all required driveway details (e.g., new striping and pavement markings) on plans for Public Works as part of approval of design exceptions from roadway standards for the proposed driveway. Plans shall also be reviewed and approved by Planning, Grading, and Building. TIMING: The Owner/Applicant shall receive approval of the design exception prior to zoning clearance and shall install all required driveway improvements prior to Final Building Inspection Clearance. Pavement improvements shall be reviewed and approved by Public Works Transportation prior to Zoning Clearance Issuance for grading and site improvements. MONITORING: P&D permit processing staff shall ensure compliance prior to and throughout construction.</p>	<p>Impact TC-7 would be partially mitigated by TC-1 and TC-2. However, residual impacts would remain significant and unavoidable (Class I)</p>
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CLASS II PROJECT (POTENTIALLY SIGNIFICANT BUT MITIGABLE IMPACTS)

Aesthetics/Visual Resources (Section 4.1) Class II Impacts

<p>Impact VIS-2: The proposed directional sign on Foxenwood Lane would result in potentially significant visual/aesthetic impacts.</p> <p>Impact VIS-3: The project includes a retention basin in the west end of the OASIS property, which if not maintained would result in significant visual impacts.</p> <p>Impact VIS-5: Temporary Structures Inconsistent with visual character of the area: If outdoor gatherings/special events/rentals involve structures or features are not promptly removed after events (e.g., party tents, etc.), this could result in incompatible semi-permanent structures onsite, which are inconsistent with the visual character of the surrounding area.</p>	<p>VIS-2 Directional Sign. The Owner/Applicant shall submit a Sign Plan to P&D with details including dimensions, colors, materials, lighting, and location. Photos from Foxenwood Lane and east and westbound Clark Avenue shall be included showing view of poles or other material representing the sign location and parameters and views into Key Site 18. Plan Requirements and Timing: The Sign Plan shall be submitted to P&D for P&D and NBAR review and approval prior to zoning clearance. MONITORING: Compliance staff will confirm installation per approved plan.</p> <p>VIS-6 Retention Basin: There shall be adequate landscaping and maintenance of the onsite retention basin. Plan Requirements and Timing: Prior to zoning clearance, the applicant shall receive final NBAR and P&D approval of the project landscape plan and sign-off from Flood Control District with regard to long-term maintenance agreement including the retention basin. MONITORING: P&D shall confirm approval of landscape plan and Flood Control approved long-term maintenance agreement for the retention basin prior to zoning clearance. Permit Compliance shall confirm landscape installation and establishment during the required maintenance period before release of respective landscape securities (e.g., bonds) for landscape installation and maintenance.</p> <p>VIS-4 Special -Temporary Structures: Temporary structures/amenities (structures not included on the approved plans for zoning clearance), including party tents, bouncy houses, “porta-potties” etc., shall be promptly removed after completion of events. Plan Requirements and Timing: This requirement shall be identified on project plans and rental agreements. Temporary features shall be removed from the site as part of outdoor gathering/event/rental activity clean-up (same day or next morning for evening events). Applicant shall submit a sample rental agreement to Permit Compliance staff prior to zoning clearance, which shows this requirement, including charge of additional fees if structures are not promptly removed during clean-up activities. MONITORING: Permit Compliance staff shall confirm submittal of rental agreement before zoning clearance.</p>	<p>Impact VIS-2 would be reduced to less than significant levels by Mitigation Measure VIS-2. (Class II)</p> <p>Impact VIS-3 would be reduced to less than significant levels by Mitigation Measure VIS-3. (Class II)</p> <p>Impact VIS-5 would be reduced to less than significant levels by Mitigation Measure VIS-4. (Class II)</p>
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Impacts	Mitigation Measures	Significance after Mitigation
<i>Air Quality (Section 4.2) Class II Impacts</i>		
<p>Impact AQ-3: The project would potentially conflict with implementation of the 2016 Ozone Plan in reducing ozone precursor emissions and attainment of state and federal air quality standards for ozone.</p> <p>Impact AQ-4: The project would result in potentially significant impacts associated with project generated smoke, odors, and dust (PM₁₀) generated by onsite activities, resulting in nuisance complaints and increasing the challenge of meeting SBCAPCD attainment of PM₁₀ standards.</p>	<p>AQ-1 Special – Gas Fireplace/BBQ: Barbeques, fire pits, fireplaces, etc. shall be gas fired to reduce particulate (PM₁₀) emissions and nuisance complaints from residential neighbors. Plan Requirements and Timing: Prior to zoning clearance/issuance of building permits, the applicant shall ensure project plans (building plans, landscape plans, other plans as applicable) identify all barbeques, fire place, fire pits, etc. and include a note on the plans that these amenities shall not be not wood-fired. In addition a note shall be included on the cover page identifying this restriction. MONITORING: P&D shall confirm compliance with this measure prior to zoning clearance and prior to stamping building permits. Building and Safety and Permit Compliance shall confirm compliance with approved plans in the field and prior to occupancy.</p> <p>AQ-2 Special – Transportation Demand Program (TDM): The applicant shall develop a plan to reduce single occupant vehicle trips and related emissions. Plan Requirements and Timing: Prior to zoning clearance, the applicant shall submit a plan with the following components:</p> <ul style="list-style-type: none"> a. Shuttle service <ul style="list-style-type: none"> i. At a minimum shuttle service shall provide rides to and from the OASIS facility for area seniors attending daily lunches and shall be available for other events involving more than 20 individuals (both OASIS and non-OASIS programs/activities); ii. Proposed shuttle program (vehicle occupant size, typical pick-up/drop-off schedule); iii. Rental agreement language for events/rentals shall identify required use of shuttle service; iv. Proposed method to document use of shuttle program (number of riders, actual schedule, etc.). b. Assistance to members wishing to carpool – OASIS shall facilitate member carpools by gathering and providing member information (contact information provided by members on a voluntary basis only), OASIS programs regularly attending, etc. c. Priority parking and/or other opportunities to encourage members to carpool; d. Installation of bike racks; e. Other vehicle trip reduction methods acceptable to County (e.g., agreement with Santa Maria Area Transit to provide shuttle services or other assistance to reduce single occupant vehicle trips); <p>MONITORING: P&D shall review proposed TDM to reduce single occupant vehicle use and related vehicle miles traveled, prior to zoning clearance. Permit compliance shall receive and review annual monitoring reports to confirm implementation. Permit compliance to confirm TDM ready to implement, including shuttle(s) onsite, etc. prior to occupancy.</p>	<p>Impact AQ-3, Impact AQ-4, and Cumulative Air Quality impacts would be mitigated to less than significant levels by Mitigation Measures AQ-1 and AQ-2. (Class II)</p>

