

4.5 FIRE AND POLICE SERVICES



Figure 4.5-1 Fire and Sheriff's Stations

4.5.1 SETTING

Key Site 18 (KS18) is an approximately 39.73 acre open space, surrounded by urban development in the Orcutt Planning Area's (OPA) central urban core. KS18 is bounded by Foxenwood Lane on the east, Clark Avenue on the south, Southpoint Estates residential development on the north and California Boulevard and Old Town Orcutt on the west. Existing development on KS18 is limited to a single family residence in the northeast corner and in the northwest corner a Flood Control District retention basin and recreational open space amenities for the Southpoint Estates subdivision (See Figure 1-_, *Aerial*). The OASIS portion of KS18 is approximately 5.28 acres in size, located south of the Orcutt Creek riparian canopy and north of Clark Avenue. The OASIS property is identified for open space and future park uses. A segment of the future Orcutt Creek Trail is also identified traversing KS18 from Foxenwood Lane to California Boulevard on the south side of Orcutt Creek. Predominant vegetation on KS18 is associated with the riparian habitat along Orcutt Creek and adjacent grassland on both sides of the creek. There is also a row of eucalyptus trees in the southwest corner and individual oak trees at the base of the slope below Clark Avenue. The OASIS portion of KS18 is undeveloped and vegetation is primarily grassland species, with oak trees near the southern property line.