<p>Cumulative Air Quality Impact: Long-term operation of wood fired barbeques and fireplaces and lack of proximate bus stops or other transit options that reduce vehicle trips/vehicle miles travelled would be inconsistent with OCP policies/development standards, the County's Energy and Climate Action Plan, and achieving the 2016 Ozone Plan goals, which address attainment of PM10 and ozone precursor standards and provision of expanded transit opportunities, and other alternative modes of transportation (alternative to single occupant vehicle trips).</p>		<p>Cumulative Air Quality impact would be mitigated to less than significant levels by Mitigation Measures AQ-1 and AQ-2. (Class II)</p>
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Impacts	Mitigation Measures	Significance after Mitigation
Biological Resources Section 4.3 Class II Impacts		
<p>Impact BIO-2: Sensitive Habitat and Oak Trees - The project would result in potentially significant direct (e.g., vegetation removal) and indirect/secondary impacts (e.g., erosion, degraded water quality) to sensitive habitat on Key Site 18, including the Orcutt Creek riparian corridor as well as impacts to individual oak trees. This includes potentially significant impacts if OCP resource protective measures and restoration requirements are not adhered to, including during the construction period, post-construction restoration, and long-term use of the OASIS facility and Class I Bikeway/Orcutt Creek Trail segment.</p>	<p>Mitigation measures BIO-1, BIO-3 through BIO-19 would apply to Impact BIO-2. These mitigation measures are included above as mitigation for Class I Impact BIO-5.</p>	<p>Impact BIO-2 would be mitigated to a less than significant level by Mitigation Measures BIO-1, BIO-3 through BIO-19 (Class II)</p>
Impacts	Mitigation Measures	Significance after

		Mitigation
<p>Impact BIO-3: Special Status Wildlife - Direct and indirect impacts to unique, rare, threatened or endangered wildlife have the potential to occur as a result of the Project. Impacts would potentially occur from grading/ground disturbance, increased human presence (noise, lighting) and activities.</p> <p>Impact BIO-4: Nesting Birds - Potentially significant impacts to nesting birds could result if construction occurs during the breeding season (February 1 through August 31) and nests are present.</p>	<p>Mitigation measures BIO-2, BIO-4, BIO-6, BIO-18, and BIO-19 would apply to Impact BIO-3 and Impact BIO-4. These mitigation measures are included above as mitigation for Class I Impact BIO-5.</p>	<p>Impacts BIO-3 and BIO-4 would be mitigated to less than significant levels by Mitigation Measures BIO-2, BIO-4, BIO-6, BIO-18, and BIO-19. (Class II)</p>
<p>Impact BIO-6 Orcutt Creek Trail/ Bikeway: Installation /long-term use of the Orcutt Creek Trail/Class I Bikeway would result in potentially significant biological impacts.</p>	<p>Mitigation Measures BIO 1 through BIO-19 would apply to Impact BIO-6.</p> <p>Mitigation Measures BIO-1 through BIO-19 are included above as partial mitigation for Class I Impact BIO-5.</p>	<p>Impact BIO-6 would be mitigated to a less than significant level by Mitigation Measures BIO-1 through BIO-19 (Class II)</p>
<p>Cultural Resources (Section 4.4) Class II Impacts</p>		

<p>Impact CR-2: Undiscovered subsurface cultural resources could reasonably be encountered during earth disturbance activities associated with the project requests (e.g., grading, construction, landscaping, etc.</p>	<p>CR-1 CulRes-09 Stop Work at Encounter. The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event potential archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. Cultural resource remains may include artifacts, shell, bone, features, foundations, and trash pits, etc. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 and Phase 3 investigations of the County Archaeological Guidelines. All work shall be funded by the Owner/Applicant. Plan Requirements: This condition shall be printed on all building and grading plans. MONITORING: P&D permit processing planner shall check plans prior to issuance of Zoning Clearance and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.</p>	<p>Impact CR-2 would be reduced to a less than significant level by Mitigation Measure CR-1. (Class II)</p>
<p><i>Fire and Police Services (Section 4.5) Class II Impacts</i></p>		
<p>Impact FP-2: Proposed activity levels (up to 200 people at any given time onsite), and use of the facilities as a rental venue, could significantly increase demand on already stretched Santa Barbara County Sheriff's Office services.</p>	<p>FP-1 Special- Event Contractor. The Owner/Applicant shall be responsible for ensuring adequate security and traffic control for all activities onsite, including regular OASIS activities/programs and rentals involving non-OASIS activities/events. A contract for private security/traffic control shall be required for non-OASIS activities involving more than 100 people onsite. For OASIS activities, OASIS shall provide adequate security/traffic control themselves or may contract for this service. Plan Requirements and Timing: At least one week prior to the date of non-OASIS program events/activities involving more than 100 people onsite at any given time, the party legally and financially responsible for the event/activities shall submit a copy of a contract for security/traffic control to the Santa Barbara County Sheriff's Office (SBSO) at 812-A West Foster Road for review and approval. SBSO may also require a permit for the day's activity. This requirement shall be included all facility rental agreements. For OASIS activities involving more than 100 people onsite, OASIS shall coordinate with the SBSO to determine whether a SBSO permit and private security/traffic control will be needed. MONITORING: The Owner/Applicant shall provide P&D with sample rental contract wording. P&D compliance monitoring staff will respond to complaints as necessary. In the event, compliance staff is contacted on a regular basis, separate funds may be required for P&D to contract with a monitor for project specific monitoring.</p>	<p>Impact FP-1 would be reduced to a less than significant level by Mitigation Measure FP-1. (Class II)</p>