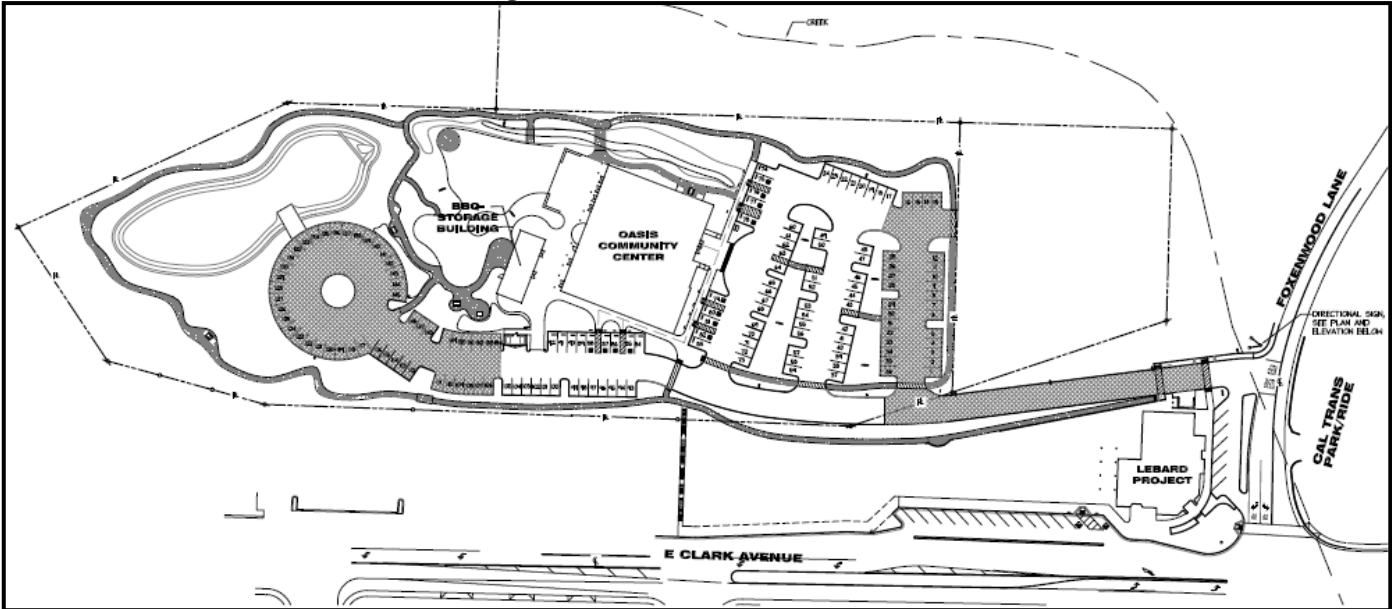
4.5.1.1 FIRE SETTING

The Santa Barbara County Fire Department (SBCFD) provides fire prevention, fire suppression, and life safety services to unincorporated Santa Barbara County, including the community of Orcutt. SBCFD has 16 fire stations throughout the County, staffed 24 hours a day, 365 days a year. There are two SBCFD stations that provide primary fire protection for the Community of Orcutt and other unincorporated areas of the Santa Maria Valley (see Figure 4.5-1, *Fire and Sheriff Station Locations*). The closest station, Station 21, is located in Old Town Orcutt at 335 Union Avenue, and is staffed by one Captain, one Engineer and one Firefighter/Paramedic (<https://www.sbctfire.com/wp-content/uploads/2012/05/Station-21.pdf>). Station 22 is located at 1600 Tiffany Park Court near Highway 101, and is staffed by one Captain, one Engineer, one Firefighter, and one Firefighter/Paramedic (<https://www.sbctfire.com/wp-content/uploads/2012/05/Station-22.pdf>). SBCFD Station #23 in Sisquoc provides back-up firefighting support on an as needed basis, along with the City of Santa Maria Fire Department.

In addition to fire protection services, the SBCFD provides First Responder Emergency Medical Services in the event of a medical emergency. Each firefighter is a certified Emergency Medical Technician (EMT). Station #22 at 1600 Tiffany Park Court also has a paramedic assigned which can provide Advanced Life Support (ALS) service. Ambulance service is provided by American Medical Response through contract with Santa Barbara County.

Access to the OASIS facility is proposed via an access easement across the adjacent, corner parcel at Foxenwood Lane/Clark Avenue (APN 105-020-041), following the route of an existing dirt road from Foxenwood Lane to the base of the hill, near OASIS' eastern property line (Figure 4.5-2, Site Vehicular Access).

Figure 4.5-2 Site Vehicular Access



The existing dirt road would be improved to SBCFD standards as identified in the SBCFD condition letter dated March 22, 2016 (see Appendix 5). A segment of the bikepath component of the planned Orcutt Creek Trail would be located with striping, within the paved width of the

proposed driveway between Foxenwood Lane and OASIS' eastern property line. A separated ADA compliant pedestrian path is proposed to parallel the driveway on the south side of the driveway. The pedestrian component would serve as both the pedestrian component of this segment of the Orcutt Trail and as pedestrian access to the OASIS facility (e.g., for senior walking to the facility).

A secondary access is not proposed for the OASIS facility. In the future, if the entire section of the Orcutt Creek Trail from Foxenwood Lane to California Boulevard is completed, additional access for emergency vehicles may be feasible using the paved Class I bikeway component of this trail. However, at this time, there is no schedule, design, or funding for more than the segment of Orcutt Creek Trail proposed as part of the OASIS project.

The project is located within Orcutt's urban area, surrounded by urban development, in proximity to public roads. As a result, the project site is not designated as a high fire hazard zone on state or local fire hazard maps. Future development would still be required to comply with SBCFD development standards, including, but not limited to, access road surfacing, slope and width, 100-foot from structures vegetation fuel management, and SBCFD confirmation of adequate water pressure/supply for fire suppression.

The Orcutt Community Plan (OCP) identifies the SBCFD service standard of one on-duty firefighter per 4,000 residents as the maximum population that can be adequately served, and a five-minute response time standard from the fire station to the location of the emergency (confirmed by G. Fidler, January 2019).

CAL-OSHA requires that a minimum of two firefighters, operating as a team, conduct interior firefighting operations. In addition, a minimum of two firefighters must be positioned outside and remain capable of rapid intervention and rescue if needed. This is also known as the State of California's "Two-In, Two-out" law [29 CFR 1910.134(g)(4)]. If there are only three firefighters assigned to a fire engine, that engine company must wait for additional back-up to arrive before being able to engage in interior firefighting operations in order to be in compliance with State OSHA regulations. This can delay firefighting operations.

The County has adopted a number of fire safety requirements and regulations, as well as standard fees, for new development. The Orcutt Community Plan (OCP) identified Orcutt as an area in need of a new fire station due to the imbalance of firefighter to population ratios and the inability of existing fire stations to respond to emergencies in the Orcutt area within the five-minute response time for urbanized areas. SBCFD imposes a fire mitigation fee based on the square footage of all new development occurring within the SBCFD. This fee typically is used to cover the construction of new fire stations and acquisition of new equipment and apparatus. Following approval of the OCP, fire mitigation fees were raised to better implement fire protection measures. However, the number of firefighters serving Orcutt is still below SBCFD's recommended service standard of one firefighter to 4,000 residents and an additional station is still needed.

4.5.2.1 POLICE SERVICES SETTING

Police protection in the unincorporated portion of Santa Barbara County is provided by Santa Barbara County Sheriff's Office (SBSO). The SBSO's Orcutt Station, located at 812-A West Foster Road in Orcutt (Division Headquarters for North County), is the first responder to the project site, with outside support provided by the California Highway Patrol (CHP) and the Santa Maria and Guadalupe Police Departments.

The following information is excerpted from the website for the Santa Maria Sheriff's Office Station (<https://www.sbsheriff.org/command-and-divisions/law-enforcement-operations/north-county-operations-division/santa-maria-station/>). The Santa Maria Station station's jurisdiction is a challenging area to provide law enforcement services simply because of its size and significant spread and distance between the communities in the Santa Maria Station's area. The station covers approximately 800 square miles of unincorporated area surrounding the City of Santa Maria, and includes the communities of Orcutt, Gary, Sisquoc, Casmalia, Tepesquet, Tanglewood and Los Alamos. Along with initiated, proactive enforcement operations, deputies assigned at the Santa Maria Station respond yearly to more than 15,000 calls for service from the public. Santa Maria Station deputies are responsible for general law enforcement and Coroner duties in all unincorporated county areas associated with the station. Like the other Sheriff's Stations throughout Santa Barbara County, the Santa Maria Station houses an investigative unit assigned to the Criminal Investigative Division, which provides follow-up investigations of major burglaries, thefts, and violent crimes occurring in the area.

There are currently 26 patrol staff at the Santa Maria Sheriff's Station. This number includes the following:

- Sworn administrative command staff;
- Two (2) K9 deputies that are considered a countywide SBSO resource, often with limited availability in the Orcutt area due to organizational needs elsewhere in the County;
- One (1) contracted School Resource Deputy, typically available during school hours, but is assigned and works on the campuses of E. Righetti High School and Delta High school. As such, he is often not on-duty during times when OASIS events are proposed (e.g., weekends);
- One (1) Rural Crime Detective (paid for by a single grant), who is a "countywide resource," and therefore, often not in the Orcutt area.

At any given time, there are often five (5) deputies on-duty. These five deputies are typically spread-out on patrol, and/or handling calls throughout the station's approximately 800 square mile area of responsibility. (Lieutenant C. Turner, Santa Maria Sheriff's Station communication, 02/26/2019).

The Orcutt Station is less than two miles from KS18, and response times are expected to be less than 5 minutes (4 minutes, based on Google Maps directions). The OASIS project would not result in an increase in the local population. However, the project site is currently undeveloped. Therefore, the project would intermittently result in an increase in the number of people and activities onsite compared to the existing setting.

4.5.2 PREVIOUS ENVIRONMENTAL REVIEW

4.5.2.1 OCP EIR REVIEW OF FIRE SERVICES

Table 4.5-1 below updates OCP Table 14. This table identifies the population and number of fire-fighters on duty when the OCP EIR was prepared and includes estimated population at OCP buildout. The population of Orcutt has continued to grow. There are no longer Orcutt Volunteer firefighters. However, the number of on-duty regular firefighters at the two Orcutt SBCFD stations has increased by one, with three firefighters at Station 21 and an increase from three to four firefighters at Station 22. As a result of increased development in the Orcutt area, the firefighter to resident service ratio has declined since the OCP was adopted.