Impacts	Mitigation Measures	Significance after Mitigation
Geologic Processes (Section 4.6) Class II		
<p>Impact GEO-1: The project would result in potentially significant impacts from siltation/ sedimentation of Orcutt Creek (Short-Term Construction Period and Long-Term Operations).</p> <p>Impact GEO-2: The project would result in potentially significant impacts related to unstable slopes/soil collapse due to the steep slopes, the weight of future structures on Clark Avenue above the OASIS building pad, and potential for unstable slopes along the proposed access road.</p> <p>Impact GEO-3: The project would result in potentially significant impacts from soil blowing during the short-term construction period.</p>	<p>GEO-1. WatConv-01 Erosion and Sediment Control Plan. As determined by the latest edition of the California Green Code and/or Chapter 14 of the Santa Barbara County Code, a Storm Water Pollution Prevention Plan (SWPPP), Storm Water Management Plan (SWMP) and/or an Erosion and Sediment Control Plan (ESCP) shall be implemented as part of the project. Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit the SWPPP, SWMP or ESCP using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The SWPPP or ESCP shall be a part of the Grading and Drainage Plan submittal and will be reviewed for its technical merits by P&D, Flood Control District and Project Clean Water as applicable. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 (http://sbcountyplanning.org/building/grading.cfm, (refer to California Stormwater Best Management Handbook and Erosion and Sediment Control Plan Requirements); and in the California Green Code for SWPPP (projects < 1 acre) and/or SWMP requirements. Plan Requirements: The grading and SWPPP, SWMP and/or ESCP shall be submitted for review and approved by P&D prior to approval of zoning clearances. The plan shall be designed to address erosion, sediment and pollution control during all phases of development of the site until all disturbed areas are permanently stabilized. Timing: The SWPPP requirements shall be implemented prior to the commencement of grading and throughout the year. The ESCP/SWMP requirements shall be implemented between November 1st and April 15th of each year, except pollution control measures shall be implemented year round. MONITORING: P&D shall perform site inspections throughout the construction phase.</p> <p>GEO-2. (Slopes) Grading plans shall clearly address slope stability and soil collapse issues for the access road, pedestrian path, bikeway, and buildings, including the use of retaining walls or other slope stabilization methods. Plan Requirements and Timing: The grading plan shall be submitted for P&D review and approval prior to land-use clearance. The proposed slope stabilization methods shall be documented in a soils report if deemed necessary by P&D, including Building & Safety. MONITORING: P&D shall perform site inspections throughout the construction phase.</p>	<p>Impact GEO-1 would be reduced to less than significant levels by the standard regulatory process and Mitigation Measure GEO-1, Mitigation Measures W-3, W-5, and W-6 in Section 4.13 (Water Resources and Flooding) and compliance with the Flood Control District and Project Clean Water letters included in Appendix D-13. (Class II)</p> <p>Impact GEO-2 would be reduced to less than significant levels by Mitigation Measure GEO-2. (Class II)</p> <p>Impact GEO-3 would be reduced to less than significance by Mitigation GEO-1 and compliance with SBCAPCD standard measures for control of fugitive dust.</p>

Greenhouse Gas Emissions/Climate Change (Section 4.7) Class II Impacts

<p>Impact GHG-2: The project would potentially interfere with the goals/conflict with strategies for reducing County-wide greenhouse gas emissions (GHGs) in the County's Energy and Climate Action Plan (ECAP).</p>	<p>Mitigation Measure AQ-2 (Transportation Demand Management Measures) is required. Mitigation Measure AQ-2 is included above as mitigation for Impact AQ-3.</p>	<p>Impact GHG-2 would be reduced to less than levels by Mitigation Measure AQ-2. (Class II)</p>
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Land Use (Section 4.8) Class II Impacts

<p>Impact LU-2 Policy Consistency: <i>Impact LU-2: The project would be potentially consistent with the applicable policies and development standards in the OCP, which were adopted for the purpose of avoiding or mitigating significant environmental effects.</i></p>	<p>Implementation of standard conditions (standard regulatory process) and mitigation measures in Sections 4.1 through 4.13 and included in this Impact Summary Table.</p>	<p>Impact LU-2 would be reduced to less than significant levels by standard conditions and mitigation measures identified in EIR Sections 4.1 through 4.7 and 4.9 through 4.13. (Class II)</p>
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Noise (Section 4.9) Class II Impacts