Table 4.5-1 Orcutt Area Fire Fighter to Resident Ratio (Updated OCP EIR Table 14)

Year	Current Staff Levels		Population	Service Ratio	Preferred Ratio	Additional Fire Fighters Needed ¹	
	Total ²	On-Duty ³				Total	On-Duty
1997	44	8	33,000	1:4,125	1:4,000	0	0
Buildout	21	7	42,853	1:6,122	1:4,000	11	4
					Total	11	4

¹ Total firefighters needed is based on SBCFD staffing standard (in 1997) of 3-person (24 hour) station shift which requires a total of 9 firefighters per station. Therefore, based on this standard, a total of 11 additional firefighters will be required at buildout of the Plan.

² Total 1997 fire fighters includes: 18 professional and 26 volunteers. Volunteers are no longer at the fire stations. Therefore, the 26 volunteers have been removed from the number of firefighters listed in 10-year and Buildout scenarios.

³ SBCFD standard of 3 on-duty firefighters/station and Orcutt Volunteer fire station of 2 on-duty.

The OCP EIR did not identify significant project-specific fire safety/service impacts associated with buildout of KS18 under OCP buildout assumptions (including OASIS property identified for open space and a neighborhood park). However, the OCP EIR identified significant unavoidable impacts from cumulative OCP buildout related to exceeding the recommended ratio of firefighters to residents at the time of the OCP adoption and the need for a new fire station (*FIRE-1*), extending development into areas that cannot be reached within the recommended five minute response time (*FIRE-2*), increased wildland fire impacts (*FIRE-3*), and fiscal impacts that may result in inadequate funding to hire new firefighters (*FIRE-4*).

OCP EIR Mitigation Measures were incorporated into the Final OCP to partially reduce fire hazard/fire protection service impacts. These measures were incorporated into the OCP or are part of the standard regulatory review process for new development (e.g., development required to meet Uniform Fire Code standards). The adopted policies which address OCP EIR mitigation measures for Fire impacts include the following:

Policy FIRE-O-1: *The County shall strive to provide adequate fire protection service for the residents of Orcutt.*

This policy includes implementing Action FIRE-O-1.1 which addresses the need to maintain the established fire fighter to population ratio, as funds become available.

Policy FIRE-O-2: *Fire hazards in Orcutt shall be minimized in order to reduce the cost of/need for increased fire protection services and to protect the natural resources in undeveloped open space areas.*

This policy includes four implementing measures: FIRE-O-2.1 (development design criteria to reduce fire hazards), FIRE-O-2.2 (two routes of ingress/egress unless waived), FIRE-O-2.3 (onsite water storage for foothill development), and FIRE-O-2.4 (County preparation of a Fuel Management Program).

Policy FIRE-O-3: *The use of fuelbreaks in Orcutt shall be minimized, and where fuelbreaks are necessary they shall be sited to minimize disruption of significant natural resources.*

This policy includes two implementing measures: FIRE-O-3.1 (fuelbreaks should incorporate perimeter roads/yards, also reference to fuelbreak standards in OCP Section IV.B, Biology) and FIRE-O-3.2 (criteria for fuelbreaks to avoid oaks, riparian areas).

Policy FSCL-1: *The County shall ensure that adequate funding is available for the construction of public infrastructure and facilities as identified in the Orcutt Community Plan and the Public Infrastructure Financing Program.*

Three of the seven implementing measures for this policy address OCP EIR mitigation measure FIRE-2: FSCL-O-1.1 (County preparation of a public infrastructure financing program), FSCL-1.2 (developer fees based on development's fair share of costs), and FSCL-O-1.3 (development subject to revised fees).

Policy FSCL-2: *The County shall strive to ensure that funding is available for the operation and maintenance of public facilities in the community of Orcutt.*

This policy includes three implementing measures including FSCL-O-2.1 (public infrastructure financing program shall equitably share costs between new development and existing residents), FSCL-2.2 (development shall pay fair share costs of public facilities operation and maintenance), and FSCL-O-2.3 (development approved after OCP adoption shall participate in maintenance funding mechanisms and on-going fees).

DevStd BIO-O-1.7: This development standard addresses OCP EIR mitigation measure FIRE-7 and includes criteria for siting/design of development within high fire hazard areas.

Policy OS-O-1: *The County shall adopt an Open Space Plan to avoid hazards, preserve the semi-rural character of Orcutt, protect natural resources, and to provide active and passive recreation opportunities in the community.*

This policy and FIRE-O-2.1 address OCP EIR Mitigation Measure FIRE-15.

Buildout under the OCP was determined to result in residual significant and unavoidable fire related impacts (Class I).

4.5.2.2 OCP EIR REVIEW OF POLICE SERVICES

The EIR found that OCP buildout would increase the need for police protection by up to eighteen additional patrol officers, thereby contributing to a diminishment of public safety in the absence of additional revenues sufficient to support more officers. These impacts are discussed in the OCP EIR as Impact POL-1 (Inadequate Number of Police Officers) and Impact POL-2 (Development Outside 5-minute response time). Mitigation incorporated into the OCP includes Policy PP-O-1 below.

Policy PP-O-1: The County shall strive to provide adequate police protection for residents within the OPA.

In addition, the OCP includes the following implementing measures: Action PP-O-1.1 (phase hiring of additional officers with population growth), Action PP-O-1.2 (consider future bicycle patrol), Action PP-O-1.3 (address speeding issues), Program PP-O-1.4 (neighborhood watch programs), Action PP-O-1.5 (strive to maintain 5-minute response time), Action PP-O-1.6 (Sheriff Department review of projects with substantial open space).

The OCP findings note that OCP EIR Mitigation Measure POL-1 is incorporated as PP-O-1.1, but at a non-specific level to preserve the Board's discretion in establishing the adequate number of sheriff's officers needed to preserve public safety in the Orcutt area. Fiscal concerns related to pacing and maintaining law enforcement levels with OCP buildout are addressed by Policies FSCL-O-1 & -2, Actions FSCL-O-1.1, -1.2, & -2.1, and Development Standards FSCL-O-1.3, -2.2, & -2.3, discussed earlier in Section 4.5.2.1 (OCP EIR review of Fire Protection impacts).

4.5.3 IMPACT ANALYSIS

The proposed project involves amendments to the Orcutt Community Plan (OCP) of the Santa Barbara County Comprehensive Plan, modifications to recorded final tract maps and associated conditions of approval for the Southpoint Estates subdivision, a Lot Line Adjustment, a Development Plan, two Conditional Use Permits and a Government Code Consistency Determination to allow and facilitate the development of a "private meeting facility" on 5.28 acres of Orcutt Community Plan KS18. Each of these components of the project is described in detail in Section 2, Project Description.

The project's physical impacts on the environment would result from the proposed construction and long-term use of the OASIS project. Also refer to discussion of cumulative impacts and section 6.1 (Growth Inducing Effects) regarding increased development potential related to the General Plan Amendments, Lot Line Adjustment, and Government Code consistency requests.

FIRE PROTECTION METHODOLOGY/THRESHOLDS

According to the County of Santa Barbara Environmental Thresholds and Guidelines Manual (October 2008), potentially significant human health and safety impacts would occur if project implementation would expose current or future site residents/ employees/visitors to wildland fire-related hazards. The County's Environmental Thresholds and Guidelines Manual does not include specific significance thresholds for fire protection services or wildland fires. SBCFD, however, has established a standard for the maximum acceptable service ratio as one on-duty firefighter per 4,000 residents and a maximum response time to emergency calls in urbanized areas of five minutes. The County's safety threshold addresses involuntary public exposure from projects involving significant quantities of hazardous materials.

For the purpose of this analysis, a significant effect would occur if project implementation would:

- *Decrease adopted fire protection service ratios such that it would require new or physically altered facilities, the construction of which could cause significant environmental impacts;*
- *Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands;*
- *Result in involuntarily public exposure from projects involving significant quantities of hazardous materials.*

POLICE SERVICES METHODOLOGY/THRESHOLDS

The project would result in significant impacts to police services if it would result in substantial adverse physical impacts associated with the provision of new or physically altered police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives. (CEQA Appendix G).