<p>Impact N-1 Project grading and construction would temporarily expose sensitive receptors (residential neighbors) to potentially significant short-term noise impacts.</p>	<p>NS-1 Noise-02 Construction Hours. The Owner /Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 7:00 a.m. and 4:00 p.m. Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating interior construction activities such as plumbing, electrical, drywall and painting (which does not include the use of compressors, tile saws, or other noise-generating equipment) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein. Plan Requirements: The Owner/Applicant shall provide and post a sign stating these restrictions at all construction site entries. Timing: Signs shall be posted at least one week prior to commencement of construction and maintained throughout construction. MONITORING: The Owner/Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.</p> <p>NS-2 Noise-04 Equipment Shielding-Construction. Stationary construction equipment that generates noise which exceeds 65 dBA at the closest residential property line shall be shielded with appropriate acoustic shielding to P&D's satisfaction. Plan Requirements: The Owner/Applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans. Timing: Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities. MONITORING: The Owner/Applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance.</p>	<p>Impact N-1 would be reduced to an adverse but less than significant level by implementation of Mitigation Measures NS-1 and NS-2. (Class II)</p>
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<p>Impact N-3: Sensitive receptors (surrounding residential neighbors) would be exposed to a potentially significant increase/change in noise levels during the life of the OASIS project, compared to existing noise generated from the undeveloped open space. This includes exposure to a considerable increase in periodic peak noise levels compared to the existing setting without the project (Class II).</p>	<p>NS-3 Special Noise Limiters: Noise limiters shall be used for activities involving indoor and outdoor amplification (recorded music, instruments, voice) and for all outdoor music (acoustic or amplified). The noise limiters shall restrict the sound level of amplified music or voice to the 80.5 dBA level identified in the 45 dB.com Supplemental Noise Assessment. If amplification will be used indoors, the noise limiter may measure noise levels on the exterior of the building, at the location where noise levels would be highest. In order to accommodate this sound level, the applicant may incorporate measures to reduce noise levels (e.g., 8-foot partition walls, noise insulated party tent, etc.). This requirement shall apply to all OASIS and non-OASIS activities, events, and programs onsite. For non-amplified music which exceeds this noise level, the music shall be performed indoors unless measures can be implemented that effectively limit the sound level of the music to no more than 80.5 dBA..</p> <p>Plan Requirements and Timing: The requirements of this condition shall be included on the plans prior to zoning clearance. Noise limiters shall be operational consistent with this condition prior to commencing any activities involving amplification and before commencing activities involving outdoor music. In addition, this condition language shall be included in all rental agreements for use of any OASIS facilities, including indoor and outdoor areas. In response to comments received from neighbors regarding onsite noise, the applicant shall provide a hand-out with the language of this condition and P&D contact information. MONITORING: P&D shall confirm condition language on plans, condition language in a sample rental agreement, and in hand-out for interested members of the public with noise concerns prior to zoning clearance.</p> <p>NS-4 Special Amplification: Use of amplification shall be limited. Plan Requirements and Timing: Amplification (e.g., voice, music, bullhorns, etc.) and loud acoustic music (e.g., bagpipes, horns, drums, etc.) shall be limited as follows:</p> <ol style="list-style-type: none"> a. Maximum of three hours per day. b. Sunday through Thursday, limited to the hours of 10:00 AM to 7:00 PM. c. Friday and Saturday, limited to the hours of 10:00 AM to 9:00 PM. <p>These limits shall be included on all rental agreements, but shall apply to all amplification and loud acoustic music (OASIS and Non-OASIS). MONITORING: P&D shall confirm condition language on plans, condition language in a sample rental agreement, and in hand-out for interested members of the public with noise concerns prior to zoning clearance</p> <p>NS-5 Acoustical Leaks: The following measures are required to maximize noise attenuation in the proposed main building from common acoustic leaks, such as electrical outlets, pipes, vents, ducts, flues and other breaks in the integrity of the wall, ceiling or roof insulation shall be insulated, sealed and caulked with putty pads and a resilient, non-hardening caulking material, as appropriate. All such openings and joints shall be airtight to maintain sound isolation.</p> <ul style="list-style-type: none"> • Windows: Windows on the north side of the buildings shall be of double glazed construction and installed in accordance with the recommendations of the manufacturer. Windows shall be fully gasketed, with an STC rating of 30 or better, as determined in testing by an accredited acoustical lab. • Doors: Doors shall be solid core with sound dampening and fully gasketed, sealed jambs and grouted frames, with an overall STC rating of 30 or better, as determined in testing by an accredited acoustical laboratory. Doors meeting "Double Door Construction" criteria, the addition of a laminated glazed second door at least 3 inches from the primary door, shall be considered to meet the STC 30 rating. 	<p>Impact N-3 would be reduced to an adverse, but less than significant level by implementation of Mitigation Measures NS-3 through NS-8 (Class II).</p>
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	<p>Plan Requirements and Timing. All construction techniques shall be incorporated and detailed on building plans. Plans shall note all noise-resistant construction measures. An acoustical engineer shall confirm compliance with these requirements and/or shall demonstrate the achievement of equivalent noise reduction construction methods. MONITORING: Building & Safety shall ensure that all noise control measures have been included according to the approved plans.</p> <p>NS-6 Special Windows/Doors Closed: Windows and doors shall remain closed, as indicated below, to minimize nuisance noise to residential neighbors. Plan Requirements and Timing: The north and west facing windows and doors shall remain closed (except for entering and exiting the buildings) when the indoor areas of the facility are rented and when indoor OASIS activities involve music or amplification (voice or instruments). This requirement shall be included on all rental agreements and shall be posted at all times to facilitate neighborhood compatibility.</p> <p>MONITORING: P&D shall review example rental agreement language and signs for posting in buildings prior to zoning clearance and shall respond to complaints as necessary.</p> <p>NS-7 Noise Contact: OASIS shall identify a contact person to promptly respond to noise complaints, hours of operation and attendee numbers. Plan Requirements and Timing: OASIS shall designate a contact person to facilitate resolution of potential complaints involving noise levels, number of attendees (larger attendance increases noise levels) and hours of use (if activities extend past dusk outdoors and past 9:00 PM indoors). The contact information shall be listed in a prominent location on the OASIS website. The OASIS noise contact shall be available during rental activities to promptly address neighbor complaints and to ensure activities are consistent with identified noise mitigation, including use of noise limiters, door/window closures, hours of operation, etc. MONITORING: P&D shall confirm a contact to address noise issues is included on the OASIS website and in a hand-out prior to zoning clearance. The hand-out shall be made available upon request to interested members of the public with noise concerns.</p> <p>NS-8 Special Deliveries: To reduce noise from vehicle back-up beeping before 8:00 AM and after 7:00 PM (e.g., trucks delivering supplies, food for hot lunches, rental supplies pick-up/drop-offs, etc.), vehicles shall avoid backing into loading areas to the maximum extent feasible during these times. Plan Requirements and Timing: This requirement shall be included in rental agreements and OASIS shall communicate this requirement to their clients and vendors. MONITORING: P&D shall confirm this inclusion in sample rental agreement and in hand-out for interested members of the public with noise concerns prior to zoning clearance.</p>	
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Recreation and Open Space (Section 4.11) Class II Impacts