In addition, the Orcutt Community Plan EIR notes that a significant impact would occur if the Sheriff's Department could not provide adequate services. The recommended standard service ratio is one officer per 1,200 population, but the ratio of one officer to 1,591 at the time of OCP adoption was considered an adequate level of service given the low crime rate in the Orcutt area.

FIRE SAFETY/FIRE SERVICE IMPACTS

Impact FP-1 The project would increase demand on Fire Protection Services.

KS18 is located within the urban core of Orcutt and, as such, is not identified as a high fire hazard area. Access is proposed from Foxenwood Lane, near the intersection with Clark Avenue. The closest SBCFD stations to the property are Station 21 at 335 Union Avenue in Orcutt and Station 22 at 1600 Tiffany Park Court. (See Figure 4.5-1, Fire and Sheriff Stations). Response times to the project site would be approximately 2 minutes from SBCFD Station #21 and approximately 6 minutes from SBCFD Station #22, based on Google Maps directions for a regular vehicle, plus one additional minute, as recommended by G. Fidler for "dressing out and getting on the rig"). However, these response times assume no existing or concurrent requests for these same stations' resources, as Station 21's service area includes the communities of

Tanglewood and Casmalia and this station also responds to the north and west to portions of State Highways 1 and 135 up to the city limits of Santa Maria and Guadalupe, and to the south to Highway 1 near San Antonio Road and Highway 135 at Harris Grade Road.. Back-up service from Station #23 in Sisquoc would involve a response time of approximately 16 minutes. The City of Santa Maria also provides back-up service in the Orcutt area.

The proposed OASIS facility includes two buildings totaling approximately 15,333 square feet, with one access provided from Foxenwood Lane. According to Glenn Fidler of SBCFD, two means of ingress/egress (while preferable) will not be required, based on the project design and location. The buildings, outdoor barbeque area, and parking areas are designed to accommodate a range of attendance levels, including large groups in both indoor and outdoor venues, with events allowed until dusk outdoor and until 9:00 p.m. indoors. In response to neighborhood comments, the project description was revised to reduce the maximum allowed population onsite to 200 people including those working onsite, although the facility is designed to accommodate larger numbers of attendees.

Although KS18 is located in the central urban core of Orcutt and within the existing 5-minute response time for SBCFD (G. Fidler February 2019), the OASIS project would add to demand for fire services and the project would add traffic to the area road network, which was not accounted for in the OCP. Therefore, the OASIS project requests could increase demand for fire services beyond the demand assumed for the property under buildout of the OCP. This is because the OCP identifies the OASIS portion of KS18 for open space and a future neighborhood park (e.g., trails, tot lots, picnic tables, sport courts, etc.) with structural development limited to a small restroom building and no night-time uses, as the County's neighborhood parks close at dusk (C. Garciacelay, County Parks).

Fire safety/service impacts associated with the OASIS project on KS18 would be adverse, but less than significant primarily due to the sites location within an urban area, less than 0.5 miles from the closest fire station (SBCFD Station 21) and approximately two miles from the second closest fire station (SBCFD Station 22), with proposed access in proximity to public roadways (in contrast to a long, windy, tree canopy covered, private road in a rural area). The site's location is the primary reason that two points of access will not be required by SBCFD. In addition, the project would be supplied with municipal water service with adequate water pressure for fire suppression and would be subject to standard SBCFD requirements for interior sprinklers, 100' vegetation fuel management around the structures, fire hydrants, and access road design requirements (e.g., width, surfacing, slope, signage for "no parking" along the access road, etc.). Further, although the OASIS project is proposed in an open space area, the KS18 open space setting in the center of Orcutt is not comparable to projects in rural areas surrounded by grasslands, chaparral, oak woodlands, etc., which have substantially greater vegetation fuel volumes and greater emergency response access constraints due to topography, distance to closest road accessible to emergency vehicles, and lengthier response times due to distance from fire stations.

CUMULATIVE FIRE IMPACTS

The project would not result in significant project-specific impacts related to fire safety/fire service impacts for the reasons noted above. However, the project would contribute incrementally to the OCP EIR identified significant cumulative impacts from OCP buildout, particularly Impact FIRE-1 (*Inadequate Number of Firefighters*), Impact FIRE-2 (*Development Outside of Existing Five Minute Response Areas*), and FIRE-4 (*Fiscal Impacts to Fire District*). The project's contribution to these cumulatively significant impacts under buildout would not be considerable. In addition, the project's contribution to cumulatively significant fire safety hazards/fire service impacts would be addressed by the project's fair share contribution to funding identified long-term upgrades to SBCFD service needs in the Orcutt area through payment of fair share development impact fees. These mitigation fees are applied toward the construction of new fire stations and acquisition of new equipment and apparatus. While the need for a new station has been identified, a specific site for a new fire station and details of a future fire station size, layout, and design, or associated fire protection facilities have not been identified for a new fire station and new fire protection facilities would be subject to site specific CEQA review.

POLICE SERVICES IMPACTS

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.

The project description assumes an approximately 30 percent increase in OASIS programs/activities, compared to the existing OASIS facility on Soares Avenue. In addition to OASIS programs and activities, the project description includes rental of the property's indoor and outdoor areas for activities unrelated to OASIS (e.g., weddings, celebrations of life, birthday parties, etc.). Compared to the existing facility on Soares Avenue, the new facility could accommodate higher attendance for both indoor and outdoor gatherings. Activities onsite are proposed to end by dusk in the outdoor use areas and by 9:00 p.m. in indoor areas. The OASIS facility is designed to accommodate larger numbers of attendees, but in response to neighbor concerns/comments, the project description has been revised to limit maximum attendance (including those working events) to 200. Planning and Development has received numerous comments from the public, in response to the superseded Draft Mitigated Negative Declaration (Draft MND) and Notice of Preparation of an EIR (NOP), regarding safety concerns, particularly associated with use of the proposed facility for rental activities and the proposed facility's ability to accommodate increased attendance compared to the existing OASIS facility on Soares Avenue. These comments are summarized below. Actual comments received can be reviewed in Appendix A (NOP/Scoping Document, including attachments).

Neighbor Safety Comments/Concerns:

- Foxenwood Lane/Clark Avenue can be a challenging and congested intersection, particularly the southbound approach on Foxenwood attempting to turn left onto Clark and eastbound approach on Clark attempting to turn left onto Foxenwood.
- This intersection can be challenging during morning and evening commute hours and can be even worse during the afternoon hours due to school related traffic from the school located south of Clark Avenue.
- Adding regular OASIS traffic will exacerbate the existing challenges at this intersection.
- Adding larger event traffic will further exacerbate the existing challenges at this intersection.
- If alcohol is served at events, there would potentially be more drunk drivers entering the Foxenwood/Clark intersection, which neighbors have existing concerns with.
- The project would potentially increase the number of people going into the creek area adjacent to the OASIS development or into less accessible areas of the creek to the west, with the potential for criminal activity and increased potential for fires.
- There is only one access to/from the facility.
- What if there is a fire in the adjacent open space that blocks the access road?
- If senior focus, concern with prompt evacuation in emergency at high attendance onsite.

The written comments received from project area neighbors on the Draft MND were forwarded to SBSO for input. Summarized below is the response from Lieutenant Clay Turner of SBSO (based on email dated October 10, 2017).

Santa Barbara County Sheriff's Office Input in Response to Neighbor Comments

- The Santa Maria Sheriff's Station has a limited number of field patrol deputies deployed at any one time and these deputies are responsible for law enforcement services for an approximate 1,000 square mile area, which includes:
 - Large open rural areas with many ranches and businesses;
 - The communities of Orcutt, Los Alamos, Tepesquet Canyon, Gary, Sisquoc, and Casmalia; and
 - Residential parcels throughout the region SBSO patrols in the North County including around Guadalupe
- Given the SBSO's large area of responsibility, in the event of an emergency requiring law enforcement assistance, there could be a significant delay until the Santa Maria Sheriff's Office Station could assist and/or arrive on-scene to the proposed OASIS Center. Events with hundreds of attendees could create substantial challenges for all local public safety stakeholders if/when there is a significant event (e.g., California Highway Patrol performs traffic enforcement in the project area). A specific concern is that any large event at the OASIS site, whether it includes alcohol or not, that doesn't have sufficient private/contracted security and appropriate traffic mitigation might severely impact the SBSO's ability to respond to and administer to the rest of the community.