<p>Impact REC-2: The project plans include a proposed 12-foot easement for a Class I Bikeway, which it is presumed would also accommodate the parallel pedestrian trail component of the Orcutt Creek Trail. The proposed location along the OASIS property eastern and northern property line would be potentially infeasible, as the proposed easement is identified within a recently recorded access easement to adjacent properties. In addition, consistent with OCP Figure 17 (Figure 4.11-6 below), County Parks recommends the Orcutt Creek Trail/Class I Bikeway be included within a larger 25-foot (versus 12-foot) easement.</p>	<p>Compliance with Mitigation Measures Rec-1, Rec-2, Rec-3 and Rec-4 (identified above as partial mitigation for Class I Impact REC-1) would be required.</p>	<p>Impact REC-2 would be reduced to an adverse but less than significant level by Mitigation Measures REC-1 REC-2, REC-3 and REC-4 (Class II)</p>
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Transportation/Circulation (Section 4.12) Class II Impacts

<p>Impact TC-1 (Roadways): The project would add new trips to the study area roadways. All roadways would continue to operate at acceptable capacity with implementation of the project. If project improvements are not implemented as proposed and/or adequate traffic control is not adhered to during project construction activities, the project would result in potentially significant project-specific traffic impacts.</p>	<p>Mitigation measures TC-1 and TC-2 would be required and are listed under Class I Impact TC-7 above.</p>	<p>Impact TC-1 would be reduced to less than significant levels by implementation of Mitigation Measures TC-1 and TC-2 (Class II)</p>
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<p>Impact TC-2 (Intersections): The project would not result in traffic that increases the volume-to-capacity (V/C) ratio at local intersections, assuming construction of roadway improvements proposed as part of the project description. The project would add new trips to the study area roadways and intersections. All roadways and intersections would continue to operate at acceptable levels of service with implementation of the project, subject to approval of final roadway improvement plans. Therefore, the project would result in less than significant project-specific traffic impacts</p>	<p>Mitigation measures TC-1 and TC-2 would be required and are listed under Class I Impact TC-7 above</p>	<p>Impact TC-2 would be reduced to less than significant levels by implementation of Mitigation Measures TC-1 and TC-2 (Class II)</p>
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<p>Impact TC-3: The project would contribute new vehicle trips to cumulative roadway conditions in the study area (based on cumulative projects list in Section 3.0). All roadways would continue to operate at acceptable levels of service with implementation of the project, subject to project improvements being implemented as proposed. The project would result in potentially significant cumulative roadway impacts</p>	<p>Mitigation Measure TC-1 is included under Class I Impact TC-7 above.</p>	<p>Impact TC-3 would be mitigated to less than significant levels by Mitigation Measure TC-1. (Class II)</p>
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<p>Impact TC-4: Cumulative Impacts to Foxenwood/Clark Intersection (Based on Section 3.0 Cumulative Projects List): The Clark Avenue/Foxenwood Lane intersection would operate at LOS F with or without Project generated traffic. The Project's traffic additions to this intersection would exceed the County's impact threshold; thus, the Project would result in a significant cumulative impact at this intersection.</p>	<p>Mitigation measures TC-1 and TC-2 would be required and are listed under Class I Impact TC-7 above.</p>	<p>Impact TC-4 would be reduced to less than significant levels by implementation of Mitigation Measures TC-1 and TC-2 and required payment of development impact fees toward transportation improvements identified in the OTIP. (Class II)</p>
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<p>Impact TC-5: The proposed driveway does not meet design standards, including due to proximity to the Clark Avenue/Foxenwood Lane intersection, for which a design exception has not been approved. In addition, the driveway entrance would potentially be blocked by vehicles queuing to turn left onto Clark Avenue could impact operation of this intersection. This impact would be less than significant with mitigation.</p>	<p>Mitigation measure TC-2 would be required and is listed under Class I Impact TC-7 above.</p>	<p>Impact TC-5 would be reduced to less than significant levels by Mitigation Measure TC-2. (Class II)</p>
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Water Resources and Flooding (Section 4.13) Class II Impacts

<p>Impact W-1 Impacts to water supply/Santa Maria Groundwater Basin would result in potentially significant impacts if supplemental purchase is not purchased to offset the project increased water demand which could result in overdraft of the adjudicated Santa Maria Groundwater Basin.</p>	<p>W-1 WatCons-01 Water Conservation-Outdoor. To ensure water conservation consistent with the project description and water demand assumptions, the Owner/Applicant shall include the following in Landscape and Irrigation Plans to be approved by P&D:</p> <ul style="list-style-type: none"> a. Landscaping that reduces water use: <ul style="list-style-type: none"> i. Except in areas specifically approved for lawn, plant species shall be drought tolerant. . ii. Group plant material by water needs. iii. Extensive mulching (2" minimum) shall be used in all landscaped areas to reduce evaporation. b. Irrigation that reduces water use: c. Install drip irrigation or other water-conserving irrigation. d. Permeable surfaces such as shall be used for hardscape areas wherever feasible. <p>Plan Requirements: The Owner/Applicant shall submit a landscape and irrigation plan to P&D for review and approval prior to zoning clearance. Timing: The Owner/Applicant shall implement all aspects of the landscape and irrigation plan in accordance with the Landscape and Performance Security Conditions. MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required water conserving landscape and irrigation features are installed prior to Final Building Inspection and that project landscaping and irrigation are maintained per approved landscape plans. Any part of irrigation plan requiring a permit shall be inspected by building inspectors.</p>	<p>Impact W-1 would be reduced to a less than significant level by Mitigation Measure WS-1 and WS-2 and standard submittal of final "can and will" serve letter from Golden State Water Company. (Class II)</p>
<p>Impact W-2: Grading and construction activities associated with the proposed project would result in potentially significant impacts from disturbance (grading) of more than one acre of land, grading in proximity to Orcutt Creek, and from degraded water quality through increased rates of erosion and sedimentation</p>	<p>W-2 Special- Supplemental Water: The project shall purchase supplemental water from the City of Santa Maria to offset increased demand for water from the Santa Maria Groundwater Basin. Plan Requirements & Timing: Prior to zoning clearance, the applicant shall provide proof of purchase of 1 AFY of supplemental water from the City of Santa Maria. MONITORING: P&D shall confirm receipt of agreement from City of Santa Maria for 1 acre foot of supplemental water before zoning clearance or recordation of recorded map modification documents, whichever is first.</p> <p>W-3 Storm Water Pollution Prevention Plan (SWPPP). The Applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board. Plan Requirements and Timing. Prior to approval of Zoning Clearance the applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan to P&D's Building & Safety Division. The applicant shall keep a copy of the SWPPP on the project site during grading and construction activities. MONITORING: P&D permit processing planner shall review the documentation prior to approval of a Land Use Permit P&D compliance monitoring staff shall site inspect during construction for compliance with the SWPPP.</p> <p>W-4 Equipment Washout-Construction. The applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The area shall be located at least 100 feet from any storm drain, water body or sensitive biological resources. Plan Requirements and Timing: The applicant shall designate the P&D approved location on all grading and building permits. The applicant shall install the area prior to commencement of construction. MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.</p>	<p>Impact W-2 Construction related impacts to water resources would be reduced to a less than significant level by Mitigation Measures W-3 through W-6, Section 4.6 (Geology) Mitigation Measure GEO-1 and Section 4.3 (Biology) Mitigation Measure BIO-1. (Class II)</p>

	<p>W-5 Low Impact Development (LID) Measures. LID is a site design strategy that uses natural and engineered infiltration and storage techniques to retain storm water runoff where it is generated to mimic a site's pre-development hydrology and reduce downstream impacts. The Environmental Protection Agency has determined that the following LID measures are highly beneficial at protecting receiving waters. In order to further reduce flooding and water quality impacts, the SWQMP and project design shall include the following LID measures, to the extent feasible:</p> <p><u>Design Measures</u></p> <ul style="list-style-type: none"> a. Vegetated swales, buffers and strips throughout the project site; b. Use of permeable pavement to the extent feasible; c. Two-foot permeable pavement strips located at the base of driveways, spanning the width of the driveway; d. Impervious surface reduction and disconnection; <p><u>Structural Measures</u></p> <ul style="list-style-type: none"> a. Bioretention facilities to capture and infiltrate street runoff upstream of retention basins; b. Roof leader flows directed to planter boxes, amended soil, or other low-gradient vegetated areas and/or vegetated swales and buffers; c. Soil amendments to increase infiltration rates; and d. Rain gardens, rain barrels, and cisterns. <p>Plan Requirements and Timing. Plans indicating LID techniques to be used shall be submitted by the applicant for review and approval by the Santa Barbara County Public Works Department prior to land use clearance for grading and subdivision improvements. Installation of structural LID technologies shall be performed by the project applicant per approved plans and completed prior to occupancy clearance of the first home. MONITORING. Public Works and Planning and Development staff shall review plans and monitor compliance.</p> <p>W-6 Operational Erosion Control Measures. The development shall incorporate and maintain the following operational erosion control measures into final grading and drainage plans.</p> <ul style="list-style-type: none"> a. 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. b. Development in areas of high erosion potential shall be sited and designed to minimize increased erosion and may be required to have a site-specific evaluation of erosion-control measures. Project approval shall be conditioned to ensure that erosion will be reduced to acceptable levels. c. Landscaped areas adjacent to structures shall be graded so that drainage is away from structures. d. Irrigation shall be controlled so that overwatering does not occur. An irrigation schedule shall be reviewed and approved by P&D prior to land use clearance for grading. <p>Plan Requirements and Timing. This requirement shall be printed on final grading, drainage, and landscaping plans and submitted to P&D and Flood Control for review and approval prior to approval of Land Use Permits for grading. Compliance with these measures shall be confirmed by P&D prior to Final Building Inspection Clearance. MONITORING. The applicant shall demonstrate to P&D compliance monitoring staff and Building and Safety grading inspector(s) that all components of the required measures are in place. Compliance monitoring staff will verify compliance including on-going requirements.</p> <p>Mitigation GEO-1 is included above for Class II Impact GEO-1. Mitigation BIO-9 is included for Class I Impact BIO-5</p>	
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<p>Impact W-3 (Water quality): Project includes structural development and hardscape areas (e.g., parking lot, access road, etc.) resulting in new impervious surface on property that currently has none. Impervious surfaces would alter drainage patterns and increase stormwater runoff, which could result in significant increase in flooding /degraded water quality in Orcutt Creek, an impaired water body.</p>	<p>Mitigation Measures W-3 and W-4 above and BIO-9 (included under BIO-5 Class I Impact) would be required.</p>	<p>Impact W-3 would be reduced to a less than significant level with implementation of Mitigation Measures W-3 and - 4 and Section 4.3 (Biological Resources) Mitigation Measure BIO-9 (Class II).</p>
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CLASS III IMPACTS (Adverse but Less than Significant Impacts)