Since receipt of the above SBSO input, the applicant revised their project description. Although the physical improvements (structural development, parking areas) have not been reduced, the

project description was revised to reduce maximum attendance levels to no more than 200 people (including workers onsite). This substantially reduces the number of people allowed at the OASIS facility at any given time, compared to the original project description, which allowed for 300-person events, plus 12 much larger events per year (e.g., concerts “in the park”, harvest festivals, etc.). Activity levels at the existing facility are well below the proposed attendance limits. However, the new facility would have greatly improved indoor and outdoor facilities for OASIS programs and non-OASIS rental activities, compared to the existing OASIS facilities. As a result, at any given time between the operating hours of 7:30 a.m. to 9:00 p.m. there could be up to 200 people onsite for a range of activities, from hot lunches for seniors to outdoor barbecues. This level of activity could significantly increase demand on already stretched SBSO services. Therefore, feasible mitigation is identified below to reduce this demand and facilitate safe operations, particularly during activities most likely to trigger a SBSO service call.

CUMULATIVE POLICE SERVICE IMPACTS

The County of Santa Barbara imposes a police protection service mitigation fee on all new development in the Orcutt Planning Area to provide funding for capital facilities and related equipment associated with hiring new Sheriff Deputies required to serve new development. With the project’s payment of the required police protection service mitigation fee, the project would be contributing their fair share contribution to mitigate cumulative demand for SBSO services from buildout of the OCP. The project’s contribution to increased demand for SBSO services from cumulative projects would not be considerable and the mitigation identified for project specific impacts below would assist in offsetting the incremental increase in cumulative demand for SBSO services. In addition, the project’s payment of development impact fees to SBSO would ensure the project is contributing their fair share toward mitigating cumulative police service impacts from OCP buildout.

Approval of the proposed General Plan Amendment components, Recorded Map Modifications and Government Code 65402 Consistency requests may encourage similar requests for the other Southpoint Estates (KS18) open space parcels, as well as for other designated open space parcels in the Orcutt area or elsewhere in the County. Approval of such requests would increase the development potential of additional open space areas, which were set aside as part of past land use decisions for the purpose of preserving resources and offsetting various environmental impacts of development projects. The amount and types of increased development that could result from similar requests throughout the County’s unincorporated area are not specifically known. However, conversion of such open space areas to development and other uses would generally be expected to increase demand for fire and police services. Impacts would be dependent on project details including location (e.g., rural versus urban), type, and size of development proposed for existing open space lands. (Also see Section 6.1, Growth Inducing Effects).

MITIGATION AND RESIDUAL IMPACT

Fire: Implementation of standard Fire Department conditions and payment of standard development impact fees to fund fire protection services/improvements would ensure impacts related to fire protection and fire safety would be less than significant.

Police: The following mitigation measure is required to mitigate potentially significant impacts to police services as identified by SBSO.

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.

IMPACTS AFTER MITIGATION

Impact FP-1: The project would increase demand on fire protection services. (Class III)

Cumulative Fire Protection Impacts: The project would contribute to increased demand for fire services under OCP buildout. (Class III)

Impact FP-1 and Cumulative impacts to Fire Protection Services would be less than significant. 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.

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.

Cumulative Policy Service Impacts: The project would contribute to increased demand for police services under OCP buildout. (Class III)

Implementation of the above mitigation measure would ensure that impacts to local police services would be potentially significant but mitigable (Class II). As noted above, compliance with SBCFD requirements as part of the standard regulatory process (e.g., road design, water pressure, sprinklers, vegetation management, hydrants, etc.) would ensure fire protection/safety impacts would be less than significant (Class III). The project's contribution to cumulative impacts related to fire and police services under buildout of the OCP would not be considerable and the project's payment of Fire and Sheriff development impact fees would ensure the project's fair share contribution toward reducing cumulative impacts from OCP buildout on fire and police services in the OCP area.