Aesthetics/Visual Resources (Section 4.1) Class III

<p>Impact VIS-4 (Parking Outside Landscaped Parking Areas) If activities onsite generate parking demand in excess of the onsite parking supply, this would result in vehicles being parked outside of the identified, landscaped, parking areas.</p>		<p>Impact VIS-4 would not require mitigation, as parking is limited to proposed landscaped parking areas in the project description. <i>(Also refer to Impact VIS-1 as proposed parking areas would contribute to overall development impacts discussed under Impact VIS-1).</i> (Class III)</p>
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<i>Air Quality (Section 4.2) Class III</i>		
Impact AQ-1: The project would generate less than significant short-term air quality impacts during the construction period.	No mitigation required to reduce short-term construction period emission impacts to a less than significant level.	Standard regulatory requirements for implementation of dust and emissions control measures during grading/construction would be effective in controlling emissions to an adverse but less than significant (Class III)
Impact AQ-2: Project operations would increase long-term emissions.	No mitigation required to reduce CalEEMod estimated emissions below long-term threshold.	Project would increase emissions but would not exceed the long-term emissions threshold. Impacts would be adverse, but less than significant (Class III)
<i>Biological Resources (Section 4.3) Class III</i>		
Impact BIO-1: Special Status Vegetation -The project would not result in significant impacts to unique, rare, or threatened plant species or non-native vegetation with significant habitat value.	No mitigation is required. No special status vegetation would be impacted by the project development. Although non-native vegetation would be removed, this vegetation does not provide significant habitat value.	Impacts would be adverse, but less than significant. (Class III)
Cumulative Cultural Resources Impacts	The project's contribution to cumulative impacts to cultural resources would not be considerable and would be less than significant.	Impacts would be less than significant. (Class III)

Fire and Police Services (Section 4.5) Class III Impacts

<p>Impact FP-1: The project would increase demand on fire protection services.</p> <p>Cumulative Fire Protection Impacts: The project would contribute to increased demand for fire services under OCP buildout.</p>	<p>No mitigation required. As part of the standard regulatory process, the project would be subject to new development impact fees to fund the project's fair share contribution toward fire protective services serving the Orcutt area.</p>	<p>Impact FP-1 and Cumulative impacts to Fire Protection Services would be less than significant. (Class III)</p>
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Geologic Processes (Section 4.6) Class III Impacts

<p>Cumulative Geologic Impacts: Cumulative geologic impacts from new development under OCP buildout would be addressed on a case-by- case basis.</p>	<p>No mitigation required</p>	<p>The project would not result in cumulatively considerable impacts. Cumulative geologic hazard impacts would be adverse, but less than significant (Class III)</p>
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<p>Impact GEO-4: The project is not expected to result in significant impacts related to faults, lateral spreading, liquefaction, coastal hazards, unique or significant geologic, paleontological or physical features, soil constraints for onsite septic disposal, geologic constraints requiring the need for caissons or other construction methods associated with significant vibrations, and the project does not involve mining, or excessive spoils, tailings or over-burden.</p>	<p>No mitigation required</p>	<p>Impact GEO-4 would be less than significant as the site is not associated with these geologic hazards. (Class III)</p>
<p>Greenhouse Gas Emissions/Climate Change (Section 4.6) Class III Impacts</p>		
<p>Impact GHG-1: The proposed project's total greenhouse gas emissions would be less than the applicable threshold, which itself addresses cumulative increases in GHGs.</p>	<p>Bright line threshold would not be exceeded.</p>	<p>Impact GHG-1: No mitigation is necessary. Residual impacts would be less than significant (Class III)</p>

Noise Section (Section 4.9) Class III Impacts

<p>Cumulative Noise: The project in combination with other cumulative development would not result in significant noise impacts.</p>	<p>The project's contribution to increased noise levels from cumulative development would not be cumulatively considerable. Therefore, the project's contribution to cumulative noise impacts is considered adverse, but less than significant</p>	<p>Cumulative noise impacts - Project contribution to increased noise levels under buildout would be adverse but less than significant (Class III)</p>
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Public Services (Section 4.10) Class III

<p>SW-1: The project would result in an adverse, but less than significant project specific and cumulative increase in demand for solid waste disposal services.</p>	<p>Project related increases in solid waste generation would not exceed the project specific or cumulative solid waste generation threshold.</p>	<p>Impact SW-1 would be adverse but less than significant (Class III)</p>
<p>WW-1: The project would not result in significant project specific or cumulative impacts related to wastewater disposal and treatment services</p>	<p>The project's increase in wastewater generation and demand for wastewater treatment would result in adverse but less than significant impacts, as the project site is already in the LCSD service territory, and LCSD has adequate capacity to serve the project. As part of the standard development regulatory process, the applicant would need to provide a final "can and will" serve letter from LCSD prior to zoning clearance. The project would contribute incrementally (a less than considerable contribution) to cumulative increases in demand for wastewater treatment.</p>	<p>Impact WW-1 would be adverse but less than significant (Class III)</p>

Recreation/Open Space (Section 4.11) Class III

Impact REC-3: The project proposes to amend the OCP to allow a section of the OCP Class I Bikeway across KS18 to instead be designated as a Class II bikeway. The Class II bikeway section would be located within the proposed OASIS driveway between Foxenwood Lane and the eastern property line of the OASIS property

This involves a short section of the overall bikeway, would be located within a private driveway versus a public road, and would connect with the proposed Class I bikeway segment at the OASIS eastern property line. No mitigation is required.

Impact REC-3 would be less than significant.

Transportation/Circulation Section 4.12 Class III Impacts

Impact TC-6: The project is requesting a parking modification as the County Land Use and Development Code (LUDC) require 228 on-site parking spaces and the project proposes 155 spaces. The project would provide adequate parking onsite and would not cause vehicles to park offsite in a manner that would cause traffic safety issues (e.g., parking along Foxenwood Lane, where parking is not permitted).

No mitigation required.

Impact TC-6 would be less than significant. (Class III)

<p>Impact TC-8: Congestion Management Program (CMP): The project would contribute new vehicle trips to regional transportation facilities in the study area. All facilities would continue to operate at acceptable levels of service with implementation of the project. The project would result in less than significant impacts to the CMP</p>	<p>No mitigation required.</p>	<p>Impact TC-8 would be adverse, but less than significant. (Class III)</p>
<p>Cumulative Water Resources: The project would contribute incrementally to Cumulative impacts to Water Supply, Water Quality and Flooding impacts under OCP buildout.</p>	<p>No mitigation required.</p>	<p>The project's contribution to water supply, water quality and flooding impacts under buildout would be adverse but less than significant. (Class II)</p>

CLASS IV IMPACTS (Beneficial Impacts)

Air Quality (Section 4.2) Class IV Impacts

<p>Impact AQ-6: The OASIS development includes installation of solar panels. The specific size and design of the onsite solar energy system (number of panels, etc.) is not known at this time. However, long-term use of solar panels would reduce overall energy demand and associated emissions. (Class IV, Beneficial Impact)</p>	<p>No mitigation required.</p>	<p>Class IV</p>
<p>Impact REC-4: The project would provide an indoor facility and outdoor senior accessible areas with recreational opportunities, a beneficial recreation impact</p>	<p>No mitigation required.</p>	<p>Class IV</p>

ALTERNATIVES

The following nine alternatives to the proposed project have been analyzed in this EIR:

1. The “No Project” Alternative
2. Off-Site Alternative - Existing OASIS Location at Orcutt Union School District/Key Site 17
3. Off-Site Alternative – Approved AquaCenter Site
4. Reduced OASIS Facility with Public Park Alternative and Wider Trail Easement
5. Alternative Access Route from Clark Avenue at Norris Street
6. Alternative Access Route from Broadway/California Boulevard
7. Alternative Access Route from Park Avenue
8. Alternative Access Route from Foxenwood Lane North of Proposed Driveway
9. Previously Proposed OASIS Project at 400 West Foster Road (City of Santa Maria)

Section 7.0 (*Alternatives*), Table 7-1 provides a comparison of the alternatives’ impacts compared to the proposed project and a discussion of each alternative follows that table.

Alternative #9 is considered the environmentally superior alternative. Alternative #9 is OASIS’ previously proposed project at 400 West Foster Road, adjacent to the Foodbank. This site is on 2.6 acres of a 90.94 acre parcel owned by the County and is known as the “Curtis Tunnel Center County Complex.” The property includes a number of County and other agency offices, and the project would be adjacent to the Foodbank. The property is located within the jurisdictional boundaries of the City of Santa Maria. Alternative #9 is considered the environmentally superior overall based on the following:

- A Mitigated Negative Declaration (MND) was approved by the City of Santa Maria for a similar OASIS activity and meeting center for area seniors, with on-site parking, landscaped areas, indoor and outdoor recreational facilities, including a ceramics room, crafts room, yoga room, a library, reception areas, several meeting rooms, a large dining room, outdoor patio and barbeque areas, over 50,000 square feet of outdoor space with a bowling lawn, putting green, vegetable garden, bird/butterfly garden, aerobics areas, and passive outdoor seating areas;
- The City’s MND determined the project on Foster Road would result in no significant unavoidable (Class I) impacts;
- Potentially significant but mitigable (Class II) impacts identified in the MND would result from biological impacts, including impacts to California Legless Lizard, California Red Legged Frogs and California Tiger Salamanders, to nesting birds, nesting raptors, and from non-native tree removal (eucalyptus and pine), for which feasible mitigation is identified; .
- The site is level, immediately adjacent to a public road and existing utilities, greatly reducing the amount of necessary earthwork for site development and allowing the project to be served by two points of access (driveways) for improved circulation and emergency access;

- There is an existing SMAT bus stop for the adjacent Foodbank facility, facilitating access to transit and reducing emissions and vehicle miles traveled, consistent with the 2016 Ozone Plan, ECAP, and Santa Barbara County Association of Governments (SBCAG) Regional Transportation Plan;
- The site is designated for development (instead of open space and parkland) and the proposed project is a permitted use, consistent with the City of Santa Maria General Plan Classification (Community Facilities “CF”) and Zoning Classification (Public Facilities and Institutional (“PF”) for the property.
- This alternative would avoid several impacts that were noted as significant and unavoidable (Class I) for the proposed project at KS18, including project specific and cumulative aesthetic visual impacts, project specific and biological impacts, project specific and cumulative recreation/loss of open space impacts, and cumulative traffic impacts.
- This alternative would not result in any new significant, unavoidable impacts compared to the proposed project, nor would it increase the severity of the impacts identified for the proposed project.